

Lees House

CASE STUDY

Tactray 90

Lees House Brighton

With Tactray 90, RAAC was safely encapsulated, delivering a quick, affordable solution that restored office space and long-term confidence.

Product Used:

Tactray 90

Project Size:

409 sqm across two floors

Sector:

Commercial Office Space

Main Contractor:

Tangent Projects Ltd

Project Details

This project originated following a CPD session hosted by the Britmet team, which raised awareness of safe and sustainable methods for managing issues with RAAC (Reinforced Autoclaved Aerated Concrete).

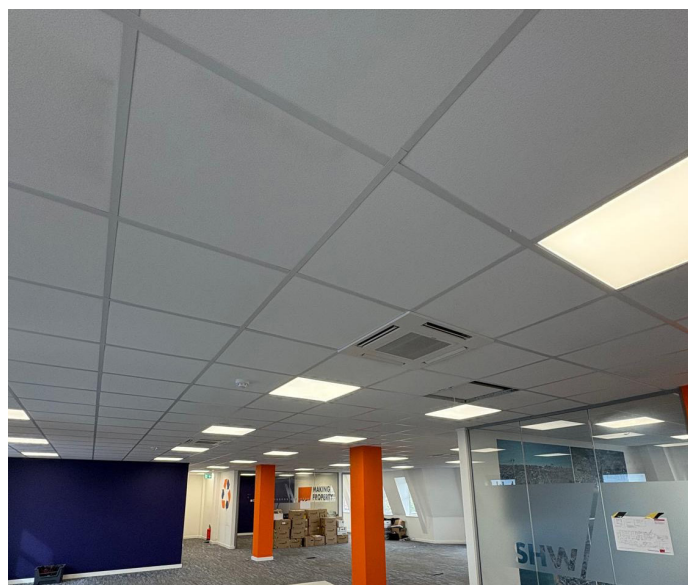
During the sales process, Britmet's team worked closely with the client to understand their challenges:

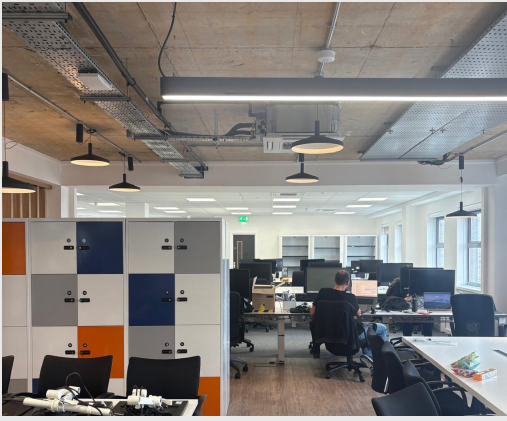
1. RAAC had been discovered in the building.
2. They required a safe, cost-effective solution that avoided annual structural inspections.
3. The client needed to re-open 409 sqm of office space across two floors so it could be let again.

By identifying these priorities, the sales team positioned Tactray 90 as the ideal system to encapsulate RAAC, securing the building without the need for full removal.

Proposed Solution

- Product Specification: Tactray 90, galvanised finish, 409 sqm coverage.
- Application: Installed across two office floors to fully encapsulate RAAC panels.
- Outcome: Provided structural reassurance, eliminated the need for disruptive removals, and restored usable office space for tenancy.





Benefits:

Eliminated the safety risks associated with RAAC.

Delivered a cost-effective alternative to demolition or complete replacement.

Enabled the rapid reinstatement of two office floors, protecting rental income streams.

Reduced long-term inspection and maintenance costs.

Challenges:

Coordinating installation around existing office layouts.

Ensuring full RAAC encapsulation while minimising downtime for the client.

Conclusion

By utilising Britmet's Tactray 90 system, Tangent Projects Ltd and Total Roofing Solutions delivered a fast, safe, and cost-efficient RAAC encapsulation project. The solution enabled Lee's House to bring valuable commercial space back to market, ensuring both compliance and peace of mind for the client.

