



# Inside the Solution:



Rectifying a compromised school roof. How LRL restored confidence and delivered a secure roofing system for Prospero Learning Trust.



Unbiased.  
Economical.  
Technically sound.

# Case Study: Orchard House High School

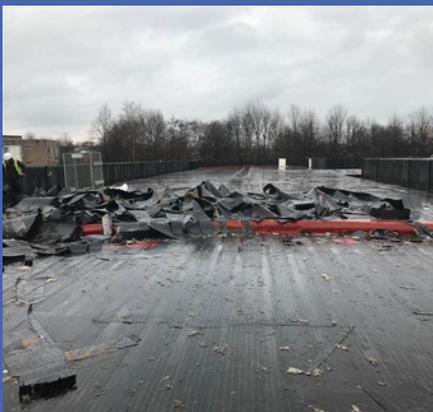


## The narrative

Orchard House is a new specialist high school developed for Manchester City Council to support pupils with special educational needs and disabilities. Located in Miles Platting, the £16 million scheme was designed through a wider partnership involving Kier, the local authority and Prosper Learning Trust. The new single-storey facility was planned to provide specialist teaching spaces, secure outdoor areas and a high-quality learning environment tailored to pupils with significant additional needs.

As the school prepared to move from temporary arrangements into its permanent home, the building carried real importance for its community. The school describes a period of transition across temporary sites before pupils and staff began settling into the new building, with a focus on creating safe routines, strong relationships and a sense of belonging. That context made the quality and reliability of the finished roof especially important.

The project had already faced major disruption before LRL became involved. The original contractor entered administration partway through the scheme, leaving the roofing package around 25–30 per cent complete. Kier then stepped in as principal contractor and appointed LRL Roofing Solutions to assess and complete the works. Early inspections revealed that significant sections of the existing installation did not meet the required standard, with large areas already buried within the roof build-up and concealing defects that had to be uncovered and resolved.



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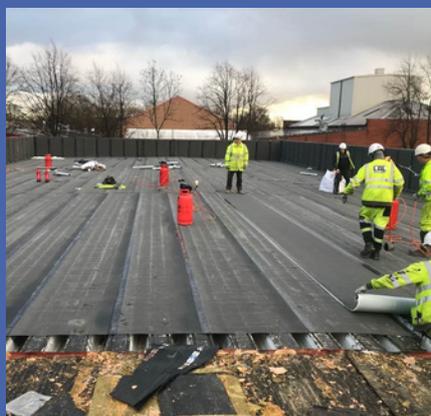


## The challenge

Taking responsibility for a partially completed roofing scheme introduced both technical and commercial risk. Significant sections of the roof had already been installed by the previous contractor, yet much of the workmanship required removal and replacement. This meant dismantling areas that had already been paid for and explaining the situation to an understandably frustrated client. Manchester City Council needed clear assurance that the issues would be resolved and that the completed roof would perform reliably for the long term.

The original specification added further complexity. The system had been tied to a previous contractor arrangement with the manufacturer, meaning responsibility for the specification could not simply be transferred. As sections of the roof were stripped back, further workmanship defects and inconsistencies around parapets and structural elements were uncovered and had to be addressed as the works progressed.

At the same time, the programme remained fixed. The new SEN school needed to open on schedule, so investigation, rectification and installation had to move forward in parallel while protecting the agreed completion date.



## At a glance...

**Client:** Kier Construction

**Project size:** 3,130m<sup>2</sup>

**Location:** Miles Platting,  
Manchester

**System installed:** Bauder BTRS

**Programme:** Jan - Nov 2025

**Warranty:** 20 years

In collaboration with:



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## The solution

Working collaboratively with Kier and Manchester City Council, we introduced a Bauder Total Roof System designed to provide a durable and fully compliant roofing solution. The warm roof build-up incorporated a self-adhesive air and vapour control layer, 255 mm BauderROCK mineral wool insulation and a two-layer reinforced bitumen waterproofing system formed by a BauderTEC KSA DUO underlayer and Bauder K5K capping sheet. The system delivered a target thermal performance of 0.15 W/m<sup>2</sup>K while maintaining a fully sealed and robust waterproofing layer.

Regular inspections from Bauder's technical team ensured every stage met manufacturer standards and supported the issue of a 20-year Bauder Total Roof System warranty upon completion.

The collaborative approach across LRL, Kier and Bauder helped restore confidence in the scheme and maintain progress on site. The project also recognised the contribution of the site team, with Steve McClean, LRL's telehandler operator, receiving Kier's Employee of the Month award from the Project Manager in recognition of his dedication and positive contribution to the project.

The completed roof allowed the wider development to finish ahead of programme, enabling the new school to begin opening in phases for its students.

