



*Richard Ogden,  
Chairman*

One of our ambitions within Buildoffsite is to establish positive, sustained and mutually beneficial relationships with the construction industry's professional bodies. We recognise and support their role including that of maintaining standards within the professions and in providing CPD to ensure skills levels reflect technical and other developments taking place within the industry. Buildoffsite is a small and very lean organisation and as you know our model requires us to stay that way to minimise cost and bureaucracy. That said we aim to be in a position to punch well above our weight and to do that we need to reach out and collaborate with others. In seeking to promote improved awareness of the benefits of offsite construction methods within such a huge and diverse industry we have a particular need to work with and through the professional bodies that have extensive regional, national and indeed international reach.

I have great respect for the work that the institutions do. It's never plain sailing – and certainly not at a time of rapid change for the industry. No matter where you look the industry is in motion. Standards, codes, legislation and forms of contract change all the time but nowadays the industry also needs to cope with change that impacts directly on design and construction processes and which introduce requirements for new knowledge and new skills at all levels. In particular I have in mind the introduction of building information modelling, lean techniques plus of course an increased focus on design for manufacture and assembly. I am delighted

to say that all of these proven ways of working directly support the increased use of offsite construction solutions and will collectively contribute to bringing about 21st century intelligent construction.

These changes are not just affecting the UK market, but are also having a significant impact across the globe. No part of the industry is exempt from these changes and no practitioner wanting to carve out a career in the industry can afford to stay aloof.

If Buildoffsite can play a modest part in helping the institutions to deliver some aspects of their rapidly expanding role then naturally this is something that we would want to support.

Collaborating with the institutions also provides us with an opportunity to make a start at nailing some of the myths that still sometimes circulate regarding the role of offsite solutions. Those of you who know how Buildoffsite works will understand that our approach is always to use the examples of real world projects and the voices of the project teams to present the case for offsite as it is – not as some would choose to see it.

You may recall that late last year we organised a collaborative event with RIBA to promote increased awareness of some of the cutting edge projects that for sound project reasons were being delivered through the extensive use of offsite construction solutions. This event filled the Jarvis Hall and frankly at 66 Portland Place you can't do better than that. I am grateful to Angela Brady and her team at RIBA for their support in making this collaboration possible and we look to do more together.

Design excellence is clearly a top priority for architects and notwithstanding that the projects featured at this event were being delivered using significant quantities of offsite manufactured components – in one case more than 80 per cent of the construction was offsite...the design quality was still fantastic. These exemplars

hopefully went some way to deal with the misconception held by some architects and designers that design excellence can be assured only by designing everything at the atomic level. Not true – never was true – and frankly an insult to the imagination and skills of architects who understand that using offsite components simplifies aspects of their tasks allowing them to spend more of their time and expertise on those aspects of design that will make a real difference to design excellence, to client value and user satisfaction. The feedback we received from delegates confirmed that many architects are very enthusiastic about using offsite solutions but can find that they are being involved too late in the project decision making process to influence the construction form in the way they would want. We understand that when this happens it is both a problem and a lost opportunity but we believe that this stems from a lack of awareness rather than any fundamental prejudice. In any case it is something we all need to work on.

We much hope that RIBA will want to work with us again to support another awareness raising programme during 2013. I believe that this will be to our mutual interest and I hope another event will have the support of Angela Brady and her successor.

Collaboration with the Institution of Civil Engineers is another top priority for us and I am delighted to say that with the support of Derek Fryer and our other good friends at Mott MacDonald and at the ICE we will be hosting a major conference on the afternoon of 15 January 2013. I am delighted that our host for the afternoon will be Geoff French, Senior Vice President of ICE and President Elect. Members of Buildoffsite and guests will shortly receive their invitations to attend this important event.

There are many reasons why I am so pleased this event is taking place at the ICE in the fantastic surroundings of the Great Hall and Telford Theatre. The UK heritage in quality civil engineering is truly world class as it is in so many other disciplines. Civil engineers deliver so many fantastic structures and in several cases



*The exterior of ICE and One Great George Street*

this is increasingly being achieved through the innovative use of offsite construction solutions. Occasionally I hear people say that offsite solutions are much more relevant to building projects than to civil engineering projects! Given the roots of UK civil engineering and the direction of travel for the profession this sort of comment leaves me speechless – well almost. This is another misconception that we will be working hard to address.

The event at the ICE will focus on the delivery of UK infrastructure – an investment vital to the regeneration of the UK economy and an essential precursor to so much of the Government's strategy for economic growth. If we get this right in terms of process, technology and client value then it will also serve as a springboard for UK businesses to win work globally. Our particular focus on 15 January will be on the transport, energy and water sectors – all vital areas of investment. The ways that offsite solutions are affecting the market place will come as a considerable surprise to many.

We are also in early discussion with the RICS, the IStructE and the ICW about the possibility of organising collaborative knowledge transfer events during 2013. We need to work with the professional bodies if we are going to be able to do our job properly and I am delighted that so far the reception has been warm and positive. It has never been more important for organisations to find ways of working together to help build a better performing and more effective UK industry.

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## News

### Introducing Tony Hickton of Hickton – new Buildoffsite Member



Tony Hickton is Chairman of the award winning clerks of works (CoW) practice Hickton and an active member of Buildoffsite. Tony learned from an early stage of his career whilst working at a practical level on sites that every building project is unique. He saw first-hand that complex building operations taking place in difficult working conditions on site give rise to the potential for errors in design and quality.



*Tony Hickton*

In the construction industry there is an absolute requirement to prevent defects occurring or at least identifying them as they occur for corrective action rather than having a convoluted and time consuming snagging process at the end of the project. At that point, site staff are focused on more pressing issues such as programme slippage, cost overrun and contractual obligations, rather than quality. This is vital for many reasons:

- they are disruptive, cause arguments, delay programmes, waste time and money and remediated work is never as good as getting it right first time
- operations on construction sites are complex enough without further disruption from making good defects that could have been avoided
- increased use of specialist subcontractors tends to create more interfaces between trades on site that need careful management and clear communication on a daily basis to

prevent misunderstandings and delays to programming of work. Defective work only complicates these management issues further

- an exodus of skilled tradesmen from the industry in times of recession and their replacement by cheaper and less-skilled staff due to competitive subcontract pricing leads to an increased rate of failures, defects or bad practice on site. Inspectors can help reduce defects and the resultant delays and disruption created by talking to the team, observing and mentoring

Tony realised that while quality control on site is fundamental to the construction process the traditional role of the CoW needed adapting to suit the changing methods of working. He set about building a company that would encapsulate his vision of how this should be done.

Hickton's inspectors have to go through rigorous interviews and an induction processes to ensure they share the philosophy of the Hickton way so the business has united goals. Tony feels it is important that not only should they have excellent knowledge of traditional and contemporary construction techniques, but they have the right personality and temperament to ensure conflict is avoided or dealt with effectively. This means that the clients' interests and quality standards are maintained. Tony ensures staff are kept up-to-date by using the company online intranet, which gives access to technical information and informs staff of useful feedback from inspection reports as part of Hickton CPD. Latest BIM models, snagging software and portal management of drawings and specifications can all be accessed by staff.

The benefits of employing a CoW, now also known as site supervisors or quality inspectors are many:

- technical reporting on quality and progress together with photographic evidence helps the project team keep up-to-date with current operations even when working remotely

- it allows construction and design managers to receive an experienced overview of issues
- CoWs can act as mentors to younger team members as they tend to have life time experience for the benefit of the project and industry
- clients have an independent monitor looking after their interests to ensure future running and maintenance costs are kept to a minimum. Hidden defective work in cavities and ceiling voids for example may not manifest themselves for several years. However, when they do, usually create disruption to occupants and costs to owners that could have been prevented with regular inspections
- being the eyes and ears for clients or project managers on site can highlight issues before they become problems that could arise in terms of reduced quality work and delays.

Hickton operates nationally and has an impressive list of household name company clients, celebrities, universities and public bodies, and many agree frameworks for repeat work, which is testament to the Hickton approach and service.

Tony joined Buildoffsite as he feels the messages released as part of the building offsite philosophy if acted upon would eradicate many of the quality issues experienced on site. Promoting quality as part of the changes taking place is important and the knowledge gained from sharing experiences with other members doing offsite assembly is vital for the industry as a whole. Quality control offsite is equally important and Hickton has been involved for many years assisting manufacturers achieve the standards set by designers.

**Tony is to be the next President of the Institute of Clerks of Works and Construction Inspectorate of Great Britain (ICWCI) to further his dream of making all sites as defect and conflict free as possible. This will enable him to**

**promote the Buildoffsite membership to other members and institutions he meets during his presidential year.**

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## Discovering SBEC – on the journey to zero carbon buildings

A Buildoffsite Discovering Offsite visit to Tata Steel's Sustainable Building Envelope Centre at Shotton in North Wales took place on 31 October. The visit was hosted by Daniel Pillai, Director. SBEC is a partnership between Tata Steel, the Welsh Government and the Low Carbon Research Institute.

Buildings account for around 40 per cent of all CO2 emissions in the UK and any carbon reduction strategy is dependent on reducing the carbon impact of heating, cooling and lighting. The vision for SBEC is to transform the role of the building envelope and fabric from one of passive fuel and energy conservation, to one of active generation of renewable energy to provide space heating and also in time electricity generation.



The SBEC ambition is that renewable energy technologies can be built into new structures from the outset, or in the case of existing buildings can be readily incorporated into refurbishment schemes. SBEC functions as a living laboratory for innovative technologies and also as a demonstration facility for systems that range from market ready to innovations under development.



In particular the tour focused on Transpired Solar Collectors (TSC). The TSC active solar air heating system was launched onto the market as Colorcoat Renew SC® in the summer and involves a micro perforated pre-finished steel skin, which is fitted to a southerly facing elevation to provide an external building skin enclosing a cavity (plenum). The steel skin is available in a wide range of colours whose thermal absorption properties “capture” the sun’s radiant energy. Lighter colours can be specially treated to enhance thermal absorption. The heat recovered can be fed either directly into the building, or routed through alternative HVAC systems, including heat pumps. Performance in use shows that TSC can regularly achieve a 20 degree C uplift in ambient temperatures and also deliver up to 50 per cent saving in energy for daytime space heating.

For further information, go to:  
[www.colorcoat-online.com/en/products/renew/](http://www.colorcoat-online.com/en/products/renew/)

## Innovative photovoltaic installations

Tata has launched a frameless crystalline PV system that is lightweight and can be bonded directly to an approved Colorcoat Prisma® prefinished steel roof. It is available through Tata Steel’s extended supply chain. The system design avoids the need for any mechanical roof penetrations, while being lightweight and efficient. The product was jointly developed with leading

German PV manufacturer SOLON and is marketed as SOLbond.

For more information or to arrange a site visit, contact Daniel Pillai, Director, on:

Tel (mob): **07795 046250**

Email: [daniel.pillai@tatasteel.com](mailto:daniel.pillai@tatasteel.com)

## Double celebration for Interserve



Interserve, the international support services and construction group, has been honoured twice in the British Quality Foundation’s 2012 Awards. The group’s construction division has become the first UK contractor to win the UK Excellence Award, the UK’s premier business award. Interserve also won the BQF Achievement Award for Leadership.



*Courtesy Stefan Lubo Photography*

Interserve was chosen for the UK Excellence Award by an independent judging panel for its outstanding performance and sustained competitiveness. The Award is one of the highest accolades any organisation in the UK can achieve. Launched in 1994, it recognises organisations which have demonstrated excellence in all areas of operation. Entrants are assessed against the EFQM Excellence Model, Europe’s leading management framework.

The judges selected Interserve for the BQF Achievement Award for Leadership for its outstanding approach to leadership in the launch of the “Interserve Employee

Foundation". The Foundation aims to improve the quality of life and life chances for people in their local community by utilising the skills, capabilities, resources and enthusiasm of Interserve employees. The 2012 UK Excellence Award Ceremony took place in London on 25 October, and was hosted by broadcaster and journalist Louise Minchin, and attended by the BQF's Patron, HRH The Princess Royal.

Joe Goasdoué, Chief Executive of the BQF, said: "Winning the UK Excellence Award is an exceptional achievement for any organisation. With its demonstration of organisational excellence, Interserve has joined the elite club of UK Excellence Award winners. A great performance. Winning a BQF Achievement Award is also a tremendous result and through the Employee Foundation scheme, Interserve has displayed inspirational leadership."

David Paterson, Interserve Construction's Managing Director, said: "We pride ourselves on the openness of our organisation. Our staff retention rate is extremely high and that goes back to our roots as a family business, and the strong values we still stand by. We recognise the efforts and contribution of all staff in the achievement of these awards."

For further information please contact Michele Curran, Head of Corporate Business Development, on:  
Tel: **0121 344 4888**  
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## **Stewart Milne Timber Systems Ltd awarded accreditation under the Buildoffsite Property Assurance Scheme**



Stewart Milne Timber Systems has been awarded accreditation under the



*Professor Nick Whitehouse MBE and Executive Director, Buildoffsite, presenting the BOPAS certificate to Alex Goodfellow, Group Managing Director, Timber Systems*

Buildoffsite Property Assurance Scheme (BOPAS). Their award-winning Sigma II Build System has now achieved accreditation for its design and manufacture under the ground-breaking assurance scheme, one of only six companies to achieve the accreditation.

Presenting the certificate to Alex Goodfellow, Group Managing Director, Timber Systems, Professor Nick Whitehouse MBE and Executive Director, Buildoffsite, said: "Accreditations, to be relevant, particularly during these straightened times, must add value for all stakeholders and not just merely serve as a marketing benefit. BOPAS is one such accreditation, providing life cycle assurance. It gives me great pleasure to present this award, the first to a timber systems manufacturer."

BOPAS is a cross-industry initiative with an alliance of suppliers, clients, developers, contractors, manufacturers and designers working together to resolve a multitude of issues surrounding traditional building techniques. Having evaluated the stakeholder requirements as defined by the working group, the scheme sets out to simplify and facilitate the process of obtaining mortgages for these types of build. The initiative is spearheaded by Buildoffsite, Lloyd's Register EMEA and BLP Insurance with support from the Royal Institution of Chartered Surveyors (RICS) and the UK's four largest mortgage lenders, Santander, Lloyds TSB Group, Nationwide and RBS.

Offsite building projects often encounter difficulties in securing mortgage approval as valuers in the mainstream housing market are not always familiar with innovative construction techniques. Current challenges facing UK construction is a high demand coupled with poor quality and a reducing skills base. BOPAS addresses these issues by setting a measured standard to which all accredited manufacturers and constructors will be compliant, and in return, be protected.

Terry Mundy, Business Development Manager for Lloyd's Register, commented: "In order to meet ever-increasing environmental standards, properties are being designed and manufactured in new and innovative ways not previously undertaken in the mainstream housing market. BOPAS offers the reassurance that homes built using innovative systems will be recognised and accepted by lenders for future generations of home owners. We're pleased that the Sigma II Build System will be one of the first systems to be listed in the forthcoming RICS database for approved build systems".

For more information about the BOPAS scheme, please email: [ukenergy@lr.org](mailto:ukenergy@lr.org)

## Waco International, holding company of Premier Interlink (Waco UK Ltd), is sold to Ethos Consortium in South Africa



Waco International Limited (Waco) have announced the sale of Waco to a consortium led by Ethos Private Equity (operating in South Africa),

including Standard Bank and FirstRand Group, for an undisclosed sum.

Waco International is the ultimate holding company of Waco UK Ltd (trading as Premier-Interlink). Premier-Interlink is a leading specialist manufacturer of steel and timber framed buildings using offsite

construction methods. The company operates from a manufacturing base in East Yorkshire and also has a large hire fleet. Premier Interlink has been doing business in the UK for 60 years and is a notable provider of buildings into the education, healthcare, custodial, accommodation, construction, retail and hotel market sectors.

Waco is a leading industrial services business in South Africa, Australasia and the UK, providing forming, shoring and scaffolding services, as well as relocatable and permanent modular buildings, and sanitation solutions. Waco has been private equity-owned since 2000. This latest transaction follows the successful sale in 2011 of the group's Australasian relocatable modular building business, Ausco Modular.

The Waco group comprises: Waco Africa (Form-Scaff, SGB-Cape, Sanitech, and Abacus Space Solutions), Waco UK, Waco Kwikform (Australia), and Form-Scaff Chile. Other key shareholders in the consortium are management, RMB Ventures (a mid-market South African private equity firm within the FirstRand Group in South Africa), and Standard Bank (the largest African bank by assets and earnings operating in 18 countries).

Stephen Goodburn (Waco International CEO) stated: "Our private equity partners have positioned Waco's balance sheet to ensure that we are able to fund continued growth. Over and above organic growth, Waco now has the ability to finance key targeted acquisitions. Besides this, as always, our focus will be on providing excellent service to all of our customers, ensuring that the work gets completed to the best possible standard and with the highest regards to safety standards."

## Howick launch new lightweight floor system



Howick Ltd has combined their technologies

with their business unit Speedfloor Ltd, to produce a new structural floor system that is lightweight, highly accurate and easily transportable. The composite steel and concrete floors suit applications in the construction of modular and transportable buildings as well as structural sub-floor systems for residential housing.

The floor offers additional advantages including the ability to satisfy the exacting dimensional requirements of fittings and services as well as applications in new areas with the unique ability to integrate the system with various construction methods.

The new technology overcomes the long lead times and transportation issues that the current market offerings have not addressed. Users will achieve added value from the composite flooring system which requires less material, is lighter in weight and enhances construction productivity by using the principles of DFMA (Design for Manufacture) and BIM (Building Information Modelling.) Clients using this system will receive additional value by the inherent reduction in material cost, the use of highly accurate construction methods, and cost savings in transport and onsite labour cost.

The system produces very little waste with most being recycled. The components of the composite floor system are concrete and cold formed steel sections utilising engineered connection details. Floor sections up to 14.4m long by 4.2m wide that are two-thirds the weight of comparable types of systems are easily transportable with downstream savings of up to 30 per cent depending on design.

The positive impact on both Howick and Speedfloor Ltd has been substantial with expertise in design and additional services available. Overseas interest has significantly increased with global partners fielding higher levels of enquiry about the new technology.

The entire system and construction methodology has been designed, developed and engineered by NZ based privately owned companies. We can all

take pride in knowing that New Zealand innovation in this industry continues to move ahead.

For more information, contact:

Email: [sales@speedfloor.co.nz](mailto:sales@speedfloor.co.nz)

Website: [www.speedfloor.co.nz](http://www.speedfloor.co.nz)

## Yorkon publishes *A practical guide to BREEAM*

Off-site construction specialist Yorkon – part of the Portakabin group – has published a new technical paper for construction clients and contractors: *A practical guide to BREEAM* – an essential tool for sustainable development, design and construction.



BREEAM is the world's foremost method of assessing and rating buildings for environmental efficiency. Over 200,000 projects have already been certified and a million registered since the system launched. The scheme evaluates the specification, design, construction and uses of a building. Its measures include energy and water use, the internal environment for health and wellbeing, pollution, transport, materials, waste, ecology and management processes. BREEAM is revised every few years to ensure it remains fully up-to-date and represents current best practice.

The new technical paper from Yorkon sets out the most recent changes to the



BREEAM methodology and provides construction clients with a valuable guide to the process and how it should be thoroughly integrated into the design and construction phases of a project, as well as the important roles for the client, contractor, and architect. The guide covers an introduction, the purpose, how a project is assessed and when, the benefits, the latest changes to methodology and assessment, and how off-site construction can add value to the BREEAM process.

Simon Ambler, Director of Yorkon, said: “The biggest opportunity to address the UK’s environmental impact lies in the better management and improvement of our buildings. The environmental performance of an organisation’s built assets is a key factor in its sustainability credentials and carbon footprint. Operating a building also represents a major cost. With soaring energy prices and a challenging economic climate, reducing energy, water, waste and other such costs is a relatively easy way of improving cost efficiency. The latest BREEAM updates are contributing to a change in mind-set across the property sector – the responsibility for the BREEAM process must be shared by the whole team – architect, contractor, and client, and has to be considered from the earliest planning stages of a project. BREEAM will help protect the planet’s resources for future generations.”

To download a copy of the new guide to BREEAM, go to:  
[www.yorkon.info/industryreports](http://www.yorkon.info/industryreports)

## First nuclear analysis laboratory to be built using modular construction



Britain’s newest laboratory for the analysis of radioactive materials is on site at Dounreay, Scotland. Under construction by Yorkon, it’s the first nuclear facility of its kind to be built



using modular construction, and one of the most complex and remote modular building projects undertaken in the UK. 35 steel-framed modules were craned into position in four days, significantly reducing disruption to operations. The units were pre-installed with partitions, fume cupboards, windows and office areas to minimise work on site. The contract for the £9m building was awarded by Dounreay Site Restoration Ltd (DSRL).

The off-site approach is reducing the programme time for the building envelope by around 50 per cent, scheduled for completion in spring 2013. The scheme will provide six laboratories for DSRL to comply with its statutory and environmental monitoring requirements, and will remain in use for up to 25 years until the site decommissioning programme is completed.



The building will then be deconstructed – the steel modules are inherently easy to disassemble, recycle and re-use elsewhere, making the approach highly sustainable. The building will incorporate acid and non-acid fume extraction, HEPA filtration, and a discharge stack, and each laboratory will have one-hour



fire containment to the entire building fabric – another Yorkon first for the modular industry. The building will have to withstand the rigours of a highly exposed marine environment, and has been designed in full compliance with stringent nuclear industry requirements and regulations for ionising radiation.

Commenting on the project, Iain Lyall, Project Manager at DSRL, said: “The building installation phase went extremely well and was on schedule. It was meticulously planned, professional throughout and the whole site team worked well together. The off-site solution enabled an almost overnight transformation of the site. Speed of programme is important so we can have the building up and running as soon as possible, but it’s also critical to get the quality right and achieve best value. We are delighted with Yorkon’s approach and performance.”

## New design and manufacturing processes



Yorkon has introduced completely new design and manufacturing processes for its recently launched, revolutionary off-site building system. Following a significant investment in the latest

design and manufacturing technology, 3D models and flythroughs can now be produced to involve customers and contractors even more closely in the

design phase of a building. The new process, believed to be a first in the off-site construction sector, allows:

- thousands of configurations and permutations of the new Yorkon building system to be managed more effectively and manufactured with optimum efficiency
- models to be integrated with thermal analysis software to assess the energy performance of any Yorkon building
- 2D plans and elevations to be easily created, for example, for the design of M&E services



- building components to be rationalised and standardised for even greater cost efficiency
- communications with the supply chain to be further improved
- instructions for production to be provided in 3D to further improve efficiency of manufacture
- the manufacturing team to fully exploit the use of computer aided manufacturing technology (CAM) from the 3D modelling to further improve speed of production and accuracy.

Simon Ambler, Director of Yorkon, said: “As a group, we have completely re-designed our processes from design to manufacture as part of the three-year development programme for our brand new building system. We needed to have new and robust processes in place to manage an off-site system so flexible it has literally thousands of configurations and permutations. The result is a more sophisticated and



comprehensive design tool than ever before in the off-site sector, which can realise the most complex building requirements, and that facilitates visualisations in 3D, procurement of components, supply chain management and thermal modelling through to manufacture. It is also the first stage in our BIM strategy for the business.”

The new Yorkon building system now offers the widest range of building modules currently available from any off-site manufacturer in the UK – giving architects, contractors and construction clients the unrivalled flexibility to meet almost any building footprint and site requirements. This revolutionary system has been engineered to meet the demand for more flexible off-site solutions that offer genuine freedom of expression in terms of layout, building footprint and aesthetics.

For further information:

Tel: **0845 2000 123**

Email: [info@yorkon.com](mailto:info@yorkon.com)

Website: [www.yorkon.info/newsystem](http://www.yorkon.info/newsystem)

## Yorkon awarded first contract for its revolutionary new off-site building system



**Design • Innovation**

Yorkon has been awarded the first contract to be built using its revolutionary new building system. The scheme for Kier Construction will provide three two-storey curriculum wings for a new secondary school in Cambourne, Cambridgeshire. The 7,000 sqm project

is the first new secondary school to be constructed in the county for 30 years. The project will accommodate 750 pupils aged 11 to 16, helping meet the growing demand for secondary school places significantly higher than national trends.

Due for completion summer 2013, the use of off-site construction for the curriculum wings will help reduce the programme time to 35 weeks. A cross laminated timber structure will be used for the central core that accommodates the larger communal spaces.

Simon Bates, Contracts Manager at Kier Construction said: “In order for the new building to be fully operational by the deadline, the time available for construction was reduced. An off-site approach was the ideal solution. This project follows the success of our work with Yorkon on a major healthcare scheme in Colchester.”



The new steel-framed building system reduces the number of modules needed for the teaching areas by around half, to just 60 large 18m long units. This solution is more sustainable because it reduces vehicle movements to site, there is less craning and work on site, and fewer internal columns to facilitate space planning. Other improvements include enhanced architectural detailing – the windows will have reveals and cills rather than openings that are flush with the face of the walls; and the use of the very latest open pour polyurethane insulation technology will deliver even better thermal performance and U values for lower running costs and reduced carbon emissions.

The new Yorkon revolutionary building system has thousands of configurations and permutations, and offers the widest range

For further information:

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Email: **contact@yorkon.co.uk**

Website: **www.yorkon.info/newsystem**

of building modules currently available from any off-site manufacturer in the UK – giving architects, contractors and construction clients the unrivalled design flexibility to meet almost any building footprint.

## Major investment in new state-of-the-art manufacturing facility



**Quality - this time - next time - every time**

Portakabin has invested more than £6m in a new state-of-the-art production

facility at its headquarters in York – the most advanced of its kind in Europe.

Following a three-year research and development programme, the production facility is now manufacturing the company's revolutionary new steel-framed building system. It features a host of innovative new processes and production technology, which gives customers even more design options and choice. The biggest single investment in the history of Portakabin provides:

- a new production line specifically designed to manufacture the largest range of module sizes and building configurations available in the UK
- a highly efficient single man module movement capability



- a production system using the latest open pour polyurethane insulation technology with zero ozone depletion potential, consistent quality and reduced manufacturing time
- a new CNC router with full CAD/CAM interface which cuts apertures to a fraction of a millimetre for even greater accuracy for windows, doors and air conditioning vents
- additional production capacity to meet future demand and even larger scale projects.

Kevin Jones, Director and General Manager of Portakabin Sales, said: "At a time when a number of modular building companies have gone out of business and the UK is suffering tremendous economic challenges, we have made the biggest single investment in the history of our business and a clear commitment to the future of our sector and the construction industry. We are taking modular construction to the next phase – leading the way in innovation to produce buildings with the highest levels of architectural appeal, the widest choice of modules currently available in the UK, unprecedented design flexibility – all manufactured sustainably, and backed up with outstanding customer service."

## New members

### Butler & Young



Butler & Young is the UK's leading compliance consultancy incorporating the largest independent provider of Building Control. In January 1997, the Government began to licence independent private companies to carry out the function of a building control body as an alternative to the Local Authority system. These companies are known as Approved Inspectors and



Paul Wilkins

Butler & Young was one of the first three to be registered. We have since grown to become the largest independent in terms of turnover and staff numbers. We provide national coverage via a network of 17 offices.

Alongside our core building control service we also deliver a range of complementary services. Trenton Fire is the UK's leading Fire Consultancy in terms of capability and experience in the specialised fields of fire engineering, structural fire engineering, CFD Modelling, Product Assessment and Testing, and Fire Risk Assessment. Butler & Young Consultants deliver CDM, Construction Health & Safety, Accessibility and CQC Healthcare Audit advice and support. Butler & Young Environmental deliver energy and environmental assessment services, including SAP, EPC, SBEM, BREEAM, Code for Sustainable Homes and Air and Sound Testing. Whilst the complementary services are fully independent of our Approved Inspector service, an inherent organisational synergy can be achieved by managing these services via a single point of contact.

Our focus is on helping our clients achieve the maximum value from the compliance process through a fast, efficient and non-bureaucratic service by providing national consistency, being proactive in supporting innovation, understanding our customers and being flexible. We have a high level of capability and believe the compliance process is a collaborative one which supports and does not block innovation, and which reduces cost and risk.

In terms of specific support to offsite construction, our services can provide type approvals of systems or elements, offsite inspection and testing, product assessment and testing, and advice on national or international standards and regulations related to buildings in terms of fire safety, energy, sustainability and accessibility.



Adam Taylor



Charlie Craven

We have become highly respected in our field authoring several guidance documents for Government including the *Crown Fire Safety Guide*, *Crown Fire Standards*, *Fire Safety Standards for Custodial Buildings*, *Fire Precautions for works on the Government Estate* and the *FCO Fire Code*. We are represented on the Government's Part L Working Group, the Building Control Alliance and the recently announced Housing Standards Review Panel.

For further details please contact:

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**Adam Taylor, Director of Fire Engineering**

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## Charcon Construction Solutions



Charcon Construction Solutions (Charcon CS) continues to build on its growing reputation as one of the industry's foremost providers of robust, reliable and economical construction platforms, with an increasing focus on innovation. Established in June



2009 as a joint venture with Aggregate Industries Ltd, Charcon CS is focused on delivering high quality, cost conscious and sustainable products and services that enhance construction efficiency and create healthy, long lasting living environments – thereby future-proofing the asset.

Operating from 13 locations across the UK and Ireland, Charcon CS provides cross-sector solutions for the construction of residential, educational, healthcare, office and commercial projects. Charcon CS products are precision manufactured in facilities using energy efficient processes with a high proportion of recycled and reclaimed content. Wherever possible, locally sourced raw materials are used to reduce the carbon footprint associated with transportation and handling.

Continuous development of its offsite manufacturing capability is at the heart of Charcon CS's operations. Jack Kennedy of Charcon CS explains: "Offsite manufacture of standard and innovative components will enable our clients to deliver projects within a significantly reduced time frame, while also delivering improved quality and thermal performance of the built and living environment."

Products and solutions within the Charcon CS range include design services and project management, site investigation and foundations, ICF, acoustic and precast flooring systems, structural frames, access, roofing and hydro solutions – as well as Integrated Solutions, combining several of

the above into a single package for greater efficiencies of time and cost.

Charcon CS is committed to constructing a better, more sustainable future through its vision of building made faster, smarter and stronger.

## geoLOGIC Foundations Limited



geoLOGIC Foundations Limited design, manufacture and supply screw piles. geoLOGIC has been trading since 2008 and offer the best value screw piles currently available in to the UK, Europe and New Zealand. Where economically possible, we provide the highest grade of steel which is galvanised as standard to give a design life of 120+ years.



The geoLOGIC screw pile is a prefabricated segmented steel piling system with lead sections and bolt-on extensions each ranging from one to six metres in length. The screw pile is installed quickly using a torque motor attached to an excavator which rotates the CHS shaft that then pulls the lead section into the ground by the "screw" action of the helical plates. We can cater for loads ranging from 50 to 500kN SWL depending on diameter of the shaft, number/size of helices and the ground conditions. The geoLOGIC screw pile has the following key advantages:



- installation rate up to 25 piles per day using two operatives and an excavator
- no wet trades on site and instantly loadable after installation
- no removal of spoil and no casing or dewatering required – well suited for contaminated ground
- load bearing capacity is equal in tension and compression – ideal for variable load situations
- requires only lightweight installation equipment – can operate on soft terrain without the need for piling mats
- ideal for restricted access sites and useable where headroom is limited and even from floating platforms
- installs to laser level accuracy, within +/- 3 mm tolerance necessary for modular construction
- minimal noise and vibration, with little disturbance of the ground
- environmentally friendly lower embodied carbon and can be easily removed, reused or recycled – perfect for temporary structures



- resistant to desiccation or heave – commonly used where foundations would be affected by tree roots or archaeology

geoLOGIC has developed a range of innovative connections and flooring systems to offer a completely dry install foundation for modular and volumetric construction. geoLOGIC is also part of a team that will shortly be bringing to market the first ground source heating and cooling system utilising the screw pile as an underground thermal energy store.

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## KFC (GB) Ltd



KFC, the world's largest chain of chicken-based quick service restaurants, grew from the chicken business set up by Colonel Harland D Sanders in the 1950s. The Colonel had found a

way to combine 11 herbs and spices with flour to create a unique taste, and to this day the secret recipe is only known to a handful of people. It is locked away in a vault in Louisville, Kentucky.

KFC came to Britain in 1965, with the first store opening in Preston, Lancashire. There are now 840 stores across the UK, with 23,000 employees. KFC has a mix of company and franchisee-owned stores in the UK and Ireland, however the business operates a 'one system' approach, with both given the same high level of training and support to ensure excellent service across the board.

The company's objective is to be the UK and Ireland's favourite quick service

restaurant brand, through great tasting food, friendly and efficient service, motivated employees, excellent facilities and successful franchisees.

We are opening over 40 new restaurants every year and have a significant remodelling programme of over 150. We are committed to providing environmentally friendly buildings through construction and fit out, and recently opened our first LEED and BREEAM certified Drive Thru.

KFC UK, Inc is a subsidiary of Yum! Brands, Inc. (NYSE:YUM), which also owns the Pizza Hut and Taco Bell restaurants.

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## Liverpool John Moores University (LJMU), School of the Built Environment



LJMU is a UK university based in Liverpool with a positive global reputation for its research, teaching, international outcome and links with industry, being recently identified as one of the 100 best universities in the world under the age of 50, according to the prestigious Times Higher Education (THE) league table. Also, according to the Sunday Times Good University Guide 2012, LJMU is the top modern university in the North West of England.

The university has a long tradition of teaching and researching in areas related to construction and buildings. The School of the Built Environment is the oldest Built Environment School in the UK, with approximately 2,000 undergraduate students, 130 postgraduates and 60 postgraduate research students. There are approximately 50 academics in the school and 15 research assistants, running

a portfolio of more than 30 programmes ranging from HNC/ HND through to PhDs.



David Bryde

The school has strong links with professional bodies, with courses accredited by such bodies as the RICS and CIBSE. The links with the professions also extend to research collaborations, knowledge transfer partnerships and the sitting on professional body committees in order to advise on policy and practice by individual academics.

The school undertakes all types of research, from applied research that is closely linked to industrial requirements to more theoretical 'blue sky' research that seeks to push the boundaries of knowledge and understanding, and will have an impact in the future. Funding for research comes from a variety of public organisations, such as Research Councils, Technology Strategy Board, EU and The Carbon Trust, and directly from industry partners, such as United Utilities.

All the research within the school is managed through the Built Environment and Sustainable Technologies (BEST) Research Institute, which brings together academics within the school from various disciplines ranging from engineers to social scientists. The broad areas of research and associated consultancy-related activities are: water and waste water management, structural engineering, highways and pavement engineering, building materials, use of radio frequency methods, including wireless sensors and bio-fuel generation, strategic facilities management, planning and property management, and construction management and economics.