

BPG Replaces RAAC at Sale Academy



CASE STUDY

SECTOR

Education

CLIENT

Sale Academy

Sale Academy recently took the decision to remove the identified Reinforced Autoclaved Aerated Concrete (RAAC) from their building and replace it with a modern flat roof. BPG was chosen to complete the project due to our ongoing knowledge, understanding and experience of the challenges present when working with this material in live high care environments.

Identifying Risks & Rapid Removal

The identified risks and vulnerabilities involved with RAAC in education buildings has frequently made the headlines over the last two years. BPG understands the impact and consequences these findings have and has created a methodology with processes to follow for all our team and contracted roles. This is combined with our Minimum Disruption for High Care Environments assurance that becomes so important when operations take place in school settings.



Constant Communication is Key

Every RAAC project will uncover new difficulties, developments and challenges to be met. With so much of the work taking place when elements of the building are removed, and assessments are carried out, it is essential that all stakeholders are regularly updated with information. The BPG team works constantly and tirelessly to make sure that schedules and programs are adhered to or adapted with the school in mind at all times.

Understanding the Challenge

This 20-week project was programmed around the safety of the school with focus on allowing normal service to be carried out for the pupils as much as possible. With the threat of load-bearing capacity being compromised, precise assessment was built in to every stage across the entire team. The noise, dust and vibrations from any work had to be limited so the school could continue to function for the whole project duration. Implementing dust extraction and air filtration for the phased removal and new construction was a key element to success for Sale Academy.



Scope of Works

- **Install Crash Decks for Temporary support & safety**
- **Safely remove all identified RAAC material in the roof spaces**
- **Conduct comprehensive assessment of the underlying roof structure**
- **Install replacement roof with modern materials**
- **Tailor dust extraction and air filtration in the project environment**
- **Ensure all regulation and compliance is met**
- **Uphold the highest levels of Health & Safety for school staff & pupils at all times**

Keeping Schools Safe, Sound & Sustainable

The removal of RAAC offered new opportunities for Sale Academy that went beyond the initial requirements. The modern processes and materials used contributed to the project with additional benefits from greatly improved energy efficiency and reduced maintenance costs over the long term.

All of the work carried out by the BPG team was assessed and comfortably met regulatory compliance standards from building control for sign off.



A Future-Proofed Learning Environment

With new thermal insulation, elevated levels of soundproofing, and a radical increase in the overall performance of the building, Sale Academy is now home to a more modern and comfortable environment for teachers and pupils.

High Care for Education Guarantee



Our very own High Care for Education Guarantee was a crucial factor in the RAAC work at Sale Academy. This accreditation is only ever awarded when the team is confident that the Building Projects Group standards have been met on all tasks by every team member and subcontractor involved.



Lessons to Learn On Your Next Project

Talk to us today about any education building maintenance, development, refurbishment or additions. The team is always happy to chat through our experience and show how we can help you make your project a success from the start.



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