COMPLETION REPORT - BEIT TRUST ASBESTOS ROOF REPLACEMENT PROJECT HILLCREST SCHOOLS, MUTARE, ZIMBABWE

REPORT ON WORK COMPLETED

Beit Trust Grant Reference: BM 7436
Original Grant: £50,000
Additional Top-Up Grant: £10,000
Total Beit Trust Support: £60,000
Project: Replacement of asbestos roofing with IBR roofing and associated roof repairs
School: Hillcrest Schools, Mutare, Zimbabwe
Date of Completion: 13 August 2026

---

1. Introduction

Hillcrest Schools is extremely grateful to The Beit Trust for its generous support towards the replacement of asbestos roofing across the school campus.

The original project was developed to address ageing, deteriorating and hail damaged asbestos roofing, improve the safety and weatherproofing of school buildings, and provide improved learning, working and educational environments for pupils and staff.

The project was implemented through a phased programme, allowing roofing works to be undertaken while maintaining the operation of the school and minimising disruption to teaching and learning.

Following completion of the works, we are pleased to confirm that the project has been substantially completed **by 13 August 2026**, ahead of the original overall programme completion dates.

2. Project Objectives

The principal objectives of the project were to:

- Remove and replace damaged asbestos roofing where identified as a priority.
- Replace asbestos roofing with new IBR roofing.
- Repair and refurbish internal areas / ceilings damaged from roof leaks.

- Improve the weatherproofing and longevity of affected buildings.
- Reduce the risks associated with ageing asbestos roofing.
- Protect classrooms, laboratories, administrative areas and other school facilities from water ingress and weather-related deterioration.
- Improve the quality and safety of the school's learning and working environments.
- Undertake the work in a controlled and professionally managed manner while maintaining school operations.

The project has successfully addressed these objectives across the buildings included in the completed programme.

3. Implementation

The project was managed through a structured procurement, construction and quality-assurance process.

Prior to construction, the school:

- Established a project management team.
- Confirmed the scope of works on a building-by-building basis.
- Obtained and evaluated contractor quotations.
- Prepared Bills of Quantities for the required works and materials.
- Undertook contractor due diligence.
- Appointed contractors following a competitive procurement process.
- Coordinated the relocation and protection of school equipment, furniture and teaching resources.
- Developed a phased construction programme to minimise disruption to school operations.

The construction programme was then implemented in phases, prioritising the most urgent buildings and those where works could be undertaken during school holidays.

4. Works Completed

The following principal areas were included in the completed works:

4.1 Classroom and Teaching Areas

Roofing works were undertaken across a number of classroom blocks and teaching areas, including:

- Blocks 7–12
- Blocks 14–16
- Blocks 17–18

- Blocks 19–22
- Laboratories 3 & 4
- Laboratories 6 & 7
- Art Room
- Music Block

Final number of buildings/blocks completed: 10

Approximate roof area replaced: 6129m²

Approximate quantity of IBR sheeting installed: 1432 sheets, 595x 0,47mm cranked ridges, 141kg safe top screws

IBR sheets breakdown

Item No	IBR measurements (m)	Quantity
1	2.4	5
2	3.6	167
3	5.0	259
4	5.5	129
5	5.6	71
6	6.3	41
7	6.4	99
8	6.5	61
9	7.6	32
10	8.5	80
11	8.8	11
12	7.5	85
13	11.3	40
14	10.5	138
15	4.5	54
16	6.0	83
17	7.2	41

18	4.2	30
19	3.3	6

4.2 Technical and Specialist Areas

The project also included roofing works to specialist operational areas, including:

- Technical Centre
- Design & Technology areas
- Maintenance areas

These works have improved the protection of specialist equipment, materials and working areas from weather exposure.

4.3 Recreation and Other Facilities

Roofing works were also undertaken in selected recreational/support areas, including:

- Recreation Centre

These improvements are particularly valuable in ensuring that facilities remain usable throughout the year and are protected from water ingress and deterioration.

4.4 Administration

The Administration Block was completed during the August holiday period.

This allowed the work to be undertaken while offices were vacated, minimising disruption to the school's administrative operations.

5. Asbestos Roof Removal

The removal of the old asbestos roofing was undertaken as part of the project programme.

The school took steps to manage the removed roofing materials responsibly and safely, including controlled removal, storage and disposal/recycling arrangements where appropriate.

Quantity of asbestos roofing removed: 3348

Method of disposal/recycling: Recycle for use in other buildings on the school campus. Damaged sheets sold to help fund the project.

6. New Roofing Installation

The replacement roofing principally comprised new IBR sheeting together with the associated roofing components required to provide a complete and weatherproof installation and refurbish ceilings and trusses.

Works included, as applicable:

- Removal of existing asbestos roofing.
- Installation of new IBR roofing sheets.
- Ridge and flashing installation.
- Valley gutters and associated drainage works.
- Replacement/repair of supporting timber or purlins where required.
- Replacement of roofing fixings.
- Repairs to ceilings and associated areas affected by previous water ingress.
- Making good of affected areas following completion.

IBR specification: dolphin grey 0.48mm

Total IBR roofing installed: 1432

Ridge capping installed: 595

Valley guttering installed: 0

Other associated works: Beam filling, ceilings repairs & touch up paintings, replace damaged purlines

7. Quality Assurance and Project Management

Quality and progress were monitored throughout the project.

The implementation plan provided for regular inspections of the works, with daily operational monitoring and weekly project-level inspections.

The project team monitored:

- Construction quality.
- Contractor performance.
- Health and safety.
- Progress against the programme.
- Materials and workmanship.
- Protection of school property.
- Completion and snagging requirements.

Following completion, the relevant areas were inspected and snagging requirements addressed.

Final inspection date: 13 August 2026

Contractor completion certificate:

All projects we signed off with completion certificates signed off by the Projects and Infrastructure Architect - Mr E Lungu and Business Consultant / Estate Supervisor



Hillcrest Schools

Phone 0772249007, email ajs@hillcrestschool.co.zw
Address; Kloof road Toronto Mutare

Certificate of Project Completion
Project name : Roofing project

This Final Project Completion Certificate is issued on 13/09/26 to confirm that Mukomba Construction has fully executed all the work required under contract for Roofing Project of Admin Blds.....(name of building).

located at Hillcrest Schools College ☑ Prep ☐ in accordance with all specified terms and conditions.

Mukomba Construction has completed every aspect of the work - including;

1. Safely removal of asbestos sheets
2. Repair damaged roofing timber
3. Roofing with IBR sheets
4. Repair damaged ceilings and paint repaired areas
5. Repair broken fisher boards
6. Beam filling
7. Carry removed asbestos sheets to designated points and packed them nicely
8. Clean the Project site

and meet all requirements in accordance with Compliance and certification requirements. The Contractor has received a payment of 40% deposit of $.....600....., with the balance of 60% $.....900... to be paid after signing of the Certificate of completion.

This certificate serves as an official documentation that the project is entirely complete and that all contractual obligations have been satisfied.

The total final payment made to the Contractor for this project is $.....(in words.....

.....

Issued as evidence of the project's completion.

Begin Construction Date:

Final Completion Date:

Engineer Name E. LUNGU

Hillcrest school Business Manager Name

Signature

Signature

Contractor Name MARTIN NYAKUDA

Signature

Professional/QS/Engineer certification: Architect

8. Completion Against Programme

The original implementation plan anticipated that certain elements of the wider roofing programme would extend into the August/September holiday period, with some final project close-out activities originally scheduled later in the year.

Through careful project management, procurement and coordination, the principal works funded through the Beit Trust support have been completed **by 13 August 2026**.

This represents completion ahead of the original programme and enables the school to enter the remainder of the academic year with the principal roofing works completed.

9. Impact of the Project

The project has had a significant positive impact on Hillcrest Schools.

The replacement of the ageing asbestos roofing has:

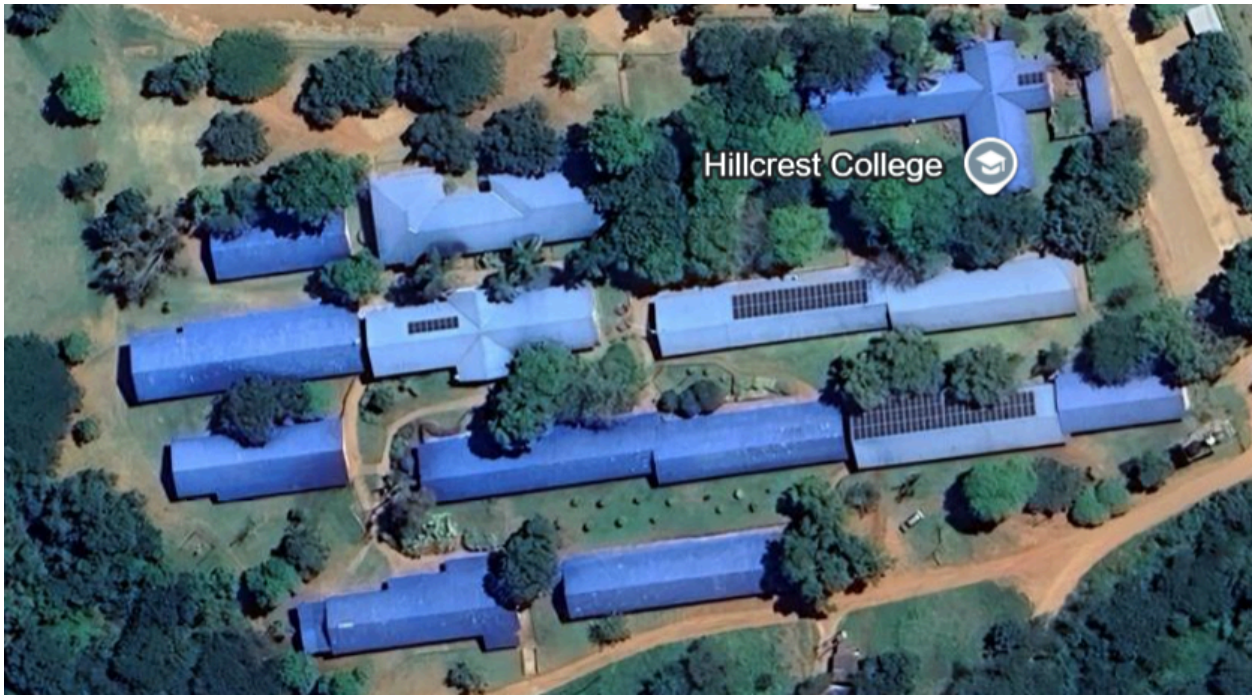
- Improved the safety and condition of school buildings.
- Significantly reduced the risks associated with deteriorating asbestos roofing.
- Improved protection from rain and weather.
- Reduced the likelihood of water damage to classrooms and facilities.
- Protected teaching resources, equipment and school infrastructure.
- Improved the appearance and condition of the campus.
- Provided more secure and reliable learning environments for pupils.
- Improved working environments for teachers and support staff.
- Extended the useful life of important school buildings.

Most importantly, the project has helped ensure that pupils can learn in facilities that are safer, drier and better protected for the future.

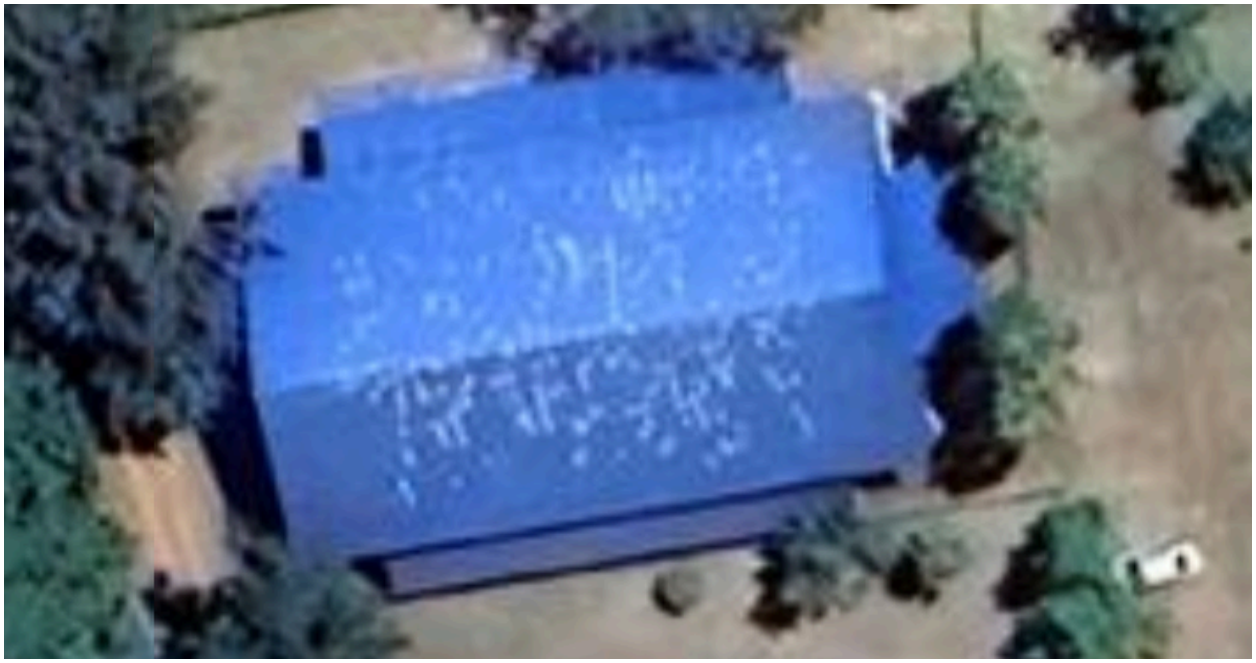
10. Photographic Evidence

Before

Photograph 1: Admin Centre and Classrooms (damage patching visible)



Photograph 2: Rec Centre (damage patching visible)



Photograph 3: Tech Centre (damages visible)



During Construction

Link to Video - Beit Trust : Hillcrest Schools Roofing Project

Photograph 4: Materials arriving



Photograph 5: Classroom roof replacement



Rec Centre - Hall



Photograph 6: CONSTRUCTION PROGRESS - Admin Centre



Completed Works

Photograph 7: Classrooms roofs replaced …



New rooves have a dolphin grey colour in the photo above.

Photograph 8: COMPLETED CLASSROOM/BLOCK



Photograph 9: Classrooms rooves replaced



Photograph 10:

Sample of new rooves…



BEIT TRUST PLAQUE - in reception area.



11. Beneficiary Testimonial

A testimonial from the school community will be included as part of the final impact report.

Dear Sir Pocock,

RE: ASBESTOS ROOF REPLACEMENTS AT HILLCREST COLLEGE, MUTARE, ZIMBABWE

On 2 December 2025, Hillcrest College was granted funding to replace the asbestos roofing on our classrooms, halls and administration buildings, which had been damaged by a severe hailstorm in October 2014. For over ten years, the school has had to contend with these leaking roofs, constantly spending both time and money replacing soaked ceiling boards and dealing with electrical faults etc. In many cases, our teachers and pupils had to work around buckets catching the water that came through the roofs during the rainy seasons.

Alongside the Beit Trust team in Zimbabwe, we have worked hard over the past eight months to replace the asbestos roof sheets with IBR sheeting and new ceiling boards. Your team in Zimbabwe has been incredibly supportive throughout this process. We have been able to reach out to them with questions and requests for additional support

whenever necessary and they have provided assistance above and beyond all expectations. Their support has enabled us to complete this project efficiently and within a good timeframe.

Now that our buildings have more watertight roofing and new ceiling boards, we can begin working on the walls, windows and the furniture within them. Each improvement contributes to creating an environment that is more conducive to teaching and learning. Our pupils and teachers are already taking greater pride in their working and learning spaces.

We thank you most sincerely, Sir Pocock, for giving us the opportunity to resolve this longstanding problem. Our school will continue to serve our community with pride and now in greater comfort and safety, thanks to the generous support of the Beit Trust.

We look forward to welcoming the team from Zimbabwe to inspect the work that has made such a positive difference to our school and to celebrate the completion of this worthwhile project with them and our wider school community.

With our sincere thanks and appreciation,

Kind regards,

SARAH SHOESMITH
PRINCIPAL

12. Financial Reporting

FINANCIAL REPORT ON BEIT TRUST FUNDS

Roofing Project

Period: February – August 2026

1. Introduction

This report presents the utilisation of donated funds received towards the College roofing project. The funds were applied primarily towards the purchase of roofing materials, transportation and labour associated with the roofing works.

2. Summary of Funds Received

Description	Date	Amount (USD)
Beit Trust Funds received –	16 February 2026	68,050.00
Additional Grant received –	5 June 2026	13,395.00

Total Funds Received	**81,445.00**

3. Utilisation of Funds

The donated funds were utilised as follows:

Expenditure Category	Amount (USD)
Roofing Materials	54,004.90
Materials transport	866.25
Labour	26,750.00
Total Expenditure	**81,621.15**

Major expenditure areas

The largest portion of the funding was applied towards the purchase of Chromadek roofing sheets, cranked ridges, screws and other roofing materials.

Labour costs related to roofing works across various sections of the College, including:

Recreation Centre Blocks B7–B12 Blocks B14–B18 Blocks B19–B22

Laboratories L3–L7 Music and Art rooms Technology Centre

College Administration Block

4. Recovery from Sale of Removed Asbestos

As part of the roofing works, approximately **3,348** asbestos sheets were removed from the existing roofs. Following assessment of their condition, **365** sheets were retained for possible reuse on the most leaking roofs and other projects, while a further **30** sheets in good condition were stored.

The remaining sheets, which were largely damaged and had limited value, were made available for sale. To date, **1,611** sheets have been sold, generating **US$4,601** in revenue. The sales provided some recovery of value from the old roofing material.

The retained sheets have therefore either been set aside for reuse or remain available for future roofing requirements, while the sale of the old asbestos has enabled the School to recover **US$4,601** rather than incur the full cost of disposal.

5. Financial Position

Description	Amount (USD)
Total Funds Received	81,445.00

Less: Total Expenditure	(81,621.15)
Closing Position	(176.15)

The project expenditure exceeded the total donated funds by US$176.15. This represents a very small variance of approximately 0.22% of the total funds received.

The **US$4,601** recovered from the sale of removed asbestos is not included in the above expenditure calculation, as it represents proceeds from the disposal of materials arising from the roofing works rather than additional expenditure from the Beit Trust grant.

6. Overall Assessment

The donated funds were substantially utilised for the improvement and roofing of various sections of the College.The expenditure was predominantly directed towards roofing materials and associated labour.The project expenditure exceeded the donated funds by only US$176.15, with the shortfall settled from the College's general funds. In addition, the School has recovered US$4,601 from the sale of removed asbestos, while retaining material considered suitable for possible future use.

7. Conclusion

The donated funds received for the College roofing project were applied towards the intended roofing works and associated costs. Total funding of US$81,445.00 was received, against expenditure of US$81,621.15.

The disposal of old roofing material also generated US$4,601 in proceeds from asbestos sales, while usable sheets were retained for potential future roofing requirements. The decision to sell the severely damaged material at a reduced price enabled the School to recover some value while avoiding the additional costs associated with formal disposal.

Prepared by: Getrude Bangwayo

Finance Department

13. Conclusion

Hillcrest Schools is delighted to confirm the successful completion of the asbestos roof replacement project.

The support provided by The Beit Trust has enabled the school to undertake a major and highly valuable improvement to its infrastructure. The benefits will extend well beyond the immediate project period and will be experienced by pupils, teachers and the wider school community for many years to come.

We are particularly grateful for the additional £10,000 top-up support, which enabled the school to overcome the unforeseen material shortfall and complete the project in full.

The school remains deeply appreciative of the confidence and generosity shown by The Beit Trust.

We look forward to continuing to share photographs, testimonials and evidence of the project's impact and would be delighted to welcome representatives of The Beit Trust to Hillcrest to see the completed works first-hand.

Project completion date: 13 August 2026

Submitted by:
Andrew Shoesmith
Business Consultant / Project Lead
Hillcrest Schools, Mutare

Date: 24 August 2026