



CLEANWISE PROJECT CASE STUDY

Rockliffe Hall Luxury Lodges

Specialist roof and exterior cleaning planned around a high-value hospitality setting.

HOSPITALITY & PROPERTY FACILITIES

COUNTY DURHAM · COMPLETED JULY 2026

A material-led exterior project

PROJECT OVERVIEW

ENVIRONMENT

Two Rockcliffe Hall luxury lodges

ROOF MATERIAL

Natural slate

COMPLETION RECORD

Completed 22 July 2026

INSTRUCTION ROUTE

FM4U Facilities Management

SERVICE TYPE

Specialist roof and exterior cleaning

SCOPE BOUNDARY

Defined project package; not a wider contract or endorsement

CLEANWISE was instructed through FM4U Facilities Management to complete agreed roof and exterior work at two Rockcliffe Hall Lodges. The project required a measured plan around the property setting, the natural slate roof and the practical access arrangement. The confirmed scope was manual moss removal and scraping, professional biocide treatment, gutter clearance, external gutter cleaning and exterior/detail work. The work is recorded as a completed defined project rather than a claim about a broader client relationship.



PROJECT SET-UP · ROCKLIFFE HALL LODGES

THE CLEANWISE STANDARD

Start with the material, the setting and the agreed scope.

For specialist exterior work, the right sequence comes from the property in front of us rather than a generic approach.

The requirement in this setting

MATERIAL, ACCESS AND PRESENTATION

The roof condition required attention to moss growth, while the property context called for controlled work around a premium hospitality environment. Natural slate was a central consideration when the scope and approach were agreed. High-pressure washing was not used on the natural slate roof. Instead, the agreed work combined manual moss removal and scraping with professional biocide treatment, followed by the relevant gutter and exterior/detail tasks within the confirmed project scope.

The purpose of documenting this distinction is practical: another roof should be assessed on its own material, condition, access and requirements before an appropriate method is confirmed.



BEFORE · NATURAL SLATE ROOF CONDITION

- Natural slate was treated as a material-specific requirement.
- The work stayed within the confirmed roof and exterior scope.

- Access and working areas were planned around the lodge setting.
- The completion record retained the visible project context.

How the agreed method was applied

ROOF AND EXTERIOR DELIVERY



PLANNED ACCESS ARRANGEMENT

01 · PLAN

Confirm the natural slate roof, agreed scope, access arrangement and working areas before delivery.

02 · REMOVE

Manually remove and scrape moss from the agreed roof areas in line with the material-led approach.

03 · TREAT

Complete the agreed professional biocide treatment, gutter clearance and exterior/detail work.

04 · RECORD

Keep the project communication and visual completion record clear for the agreed handover.

The photographs show the access-platform arrangement and the working context used for this completed project. They do not create a blanket method recommendation for other buildings, materials or access conditions.

Controlled delivery around the lodges

WHY THE PROJECT WAS ORGANISED THIS WAY



IN PROGRESS · WORKING AREAS

Specialist roof work is not only about the visible surface. The access plan, occupied or operational environment, working areas and handover all affect how the agreed scope can be delivered.

In this case, CLEANWISE combined a material-aware roof approach with clear project coordination through the facilities-management instruction route. That gave the project a defined sequence: agree the practical arrangement, complete the agreed activity and retain a useful factual record. This is the kind of operational discipline CLEANWISE brings to similar commercial and hospitality enquiries. It is not a promise that every property will need the same sequence or produce the same visual record.

WHY CLEANWISE IS WELL-PLACED

A specialist scope stays clearer when one team coordinates the practical details.

CLEANWISE works from the confirmed property, surface, access and programme requirements, then keeps the scope and evidence proportionate to the project.

A clear project evidence record

BEFORE, DURING AND AFTER



BEFORE · ROOF CONDITION



AFTER · COMPLETED PROJECT VIEW

HOW TO READ THE PHOTOGRAPHY

The before and after images provide a visual record of this agreed project. The action imagery is presented on the delivery pages. None of the photographs should be treated as a guaranteed outcome for a different roof, material, property condition or access arrangement.

Why CLEANWISE?

COMMERCIAL REASSURANCE

A consistent commercial partner.

CLEANWISE combines director-led project oversight with a flexible regional contractor network, supporting both individual sites and larger multi-site cleaning requirements.

- **25+ SPECIALIST CONTRACTORS**

A regional network of more than 25 cleaning and specialist contractors helps match resource to the requirement.

- **COMMERCIAL & SPECIALIST**

Experience across commercial, education, builders-clean, property, exterior and accommodation requirements.

- **DIRECTOR-LED OVERSIGHT**

A clear CLEANWISE point of contact supports the project from enquiry through to completion.

- **MULTI-REGION COVERAGE**

Operational coverage across Teesside, the North East, County Durham, Cumbria and Manchester.

- **£5M PUBLIC LIABILITY**

£5 million Public Liability Insurance supports delivery in commercial and specialist environments.

- **SCALABLE DELIVERY**

Resources can be increased around larger projects, tight deadlines and geographically distributed work.

NEED A RELIABLE CLEANING CONTRACTOR?

Discuss a one-off specialist project, ongoing support or a multi-site requirement.

CLEANWISE supports commercial clients, facilities-management providers, schools, property managers, landlords, construction companies and accommodation operators across the North East and wider northern regions.

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