

Burgess Hill Academy - Phase 2 Flat Roof Refurbishment



BACKGROUND

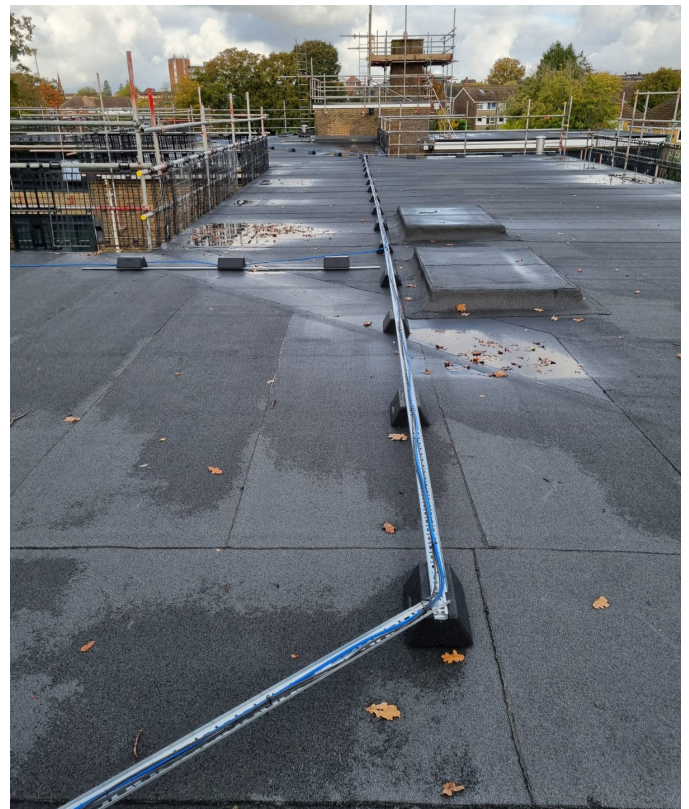
Following on from the successful Phase 1 works completed in 2020, Inspire Contract Services were subsequently appointed as Principal Contractor for Phase 2 of the comprehensive roof refurbishment of Burgess Hill Academy, a large secondary school in West Sussex.

The works commenced during the summer holidays in 2024 and were delivered over a carefully programmed 24-week schedule to accommodate the operational needs of the school.

The project involved stripping the existing felt coverings and replacing them with a new Bailey Waterproofing System. The T-Block roofs were upgraded with a tapered insulation system to improve thermal performance, while small dome rooflights were replaced with modern polycarbonate alternatives to enhance natural lighting and efficiency. Elsewhere, large, redundant rooflights which contained asbestos were removed under strictly controlled conditions and encapsulated using the new felt system.

Given the presence of Asbestos-Containing Materials (ACMs) in the existing roof deck, the works presented significant health and safety challenges. All operatives were UKATA Category B trained, and the site required detailed sequencing to ensure safety without disrupting the school's daily operations.

CLIENT	Uni of Brighton Academies Trust
SECTOR	Education
LOCATION	Burgess Hill
SOLUTION PROVIDED	Flat Roof Renewal, including Upgraded Insulation, New Rooflights & Rainwater Goods



THE WORKS

INSPIRE

The specification on this project called for a new built-up felt roofing system with upgraded thermal insulation. Works took place as follows:

- Classrooms and corridors below the working area were vacated/shut off to ensure safety of pupils, staff and operatives.
- Airbags or scaffold crash deck protection were installed as required.
- Existing roofs were stripped and overlaid with a high-performance BUFR system manufactured by Bailey.
- Tapered insulation was incorporated into the new system to optimise both drainage and thermal efficiency.
- Small dome rooflights replaced with new polycarbonate dome rooflights.
- Large redundant rooflights were removed and encapsulated with felt system.
- External gutters and downpipes were replaced across the building with new cast iron rainwater goods.
- New cavity trays were installed to brickwork abutments along with new cable trays on the main roof area.

THE RESULT

Although the asbestos containing deck was not being removed itself, areas beneath the work zone - including classrooms and corridors - were vacated and secured to safeguard both pupils and staff. Inspire deployed a combination of airbags and scaffold crash decks as fall protection measures throughout the project.

The programme of works also needed to be carefully sequenced to accommodate the school's examination schedule, requiring close coordination with the academy's leadership to ensure minimal disruption to these essential academic activities.

Further works included the installation of new external cast iron gutters and downpipes to improve rainwater management across the site. Cavity trays were added to brickwork abutments to prevent water ingress, and new cable trays were installed to support existing infrastructure and potential future upgrades.

As Principal Contractor, Inspire managed all aspects of the project, including scaffolding, site set-up, project management, and health & safety oversight. The works were delivered to a high standard, on schedule, and with careful consideration of the occupied school environment.

This project demonstrates Inspire's expertise in delivering complex refurbishment works in live educational settings, with a strong focus on safety, planning, and collaboration.

