

The RoofQuote Guide to Roofing Your Home

The simple UK homeowner's guide to roofing

This free guide explains UK roof types, roofing materials, warning signs, surveys and the factors that affect roofing prices. RoofQuote provides a free indicative online estimate and arranges a free, no-obligation roof survey with a suitable local roofing contractor.

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1. Main types of UK roofs

Most UK homes have one of a small number of roof shapes. Knowing yours helps you describe the work you need.

- Gable roof — two sloping sides meeting at a ridge, with a triangular wall at each end.
- Hip roof — slopes down on all sides, with no vertical gable ends.
- Flat roof — a very slight slope for drainage, common on garages and extensions.
- Mansard roof — two slopes on each side, often creating extra living or loft space.
- Dormer roof — a pitched roof containing a window structure projecting from the main roof.
- Combination or complex roof — several connected sections, slopes, extensions or dormers.

2. Common roofing materials

The covering has a large effect on cost, appearance and lifespan.

- Concrete tiles — common and affordable, available in several profiles and colours.
- Clay tiles — traditional, attractive and long lasting, often on older properties.

- Natural slate — a premium natural material with a very long lifespan.
- Artificial or fibre-cement slate — lighter and usually less expensive than natural slate.
- Metal roofing — steel, aluminium or zinc, more common on modern and commercial buildings.
- Thatch — water reed, combed wheat reed or long straw, requiring specialist contractors.

3. Flat-roof materials

Flat roofs use membranes and coatings rather than tiles.

- Roofing felt — a traditional covering for garages, sheds and some extensions.
- EPDM rubber — a flexible waterproof membrane with relatively low maintenance.
- GRP fibreglass — a hard, seamless finish used on extensions, garages and balconies.

4. Signs that a roof needs attention

Catching problems early usually keeps the cost down.

- Damp patches, staining or peeling paint on upstairs ceilings and walls.
- Slipped, cracked or missing tiles and slates, or debris in the gutters.
- Sagging roof lines, damaged ridge tiles or failing flashing around chimneys.
- Daylight visible through the loft, or persistent condensation and mould.
- Blocked or overflowing gutters after rainfall.

5. Repairing versus replacing

A repair is usually sensible where damage is localised, the covering is otherwise sound and the roof structure is in good order.

A replacement is often better value where problems are widespread, the covering is near the end of its life, or repeated repairs have already been carried out. If you are unsure, select 'Not sure' on the estimate form and the surveyor will advise.

6. What happens during a roof survey

A roof survey is a free, no-obligation visit arranged at a time that suits you. The contractor inspects the covering, structure, flashing, gutters and, where accessible, the loft space.

They will discuss the options with you and then issue a written quotation setting out the scope, price, timescale and any warranty terms.

7. Factors affecting roofing prices

Roofing prices vary widely. The main factors are:

- The size and pitch of the roof, and its complexity (valleys, dormers, chimneys).
- The covering material chosen and whether it must be matched to existing work.
- Access, scaffolding requirements and the height of the property.

- Condition of the timbers, battens and underlay once the covering is removed.
- Removal and disposal of the existing roof covering.
- Region, season and contractor availability.

8. Looking after a roof

Simple maintenance extends the life of any roof.

- Clear gutters and downpipes at least twice a year.
- Check for slipped tiles after storms, from ground level where possible.
- Keep overhanging branches trimmed back.
- Keep loft ventilation clear to reduce condensation.
- Have any small leak looked at promptly before it spreads.

9. Questions to ask before accepting a quotation

- What exactly is included, and what is excluded?
- Which materials will be used, and are they matched to the existing roof?
- Is scaffolding included, and who arranges it?
- How long will the work take, and what happens if the weather delays it?
- What warranty applies, who provides it and what does it cover?
- What insurance does the contractor hold?
- What is the payment schedule?

10. How RoofQuote works

RoofQuote is a free service. You answer seven quick questions about your property and receive an indicative roofing cost range immediately.

A suitable local roofing contractor then contacts you to arrange a free, no-obligation roof survey. There is no obligation to proceed with any work.

RoofQuote provides indicative online estimates and helps arrange roof surveys. RoofQuote does not carry out the roofing work unless expressly stated. The appointed roofing contractor is responsible for inspecting the property and issuing the final quotation.

Get your free estimate

Answer seven quick questions at roofquote.co.uk and receive an indicative roofing cost range in around 60 seconds. A suitable local roofing contractor will then contact you to arrange a free, no-obligation roof survey. There is no obligation to proceed.

RoofQuote, Glenbower Court, Hatfield Road, St Albans, AL4 0UH. Email hello@roofquote.co.uk.

This guide is for general information only. Estimates are indicative and based on typical roofing costs. The final scope, price, timescale and any warranty are confirmed by the roofing contractor after inspecting the property.