



THE UK'S LEADING
BUILDING ENVELOPE
SPECIALIST

COMPANY OVERVIEW

CONSTRUCTION BUT NOT AS YOU KNOW IT



We are a national contractor delivering envelope maintenance, fire remediation and refurbishment projects for purpose-built student accommodation, stadia, and commercial real estate. Specialising in live buildings and complex environments, we expertly deliver everything from reactive small works to major £30 million construction projects across the UK, working closely with building owners, investors, consultants and facilities managers.



With an inhouse multi-disciplinary team, we are renowned for our robust investigations, innovative thinking, cost effective designs and honest advice - underpinning our impeccable record for delivering project excellence from conception to completion.

Our rapid growth derives from a progressive mindset, a dedication to exceed expectations and a passion for delivering exceptional customer service.

Our commitment to these principles, and to the lifespan of each unique building, challenges industry norms to provide an unrivalled construction experience for our clients and building users.

This approach is why we have a consistent history of success for delivering projects on time and within budget, but importantly, it's why we're able to deliver projects that we're proud of and that our clients are delighted with.

CONFIDENCE BUILT AT EVERY STAGE

From urgent repairs to major façade remediation, roofing refurbishments and ongoing building care, TSL offers a single, seamless point of contact for clients who demand quality, safety, and peace of mind. Our track record demonstrates our consistent ability to meet complex challenges head-on, especially within live and occupied environments. We support you from initial investigation through design and Gateway planning to installation and handover - ensuring technical accuracy, safety and programme certainty.



Working in Partnership

With TSL you're partnering with a team that understands the nuances of building safety, compliance, aesthetics and occupant welfare. We work collaboratively with asset owners, managing agents, facilities managers and appointed consultants to deliver compliant, durable and high-performing envelope solutions whilst building long lasting relationships.

Full-Service Capability

Whether you need a rapid repair, a planned maintenance programme, a full façade renewal or a major stadia refurbishment, we can handle every stage in-house. Our design, estimating, pre-construction, and project management teams stay ahead of evolving regulations, ensuring regulatory compliance and quality assurance.

Minimising Disruption

We specialise in delivering projects with minimal disruption in live operational environments. Every move is calculated to ensure the comfort and safety of your building's occupants, including students, residential leaseholders, and business operators. From planning to completion, our team proactively manage phasing requirements, sequential works, and noisy works reduction.

Trusted Expertise

With over 30 years of building envelope experience and more than 40 completed remediation projects, we have a proven track record for delivering challenging, compliant projects. Our full lifecycle approach from initial investigation through design, removal, and installation enables us to submit Gateway 1, 2 and 3 planning applications successfully.

The TSL Experience

What truly sets us apart is our commitment not just to delivering an excellent project, but to ensuring an exceptional journey for everyone involved from conception to completion. We will always go above and beyond to ensure that you, your partners, and your building users receive an unrivalled construction experience.



TSL delivered the technical leadership we required on a complex student accommodation remediation scheme. Their design management, meticulous attention to detail and comprehensive understanding of compliance were exceptional. Securing Gateway approval at the first attempt was a direct reflection of their expertise."

Managing Director, Generation Partners

BUILDING ENVELOPE SPECIALISTS

At TSL, our expertise covers a full range of services designed to enhance the safety, functionality and longevity of your property. From advanced façade solutions and curtain walling to height safety systems, access methods, and roofing upgrades, our team delivers tailored, high-quality solutions to meet your specific needs. By leveraging innovative technologies including drone surveys and rope access, we ensure efficient, precise results, even in the most challenging environments.



With a commitment to excellence and compliance, our services provide comprehensive support to safeguard and optimise your building assets.

INVESTIGATION AND SURVEY ACCESS AND SAFETY

1. Investigations

Our experienced teams diagnose building fabric and performance issues through comprehensive surveys and defect analysis, enabling informed, practical solutions.

2. Drone Surveys

We utilise advanced drone technology to conduct detailed inspections of hard-to-reach areas, delivering precise, data-driven insights while minimising disruption.

3. Rope Access

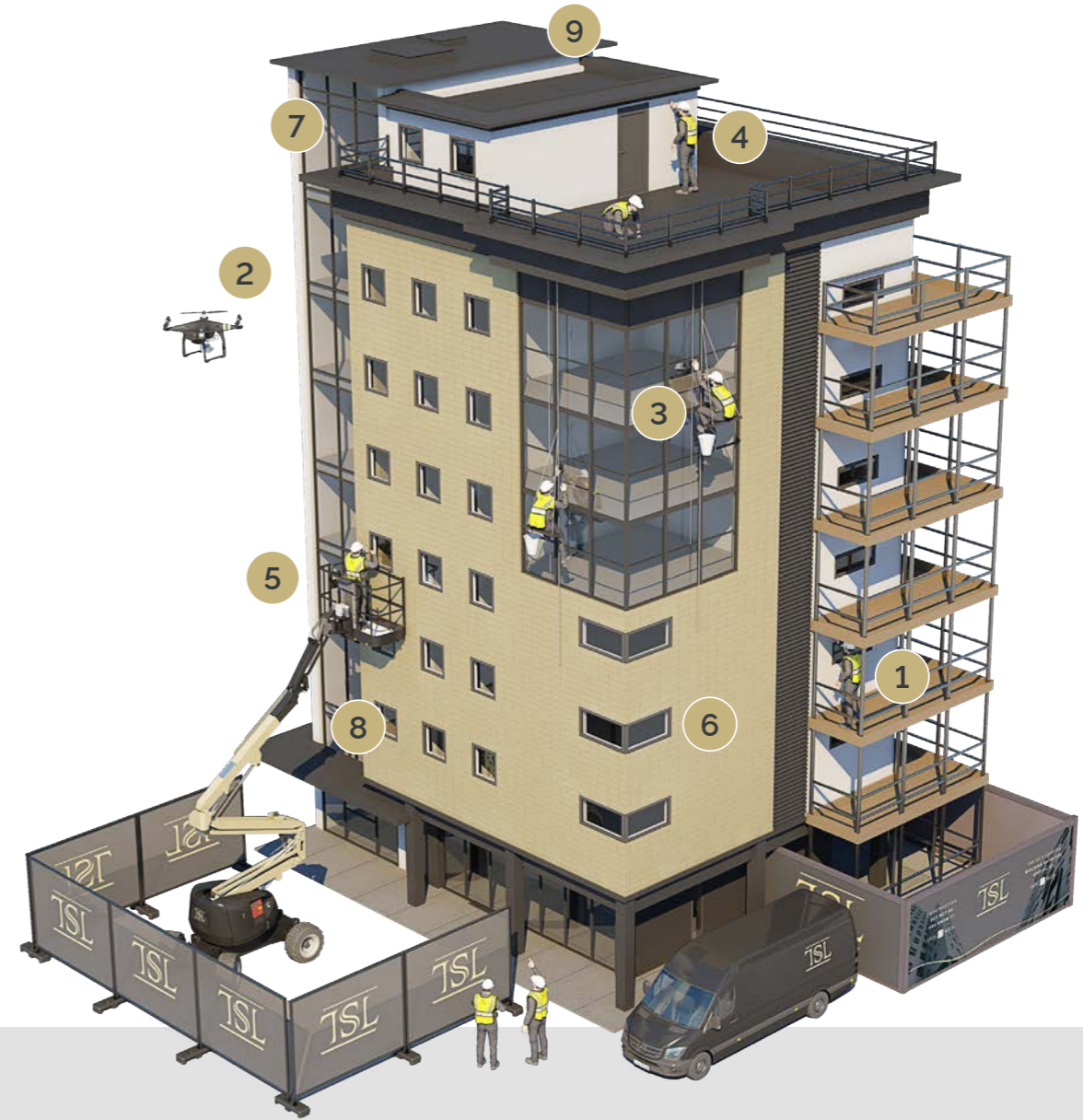
Our rope access specialists undertake efficient investigation and remedial works in challenging or restricted environments, offering a safe, agile and cost-effective solution.

4. Height Safety

We design and install compliant fall protection and safety systems, ensuring secure access for maintenance, inspection and lifecycle works.

5. Access Solutions

From mast climbers to bespoke access strategies, we provide safe, efficient solutions that support both standalone projects and complex remediation programmes.



ENVELOPE AND FABRIC

6. Façades

We offer comprehensive façade services include scoping surveys, investigations, repairs and full replacements, enhancing the safety, compliance and aesthetic integrity of your building. Our expertise extends to identifying and addressing structural defects, thermal inefficiencies and non-compliance with current fire safety standards.

7. Curtain Walling

Our curtain walling services provide innovative and durable solutions for visually striking facades. We specialise in the design, repair, replacement and upgrade of curtain wall systems, to optimise thermal performance, weather resistance and regulatory compliance whilst maintaining architectural intent.

8. Windows & Glazing

Our high-performance solutions for windows and glazing are designed to enhance the functionality and aesthetics of your property. Our repairs, replacements and upgrades, including fire-rated and energy-efficient systems, improve safety, durability and visual appeal, to ensure your property remains secure and aligned with regulatory requirements.

9. Roofing

Our roofing services focus on protecting your building asset and extending its lifespan through expert repairs, replacements and upgrades to ensure long-term performance, reliability and value.

YOUR JOURNEY WITH TSL EXCELLENCE IN EVERY STEP

At TSL, we believe in our commitment to you and your assets. Our comprehensive suite of services is designed to provide exceptional care and support throughout your entire journey with us, ensuring that every aspect of your assets needs is met with precision and attentiveness.



Our commitment to you

From the moment we begin our partnership, your journey with TSL is characterised by our unwavering attentiveness and dedication to your needs. We understand that each asset is unique and that maintaining its excellence requires ongoing care and support.

Attentive Service

Our team is dedicated to providing exceptional service tailored to your specific requirements

Ongoing Support

We ensure that every stage of your building's lifecycle is managed with care, from initial project execution to long-term maintenance.

Client-Centric Approach

Your satisfaction and trust are at the heart of everything we do. We prioritise open communication and responsive solutions to enhance your experience with us.

Experience the TSL Difference

Choose TSL for a partnership that values your asset and your journey with us. Our commitment to excellence and personalised care ensures that you receive unparalleled service and support, every step of the way.

OUR CONCEPTION TO COMPLETION APPROACH TO EVERY PROJECT

1

CONSULTATION

By understanding the drivers and considerations of the project, we can identify the specific expertise required, and ensure the correct teams are on hand.

2

CONCEPT PROPOSAL

Through listening and learning, we then design a solution unique to your requirements, addressing any pre-existing concerns such as fire safety compliance, aesthetical improvements, building defects and asset lifecycle extensions.

3

ASSET INVESTIGATION

We put our consultation and concept proposal into action. Depending on the scope of the project, this can be using our own engineers and experts, or working with you and your team.

4

COST AND DESIGN

Our in-house estimating and design team use our expert investigation reports to draw up a carefully researched formal proposal, compliant to British Standards and PAS documentation.

5

PROJECT DELIVERY

We're experts at working in live building environments, undertaking each project with careful consideration to the impact it may have. Our experience allows us to ensure that not only is disruption and negative aesthetics minimised, but most importantly it's done safely.

6

ASSET AFTERCARE

Through Preventative Planned Maintenance (PPM's), client relationships and asset familiarisation we'll be there by your side to ensure our solution is a permanent one.

SMALL WORKS & ROOFING

Our Small Works and Roofing division is a specialised facilities management team, standing by to provide a swift, dependable service for immediate response callouts, planned maintenance and projects for roofing, glazing, and cladding. Our priority is ensuring the longevity of your asset whilst giving you peace of mind. We exceed expectations by thoroughly understanding the problem and providing cost-effective solutions, tailored to each unique building.



From urgent call out onwards, our focus is to protect and preserve your assets, as the first step in building our long-lasting relationship with you and your buildings.

Our services fall into 4 distinct categories:



REACTIVE SERVICES

When unexpected damage occurs our rapid response operatives can be relied upon to keep your business running and your occupants protected. Whatever the problem, we swiftly tackle it head-on to safeguard your asset. Last year, we resolved 96% of urgent water ingress issues on the first visit, ensuring minimal disruption and prompt resolution.



PLANNED MAINTENANCE

We don't just focus to resolve the current issues but utilise our vast experience to proactively prevent future deterioration before it escalates and effects building operations. Our tailored maintenance plans and long-term repair solutions keep your asset performing at its best and maximise its operational lifespan.



PROJECTS

Should a project require a specialist touch our expertise in building envelope ensures that your asset not only looks impressive but also performs optimally. Our Projects team is dedicated to delivering exceptional refurbishment projects, including roofing, cladding, and glazing, up to a value of £1 million.



AFTERCARE

Our comprehensive support with regular inspections, maintenance reporting, and 24/7 assistance, ensures your asset remains in optimal condition long after project completion. We continue to care for your asset through the TSL guarantee, reactive call out agreements or planned preventive maintenance.



The quality of the work, attention to detail and problem solving ensures the site runs smoothly. We were so pleased with a recent project, that we instructed TSL on another. I would thoroughly recommend them."

Building Surveyor Director, MBS Property Consultancy

MAJOR PROJECTS

TSL's Major Projects division is dedicated to delivering exceptional building envelope refurbishment projects, including roofing, cladding, and glazing, that require Gateway planning. We work closely with you through all of the crucial stages, and beyond, to provide bespoke solutions to your exact requirements, ensuring your asset not only looks impressive but also performs optimally.



Roofing

We deliver durable, high-performance flat roofing refurbishment for commercial, residential, and industrial buildings. From full replacement programmes to remediation and repair, we ensure safety, weather protection and long-term reliability across:

- Single-ply roofing
- Built-up roofing systems
- Standing seam metal roofing
- Green roofs
- Warm and cold roof build-ups
- Flat roof systems (EPDM, PVC, bitumen)
- Roofing remediation and replacement

Stadia Roofing Specialists

We have extensive experience in providing state-of-the-art stadia roofing renovation and refurbishment. By incorporating cutting-edge materials and technologies, we deliver high-performance, aesthetically appealing, and sustainable solutions that ensure the comfort and safety of spectators, while enhancing the overall stadium experience. With a focus on precision, durability, and client satisfaction, we have established ourselves as a trusted partner with several of the UK's largest stadia.

Curtain Walling and Glazing

TSL delivers high-performance curtain walling systems and glazing refurbishment projects, including complex façades and occupied room decants. Our teams combine technical engineering with accurate site delivery to ensure exceptional performance and finish on:

- Unitised curtain walling
- Stick systems
- Aluminium curtain walling
- Structural glazing
- Integrated ventilation and shading systems

Cladding

We provide complete removal, remediation, and replacement cladding programmes for low-rise and high-rise buildings. We replace non-compliant materials with tested, certified A1/A2 systems to ensure long-term safety and regulatory compliance for:

- Aluminium cladding
- Non-combustible composite panels
- Brick-slip systems
- Terracotta & stone
- GRC & lightweight façades

All systems meet current UK building regulations and fire safety requirements.

- Building Safety Act
- EWS1 guidance
- PAS 9980 evaluations
- Building Regulations Part B
- UK fire testing and certification standards

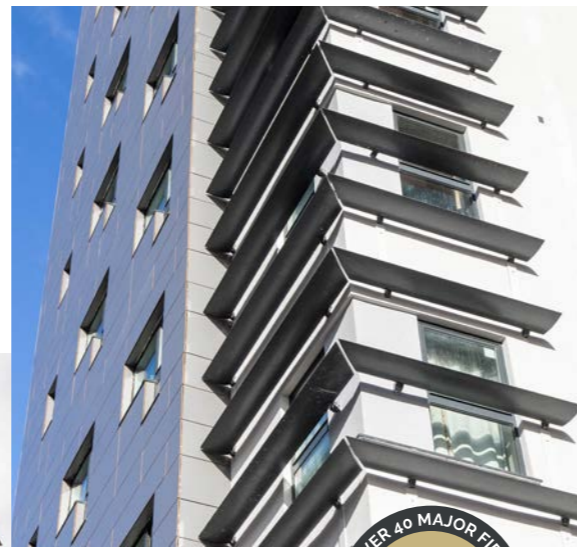
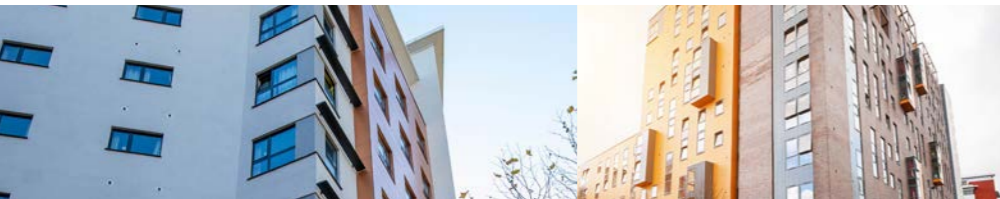


I have worked with TSL over the years and have built a high level of trust in the business. Previous large-scale projects with the Major Projects division have enhanced my opinion of their client and solution-focused approach. Having shared my experiences with both divisions of TSL, I can see it's a company ethos which I would have no hesitation in using in the future and recommending them to others within the business."

Head of Projects, CBRE

FIRE REMEDIATION SPECIALISTS

At TSL, we specialise in comprehensive fire remediation solutions that bring buildings up to the highest safety standards. Our rigorous process of identifying, removing, and replacing unsafe cladding and other building safety defects, proven in live environments, is the foundation of our long-standing relationships where clients have grown to expect our clear and honest advice.



A Comprehensive Approach to Fire Remediation

Our approach combines technical expertise with deep regulatory knowledge, all while prioritising building functionality. From start to finish, we handle every detail, ensuring minimal disruption to occupants.

Specialists in Safe Removal of Combustible Material

Our team excels in the safe and efficient removal of combustible materials, ensuring that your building remains operational. Through strategic planning and peak time scheduling we keep disruptions to a minimum.

Long-Term Fire Risk Mitigation

We focus on long-term fire risk reduction, executed with care and precision, to deliver lasting safety solutions that meet all regulatory requirements. Not only does this ensure the building meets the latest safety regulations, but it ensures the refurbishment investment is a lasting one.

Working in Live Environments

Our deep understanding of the complexities of working on occupied buildings enables us to minimise disruption and phase works as needed. We pride ourselves on our regular, innovative, and proactive communication with residents and any businesses, ensuring that safety within a live site environment is paramount.

A Remediation Partner You Can Trust

With a proven track record built on experience and reliability, we have delivered over 40 major fire remediation projects, all on live buildings and each executed with precision and care. Our capabilities extend across the full remediation pathway, including the successful submission of six BSR Gateway 1 and 2 applications - all approved, underscoring the quality and robustness of our work. This consistent, dependable performance has led to strong long-term relationships, with clients returning to us time and again for our trusted expertise and honest guidance.



Our services include:

- **Fire Risk Investigation:** We conduct thorough assessments, analysing structural factors and building materials, to identifying all potential hazards for the multidisciplinary team to take forward.
- **Remediation Design:** Working to the RIBA stages, our tailored strategies address these identified risks to help ensure a smooth Gateway process.
- **Installation of corrective materials and systems:** We use a combination of fire-rated materials to achieve maximum safety, that are designed to suit the specific needs of the building.
- **Achieving Compliance:** We ensure all projects meet local and national fire safety standards, allowing your building to remain functional throughout.
- **Collaboration with Stakeholders:** Working closely with owners, developers, and regulatory bodies, we guarantee compliance without compromising building occupancy.



TSL quickly became a trusted partner. Their ability to engage with multiple stakeholders, maintain momentum and adapt to changing circumstances was invaluable. Their attentiveness and depth of knowledge meant we were always confident the project was in safe hands."

Managing Director UK & Europe, Hudson Advisors



SAPPHIRE COURT AND COBALT QUARTER SOUTHAMPTON

TSL's expertise was sought to remediate this mixed use complex in the heart of the UK's only 5 star marina, presenting both environmental and logistical challenges.

Comprising 132 residential flats with commercial units on the ground floor, and a podium courtyard over the carpark between the two ten-storey blocks, the complex sits right on the waterfront. Working in this sensitive marine habitat required a tailored design to ensure all products, fixings and materials conformed to the marine-grade environment.

Initially required to replace the timber and high-pressure laminate cladding, our investigations revealed that the render zones also needed replacement to meet compliance. As Principal Contractor our experience was relied upon to navigate the government gateway application process.

Due to private land ownership of all areas in and around the marina, this project required a bespoke access strategy to ensure that we retained access from the road, through our site compound and into the marina. We developed and followed a robust environmental management plan with strict controls and regular water quality monitoring, to prevent any contamination.

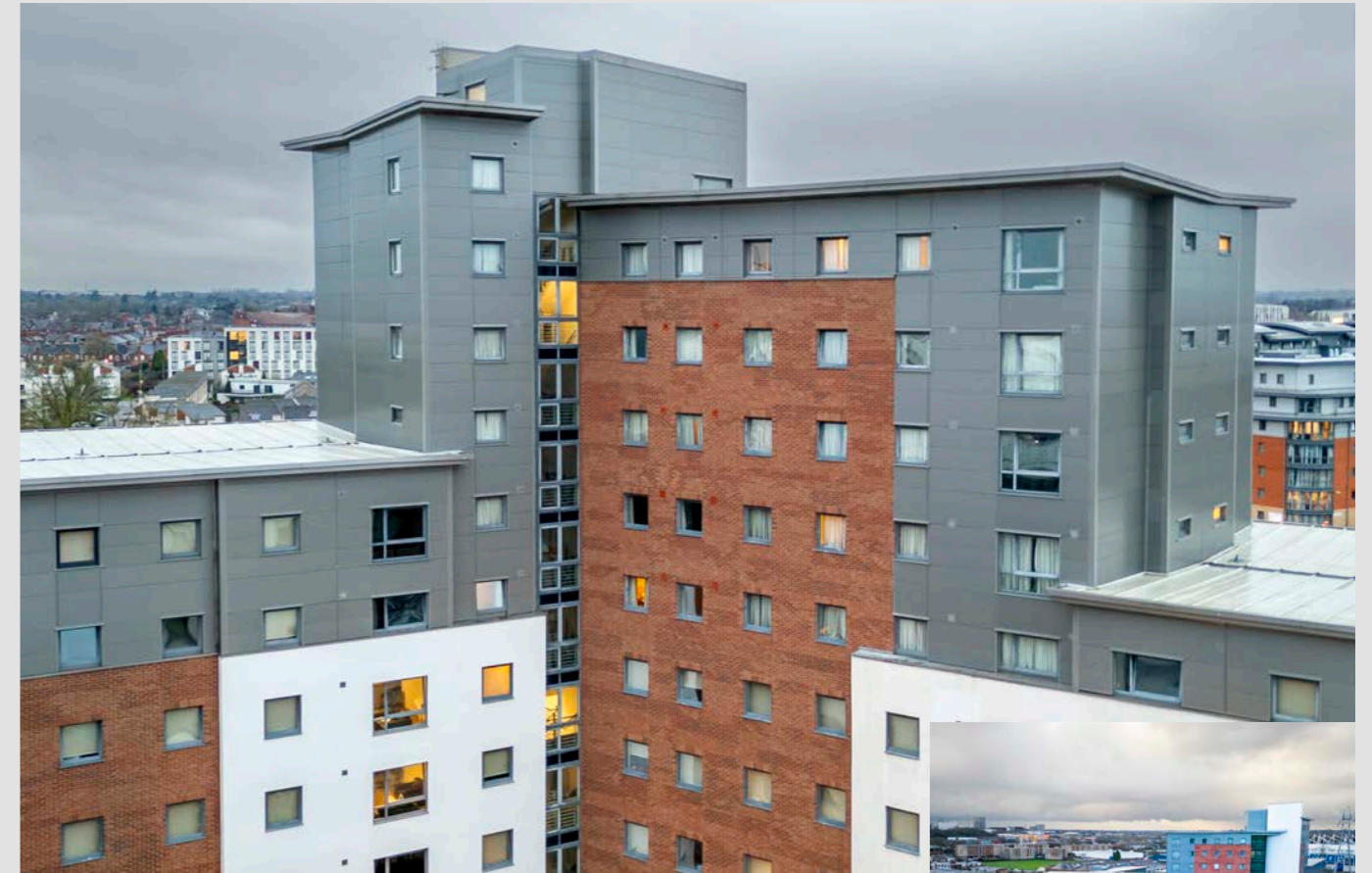
Through careful planning, team coordination, and proactive risk mitigation, we completed the project without any environmental incidents, demonstrating our commitment to sustainability and delivering a high quality installation in specialist conditions and complex environments.



Location	Southampton
Industry	Mixed Use Residential
Date completed	09/05/25
Project duration	62 weeks
Client	Vistry



Scan for more information about this project.



FILBERT VILLAGE LEICESTER

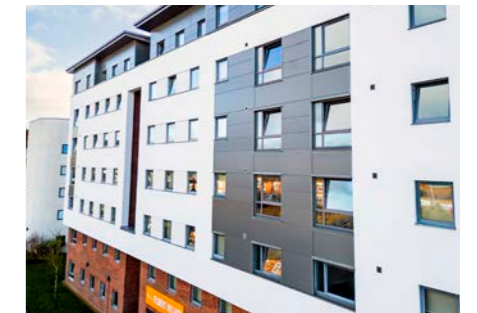
TSL was appointed Principal Contractor to provide a comprehensive fire remediation solution to tight deadlines for this newly acquired property in the centre of Leicester.

We needed to undertake this large project, involving removal of traditional masonry and replacing it with compliant brick slip façade, whilst minimising disruption to the student residents and meeting tight timescales to maximise the new owner's revenue.

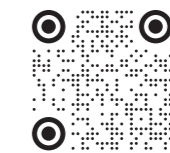
From design to install, TSL worked closely with the client and the owners to ensure clear communications and collective understanding. Our continuous engagement expanded to include the student residents themselves, with two-weekly forecasts including the weather, noisy works and any other aspects that would impact them so that they could plan ahead.

This transparency and alignment enabled us implement strategic sequencing and levels of flexibility with the buildings occupants to fit the academic calendar. The main entrance area was handed over prior to the student check-in for the new academic year, and the internal courtyard was managed to allow students and staff to continue using it throughout the works.

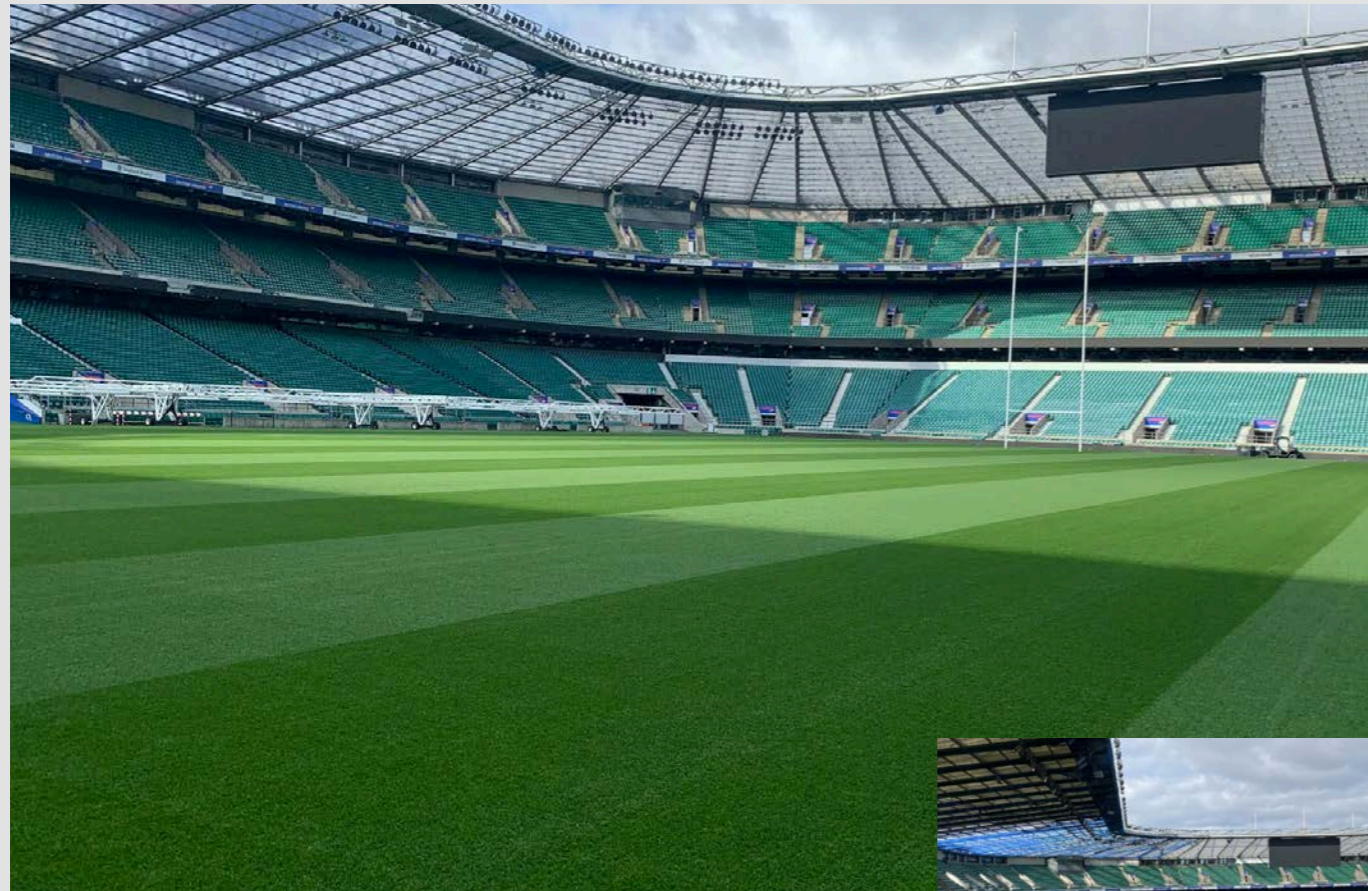
The project was successfully completed under budget and ahead of the initial timeline, demonstrating our efficiency and commitment to client satisfaction. It also serves as a testament to TSL's capability to handle large-scale remediation projects with precision and client-focused execution.



Location	Leicester
Industry	Student Accommodation
Date completed	16/02/24
Project duration	46 weeks
Client	Hudson Advisors



Scan for more information about this project.



TWICKENHAM STADIUM LONDON

Roofing refurbishment incorporating bespoke polycarbonate sheeting on one of the world's most iconic stadia.

Working in partnership with the Facility Management team, we delivered a full roofing refurbishment at Twickenham Stadium, replacing the existing GRP roofing system which had exceeded its serviceable lifespan.

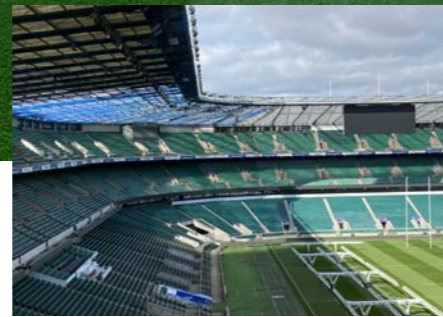
A bespoke polycarbonate roofing sheet was specially designed to enhance its performance across UV and infra-red protection, durability and impact resistance, and structural strength and longevity. The roofing system was fully engineered and designed by TSL, ensuring technical compliance, integration with existing structures, and long-term asset performance.

Given the scale, height, and fully operational nature of the stadium, safety was paramount for both roof operatives

and those working below. Works were executed directly above spectator seating areas, requiring a strict daily cleaning and inspection regime to maintain stadium safety, cleanliness, and operational readiness at all times.

Programme sequencing was critical to enable uninterrupted stadium operations, including matches, events, and concerts. All activities were meticulously planned to minimise disruption and maintain safety across both operational and public areas.

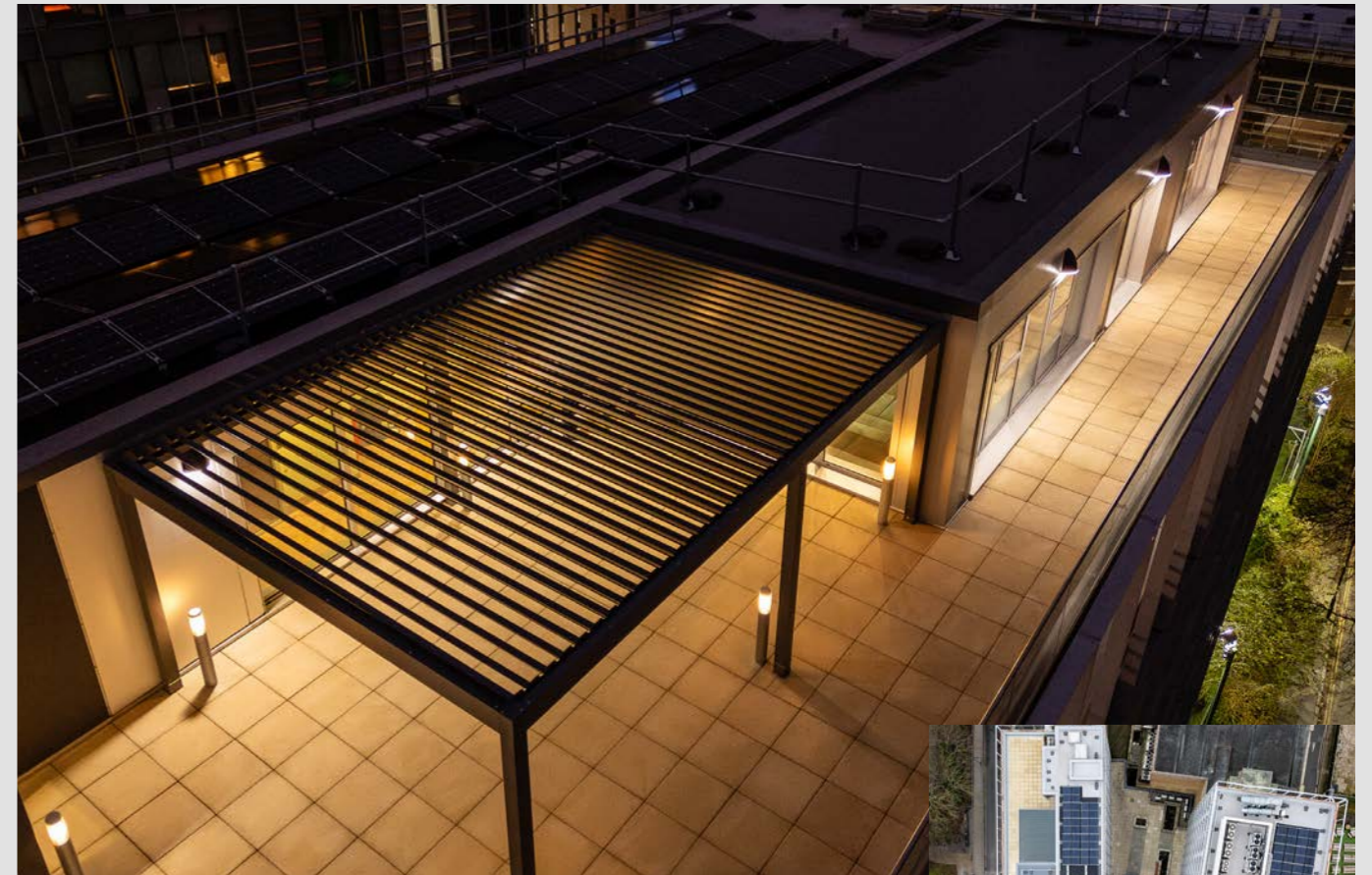
This three-stage roofing transformation reinforces TSL's capability to deliver technically complex roofing refurbishments within live stadia environments and further strengthens our growing portfolio of high-profile stadium refurbishment works.



Location	London
Industry	Stadia
Date completed	12/09/25
Project duration	Stage 3 - 17 weeks
Client	CBRE



Scan for more information about this project.



PARIS GARDENS LONDON

TSL's management of complex roofing projects was sought for the triple-roofed Paris Gardens and Hatfields student accommodation building, situated on a busy road in the centre of London.

The project scope covered refurbishment of a flat roof with solar panel installation, a roof terrace with installation of a new modular extension and Topdek cassette to the student living quarters, and a podium roof courtyard between the two buildings which had to maintain resident access 24/7.

The extremely challenging access logistics, restricted storage and time constraints necessitated precise timings, phased sequencing on the podium roof and segregation of roofing works from the new build on the terrace roof. TSL was appointed principal contractor, managing our own sub-contractors and the clients' contractors carrying out other works, with multiple trade overlaps.

The works included full strip back, new rainwater outlets, BUR installation, waterproofing, parapet encapsulation, new weighted handrail and paving to trafficked areas. Our application of an advanced ultra-low odour, non-flammable, cold-applied, fast curing roofing system minimised the impact on building occupants whilst enabling us to work quickly.

Communications with all stakeholders was exemplary to ensure the smooth progress of the project through each stage, including scope variations. Seamless sequencing and stage sign off enabled us to minimise disruption and complete on time and within budget, exceeding our client's expectations.



Location	London
Industry	Student Accommodation
Date completed	12/12/24
Project duration	23 weeks
Client	iQ Students

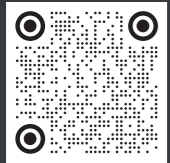


Scan for more information about this project.

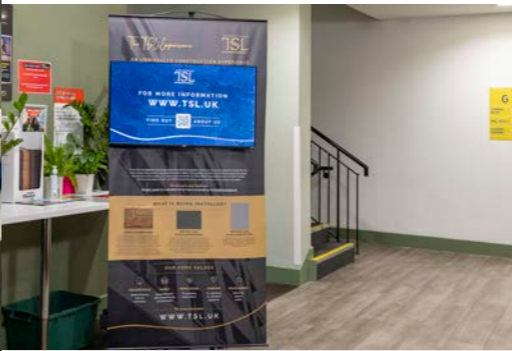
The TSL Experience

The TSL Experience was born from our desire to provide an unrivalled construction experience from conception to completion. We challenge industry norms to provide the best construction experience for our clients and building users.

We build relationships on the foundations of our five core values. These values weren't just arbitrarily chosen; they were selected by our team because they resonate across every area of the business and genuinely reflect who we are.



Scan to discover our digital TSL Experience and find out more.



FAMILY

Supporting each other professionally and personally.

We share achievements, celebrate successes, and always show respect and empathy.



DEDICATION

To exceed expectations.

To us, relationships are worth more than a single project. We are not here to make money and move on.



PASSION

For delivering an unrivalled experience.

Whether it's our team's warm and welcoming attitude or the tidiness of our sites, we aim to redefine your construction experience.



PROGRESSIVE

Better tomorrow than we were today.

We'll always ask you how we can do better next time, even when expectations are superseded.



EXCELLENCE

For delivering superior quality.

Above all, we're good at what we do.



Unite Students has worked with TSL for many years over numerous projects and supported the business in a number of services. They deliver a high-quality service from conception to completion on every project. The relationship has been invaluable"

Safety Director, Unite Students

Our approach emphasises proactive communication and resident liaison, no matter what size the project. We're experts at working in live building environments, meticulously phasing the project with careful consideration to the impact it may have to your residents.

Our experience allows us to ensure that not only is disruption and negative aesthetics minimised, but most importantly it's done safely. The TSL Experience ensures we go over and above to care for your residents, we do this by keeping residents informed at all stages of the project.

We include the following at all our sites:

RESIDENT COMMUNICATION

- Live reporting
- Communal areas
- Q&A sessions
- Engagement events
- Safety equipment issued
- Noisy works location reporting

SITE SETUP

- Hoarding
- Security
- Signage
- Lighting

REPORTING

- 2 week look ahead
- Weekly progress reports

MEET THE TSL SENIOR LEADERSHIP TEAM

Throughout your journey, you may touch base with our leaders and their teams.



Dexter Copeland
Managing Director

Dexter has over 15 years' of experience in building envelope construction and has led the expansion of the Principal Contractor services and the fire remediation expertise that TSL specialises in. His vision for setting new standards in construction and his determination to deliver an unrivalled construction experience for clients drives TSL.



Connor Hounsell
Operations Director

Since joining TSL in 2015, Connor has played a key role in shaping the company's vision and growth, now serving as Operations Director. His experience and expertise in strategic planning, operational efficiency and team development gives TSL its strong focus on delivering excellence in complex projects.



Dan Jarnak
Technical Director

Dan joined the business in 2021 as Head of Design and was promoted to Technical Director in 2023, leading our in-house design team. His career in façade design began over 15 years ago, specialising in the full building envelope design and compliance. Dan has extensive knowledge of cladding in the fire remediation sector.



Lewis Jones
Strategic Partnership Director

Since joining TSL in 2019, Lewis has been instrumental in enhancing the TSL experience, developing a unique approach that has become highly valued by the company's clients.



Ross Johnson
Commercial Director

Ross initially joined TSL as a Quantity Surveyor in April 2022 and was quickly promoted to Head of Commercial, becoming Commercial Director in 2025. His influence extends across the whole business and has been fundamental in our alignment to the new Gateway legislation.



Aaron Humphries
Head of Small Works and Aftercare

Aaron joined TSL in 2014 and became Head of Small Works and Aftercare in 2018. Aaron is responsible for our agile and responsive small works team at the foundation of our client relationships. He is instrumental in our specialist access and investigations for fire remediation projects.



Adam Joel
Head of Pre-Construction

Adam has 20 years' experience working for specialist subcontractors within the construction industry. He joined TSL in 2023 as Head of Pre-Construction and is experienced in cost management, contract negotiations and fire remediation. Adam achieved a business first with our first Gateway application approval.



Stacey Gearey
Head of People and Culture

Stacey spent 10 years in financial services, before joining the business in 2023. Stacey ensures we are a people-first workplace, overseeing our people function across our head office and site teams, and also ensures that our passion and focus on culture remains strong as we continue to grow.



Chris Walsh
Head of HSEQ

As the Head of HSEQ, Chris combines a transformational and transactional management style to drive innovation in Health, Safety, Environment and Quality. With a passion for detail, Chris has been ensuring operational excellence in construction for over 16 years.

Our clients are always put first and can expect loyalty, transparency and respect at all times, creating a service which goes above and beyond. We've worked with an ever-growing list of brands and businesses who value the adaptable, dependable and memorable service we provide.

We have worked with and are trusted by the following:





1550 Parkway, Whiteley, Fareham, Hampshire PO15 7AG

t. 0845 450 8080 **e. enquiries@tsl.uk**

WWW.TSL.UK