

Brampton Manor Trust Brampton Manor Academy Roof Improvements



PROJECT DETAILS

CLIENT Brampton Manor Trust

PROJECT Brampton Manor Academy

LOCATION East Ham, Newham, London

RTM Invitation to Tender

CONTRACT JCT Agreement Minor Works
2016

VALUE £380,000

ROLE Principal Contractor

END DATE May 2024

PROJECT SUMMARY

HISTORY

Brampton Manor Academy, is a mixed secondary school and selective sixth form academy in East Ham, London. As the second largest school in Newham with 2,046 pupils, its roots go back to Brampton Girls School, built on its current site from 1957 to 1962.

PROJECT DELIVERY

The tender specification allowed for the full strip of existing roof coverings and insulation. During our pre-commencement surveys it was identified by McConnell that two of the existing roof areas had sufficient existing insulation to satisfy the design requirements. This allowed for a value engineered specification change to an overlay roofing system, and resulted in a £20,000 project saving. The cost saving was reinvested to remediate additional roof areas that were not in the original project scope.

Also during the pre-commencement and early construction phase, innovative access and temporary works were designed to decrease installation periods. A combination of adapting and expanding the existing permanent fall-arrest safety system, and using a lightweight scaffold access system in a phased 'strike & shift' plan, led to greater efficiency and legacy improvements. This generated additional value engineered cost savings of £10,000.00, leaving an improved permanent fall-arrest roof maintenance safety system, and reduced the impact of the works on the operation of the academy.

AT A GLANCE:

- ▶ Roof replacement with Moy flat roofing system
- ▶ Tapered insulation
- ▶ £30,000 value engineering savings
- ▶ Raised overall u-value to 0.18 W/m²k
- ▶ Delivered on-time and within budget

Quality management was central to our project delivery strategy, supported by weekly meetings with KSA representatives and the use of our Field View Quality Management Platform. This approach ensured continuous communication and issue resolution, maintaining adherence to quality standards throughout the project.

We delivered the project on-time, within budget, and encompassed additional remediated roof areas, and decreased life-cycle costs by improving the permanent access facilities for future roof maintenance. We met all of the original design requirements, including raising the overall u-value of the remediated roofs to the modern Building Regulations requirement of 0.18 W/m²K.

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SCOPE OF WORKS

- ▶ Design and installation of access and temporary works
- ▶ Moy Roofing System
- ▶ New Tapered Insulation
- ▶ Post-installation full electronic leak detection integrity testing
- ▶ Removal of Avian Waste
- ▶ Removal and Reinstatement of balustrading, staircases, mansafe system and lightning protection



CRITICAL SUCCESS FACTORS

- ▶ Through meticulous planning and strategic scheduling of works, we successfully delivered the project on time. By carefully sequencing each phase, we ensured efficient coordination and allocation of resources, which enabled us to meet the target completion date.
- ▶ We developed a tailored traffic management plan for the works, given that the site was active with a daily attendance of over 2,000 pupils and with a site compound situated adjacent to the main entrance to the campus. This was essential to prevent any disruption to students' learning and movements between classes. Therefore, we planned and adjusted delivery schedules and communicated regularly with delivery teams to enforce specific times slots: between 8.30am – 10.30am and 2.00pm – 3.00pm. A designated holding area was established for early arrivals, ensuring minimal disruption. During a significant delivery of insulation, when the offloading exceeded the allocated time, our Project Manager promptly redirected the truck to the holding area until our site operatives could manage the materials without disrupting school activities. Negotiating these challenges effectively was crucial to maintaining a conducive learning environment throughout the project.
- ▶ Throughout the project, we consistently collaborated with the client, consultant, and school representatives. This included coordinating during Ofsted's annual report period to ensure our work met required standards and did not disrupt the inspection process. Thanks to our joint efforts, the school achieved an outstanding score in their assessment.
- ▶ We scheduled weekend work to dismantle the scaffold due to the logistical constraints and the roof's inaccessible side. This required operatives to navigate through the school, necessitating careful planning to minimise disruption.
- ▶ While working on the school site, we adhered to the client's requirement that all operatives possessed mandatory DBS certification. This stipulation was carefully incorporated into our project program and work sequencing. By proactively addressing this requirement at mobilisation stage we ensured that on-site commencement was seamless and avoided delays or challenges, facilitating smooth progress throughout the project.
- ▶ During the project, we faced four named MET record storms that heavily disrupted our works with unsafe conditions requiring operational pauses. To mitigate these challenges, we strategically planned our activities around weather forecasts and favourable conditions. This proactive approach ensured efficient project management and minimised delays due to adverse weather.
- ▶ Field View played a pivotal role in ensuring the success of the project at Brampton Manor Academy. By facilitating efficient zoning of different areas, it streamlined the oversight of the entire project. This centralised platform provided our project manager with the capability to closely monitor progress, track task statuses in real-time, and promptly address any issues that arose.