

# Bauder Completes its Biggest Ever Project Yet for CRASH

Daniel McKane, Co-Managing Director of YBS Insulation, discusses the benefits of multi-foil insulation and its growth in the roofing sector.

Specialist commercial flat roofing systems company, Bauder has just completed its biggest ever project yet for construction industry charity, CRASH.

As longstanding Corporate Patrons of CRASH since 2008, when homelessness charity Emmaus Hertfordshire needed critical work on its roofs, Bauder was approached by CRASH to provide expert help.

Bauder was asked to survey the roof and Rob Woolston, Bauder's Regional Manager identified three main areas of flat roof, all of which had issues with leaks or other problems. Rob explained how the company performed a roof scoping survey taking core samples of each individual area and then proposed the best solution for each.

Bauder invited one of its local approved roofing contractors, CWG Group, based in Stevenage to join them on the project. Bauder normally works with its approved contractor network, by supplying them with project specifications, including detailed drawings and materials. Gary Chambers, from CWG Group, visited the site and he had local contacts who were willing to do the work at cost or supply additional materials.

The first large, pitched roof of Emmaus Hertfordshire's site didn't need any work. However, that roof drains into a perimeter gutter of about 500-600mm wide and 100 metres length, and has a raised brickwork upstand. The gutter had an old traditional asphalt waterproofing which had split and blistered. Bauder recommended, after the gutter had been repaired and made good, its liquid overlay was



CRASH's Gemma? with Emmaus companion? Duncan?, Rob? GaryChambers from CWG Group and Rob Woolston, Regional Manager at Bauder.

applied up to the pitched roof's tiles and the gutter's upstand.

On the pitched roof there is a corridor with a fire escape door and adjoining that is a smaller, flat link roof which forms a fire escape route. This smaller flat roof (approximately 70-80m<sup>2</sup>) was originally constructed with an asphalt covering and PIR insulation which had become saturated from repeated water ingress. Bauder recommended this roof area was completely stripped back to the roof structure, and a new, warm roof construction installed to meet current Building Regulations. Falls were limited, creating ponding water, so Bauder supplied tapered insulation to create new falls to effectively drain the roof to the outlet positions. For this roof area, Bauder recommended a new bituminous covering, with a different coloured membrane to



mark off the fire escape route walkway, along with a guardrail.

Adjoining this smaller flat roof, positioned at the end of the building, the level steps up again and there is a larger flat roof of about 250m<sup>2</sup>. This is a warm roof construction with a small roof space and is insulated at ceiling level. This meant the insulation



did not need replacing and Bauder could focus on the existing membrane – which, Rob explained, was in relatively good condition. However, a solar photovoltaic (PV) array had been installed on one side of the roof and the rails it was mounted on had been screwed directly into the roof deck through the membrane. This had created numerous points



of water ingress every 300-400mm. Bauder removed the PV array and is assessing it for functionality and efficiency.

Meanwhile, the larger flat roof will be overlaid, using two layers of Bauder's bituminous membrane to match the smaller roof, along with upstands and flashings. The PV array will either be refitted with a suitable fastening specification or be relocated to another area. The latter option may be preferred because the larger flat roof offers no access for maintenance.

Work started on the roofs in the spring with a pre-site meeting and during May and June Bauder's site tech's have been monitoring the project's progress as they would with any customer, which is on course to complete in early July.

## Supporting Role

Rob Woolston explained why Bauder works with CRASH: "As a business we're keen to support corporate and social wellbeing activity and events. A lot of the frameworks and main contractors we work with, that work with local authorities, look to us to support them with the work they do in the community. And as a well-known and leading business we want to support as much charitable activity in the industry as we can."

Before conducting the roof survey at Emmaus Hertfordshire, which was opened 21 years ago, Rob met Duncan Lewis, Emmaus



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Hertfordshire's chief executive, who thanked Bauder for carrying out the vital work to the roof.

Rob also toured the project which offers homes, training and work to homeless people for as long as it's needed. Rob met several of the 36 current Emmaus companions (as Emmaus terms its residents) and heard how they are re-building their confidence and lives. Emmaus is unique in that, as well as accommodation, it offers work, which in itself supports the community. Work such as house clearances, upcycling and selling household items and gardenwork are all on offer. Training to develop skills and confidence also help

companions to envisage a new life for themselves.

Bauder is already well known in the industry for supporting Emmaus Ipswich with its annual Christmas washbag appeal. The company collects donations of toiletries for the Ipswich charity and takes them to the centre where they are given to new companions who may arrive with very few possessions.

## £100,000 Milestone

CRASH not only supports homelessness projects like Emmaus, but also hospices that need construction work. In the past, Bauder has helped, for example by supplying a new roof

for Halton Haven Hospice's inpatient unit in Widnes, Cheshire. Since Bauder became a CRASH Corporate Patron the firm has supported the charity to the value of £79,877. With their work on Emmaus Hertfordshire the total now stands at just over £100,000.

Other companies in the industry that are Corporate Patrons like Bauder, include major manufacturers Kingspan and Knauf Insulation. Corporate Patrons support the work of CRASH by donating time, money and professional expertise and materials.

CRASH's projects manager, Niamh McCann, said: "CRASH is delighted to help the Emmaus Hertfordshire community and would like to thank the generosity of the construction industry for making this possible; from the involvement of our Corporate Patron, Bauder to those companies who fundraise for CRASH and make offering grants possible."

Niamh explained that the roof was the key issue in this project revealed by an initial survey organised by CRASH. There were other less extensive works needed that the charity provided a grant for of £21,000.

"This project is a testament of the construction industry's good will and their dedication to help CRASH construct places that care for people who are homeless or receiving hospice care," Niamh added. ■