

NORTHERN builder

Celebrating Over 30 Years

The leading magazine for Northern Ireland's building and design professionals

Vol 30 No 4 2019

FREE COPY

THIS ISSUE:

-  Focus on CCL
-  Broadbridge Primary
-  Castlewellan Community Centre

CLASS ACT

State-of-the-art boarding facilities at Campbell College, Belfast.

PHOTO BY: GORDON McAVOY PHOTOGRAPHY - T: 078411 93866

MAIN CONTRACTOR

QMAC

Construction Ltd

T: 028 8776 7088

smet®

TANKING MASTERS



Composite waterproofing with membrane and tile finish

- Full system for bathrooms and wetrooms.
- DIN 18534 compliant for 100% peace of mind.
- German-made, DGNB superior quality systems.
- Ready-to-use system solutions.
- Straightforward application.
- SMET technical advisory and backup service.



bringing european innovation

smet®

FOR MORE INFORMATION CONTACT: **Smet Building Products Ltd**

93A Belfast Road | Newry | BT34 1QH | Northern Ireland

T: +44 (0) 28 3026 6833 | F: +44 (0) 28 3026 7619

E: info@smetbuildingproducts.com

www.smetbuildingproducts.com or www.smet.ie



Inside this issue...



News & Views

- 9 **Federation of Master Builders**
Construction industry preparing for a downturn
- 14 **CEF Round-up**
Federation adds voice to calls for the restoration of Assembly
- 36 **James Hagan**
NI planning red tape holding up home building, investment and jobs
- 74 **Ray McCall**
Constant battle for payment a real issue for small businesses

Products

- 4 **Springfarm Architectural Mouldings**
SAM on course for £5 million investment
- 16 **Kilbroney Timber Frame**
High quality, cost-effective, bespoke homes
- 25 **RTU Exposa**
The Open at Royal Portrush delivers worldwide audience
- 79 **New Mosque in Cambridge**
Deluxe Group completes work on the first eco-friendly Mosque in Europe.

In Focus

- 27 **Broadbridge Primary School**
Refurbishment of existing building, by Piperhill Construction
- 37 **CCL Interiors Ltd**
Belfast company celebrates 45 years and looks to future with new Scottish base
- 59 **Castlewellan Community Centre**
Breathing new life into historic building was a labour of love for McGrady Contracts
- 76 **Home Bargains**
Ganson UK delivers new Home Bargains store in Lisburn

THE TEAM:

Managing Director **Karen McAvoy**
 Editor **John Hooks** | Editorial **Denise Maguire**
 Advertising **Karen Jess, Anita Murray**
 Digital Executive **Sarah Walker**
 Head Designer **Julie Anne Guiney** | Design & Digital **Jo Wilson**
 Photography **Gordon McAvoy** | Printed by **W&G Baird**

CONTACT US:

The Forge, 13b Lisburn Road,
 Moira BT67 0JR
T: Moira: 028 9261 2990
T: Dublin: 01 696 8319
E: northernbuilder@kmp ltd.co.uk
www.northernbuilder.co.uk

FOLLOW US ON:

 northern builder magazine
 @BUILDERMAG
 northern builder

With reference to the Misdescriptions Act, please note that the measurements and artist's impressions within are for illustrative purposes only and may not be accurate. Reproduction of whole or in part of this publication, without prior permission from Karen McAvoy Publishing Ltd, is strictly prohibited.



Jim Burke, Director of Sales and Acquisitions for Hagan Homes and Angela Johnston from Greater Village Regeneration Trust are pictured with Robert Donnelly and Junior Bingham.

HAGAN HOMES SCORES WITH FOOTBALL BLITZ

▣ Hagan Homes and the Greater Village Regeneration Trust (GVRT), an urban regeneration charity based in the Village area of South Belfast, recently teamed up to deliver a week-long football blitz programme for 30 local young people. The Greater Village Regeneration Trust delivers programmes to improve the quality of life for local residents. It seeks to build community cohesion by addressing housing issues, educational under-achievement, unemployment, health and well-being concerns and by increasing cultural understanding.

Discussing the Football Blitz programme, which was held at Blythefield 3g facility at the end of July, Angela Johnston from GVRT said: "We would like to thank Hagan Homes for providing funding to support this football programme, which engaged 30 local young people aged between five and 11 years old. "The daily routine with our coaching staff started with football skills, games and ended with football matches. Every child received a medal and a trophy with special trophies for a cross bar challenge and best helpers."

PUBLIC EXHIBITION ON TRIBECA BELFAST PLANNING AMENDMENTS

▣ Members of the public have been able to view a series of amendments to the outline planning application for Tribeca Belfast. The voluntary ten-week public consultation process, which comes ahead of the submission of the proposal in autumn 2019, was launched at the end of June when it was revealed that Castlebrooke Investments has committed to bringing North Street Arcade back into use in a new format, with space designed for independent retailers. The height of the Grade A office block on the corner of Rosemary Street and North Street, which was initially intended to be 27 storeys, has now been reduced to 10 storeys. There is also an increased allowance for green spaces, courtyards and residential space in line with the Belfast Agenda. The new plans incorporate a greater degree of retention of non-listed building fabric. Tribeca Belfast is a £500m urban regeneration scheme on a 12-acre site located beside St Anne's Cathedral bounded by Royal Avenue, Donegall Street, Lower Garfield Street and Rosemary Street.



SAM ON COURSE TO COMPLETE £5M INVESTMENT

▣ Manufacturing company, Springfarm Architectural Mouldings Ltd. (SAM), has announced that it is on course to complete a £5m investment programme as part of an ambitious 2020 growth strategy which has driven improvements in lead times, its product offering and capacity levels. The family-run business, which has sites in Antrim and Lincolnshire, is set to achieve an ambitious set of growth targets to double turnover by 2020. Founded in 1990 and employing 200 people, SAM boasts one of the most advanced production facilities in Europe. With an ever-expanding range of products, SAM is the UK's leading manufacturer of interior MDF mouldings including skirting and architrave, as well as façade and roofline products. Improvements to date have included an integration of technology and production systems, upgrading machinery, increasing the SAM stock offer, expanding the external sales team by another two employees and offering sector-leading marketing support across both digital and traditional platforms, tailored to individual account needs and market demands.

T: 028 9442 8288
www.samonline.co.uk

HD DECK®



A Composite Prime Product

Natural wood grain composite decking



Composite Prime®

Natural Evolution



Low Maintenance
& Long Life



Socially Responsible
& Friendly to the
Environment



Safe & Child
Friendly



FSC® 100% CERTIFIED TIMBER
& RECYCLED PLASTICS



HDPE

HD DECK®



A Composite Prime Product

Extra strong composite decking



HALDANE FISHER

TIMBER & BUILDING SUPPLIES

www.haldane-fisher.com

AVAILABLE AT: NEWRY • BANGOR • PORTADOWN • LISBURN • BELFAST • COLERAINE • LARNE • BALLYMENA • ENNISKILLEN



Des Taggart, Property Director, Conway Group; The Mayor of Ards and North Down, Alderman Bill Keery; Kevin McGurgan, Construction Director, Conway Group and Padraig Callaghan, Site Manager, Conway Group.

CONWAY GROUP ANNOUNCES MULTI-MILLION POUND DEVELOPMENT STRATEGY

Des Taggart, Property Director at Magherafelt-based Conway Group, has revealed that the opening of the new £8 Million Premier Inn Hotel in Bangor is the latest scheme in the company's multi-million-pound development strategy.

"When the disused leisure centre site on Castle Park Avenue was put up for sale, we recognised that it was the perfect site to meet the need for new hotel accommodation," said Des.

In addition to this 85-bedroom hotel, Conway Group has ambitious plans to develop several major schemes in Northern Ireland over the next five years.

Kevin McGurgan, Construction Director for Conway Group, explains: "We have a number of significant multi-million-pound projects in the

pipeline. Within the Cathedral Quarter area of Belfast we plan to develop a landmark mixed-use scheme which includes Grade A offices, a new Hotel and luxury residential apartments. We are also working on three other major city centre sites in Belfast that will deliver high quality apartment schemes, and we will continue to support Whitbread's ongoing expansion plans with further Premier Inn hotel developments."

Conway Group will also expand its care home portfolio with two new healthcare schemes, one next to Altnagelvin Area Hospital and one beside Antrim Area Hospital and in Glengormley there are plans to create a new neighbourhood retail and apartment scheme.

BUILT: EAST LAUNCHED AT C.S. LEWIS SQUARE

The Royal Society of Ulster Architects (RSUA), JP Corry, and the Department for Communities (DfC) have joined forces with EastSide Partnership to launch a temporary pavilion at C.S. Lewis Square in Belfast called 'Built:East'.

The structure – which takes inspiration from the Belfast Truss roof – celebrates the city's industrial legacy and will provide a year-round public space for outdoor leisure and recreation.

Designed by OGU Architects and Donald McCrory Architects, this project was the winner of the 2017 RSUA/JP Corry Belfast Flare Design Competition which challenged entrants to create a "structure of beauty, intrigue and inspiration - a place and space that both locals and visitors will want to experience."

Gary Hunter, Regional Director JP Corry said: "JP Corry is proud to support architectural innovation in Northern Ireland and help showcase the creative talents of local architects. We're delighted to have helped realise the ambition of architects to create an exciting new space for everyone to enjoy."



(L-R: Harry Moore, DfC; James Brown, Chair EastSide Property; Gary Hunter, Regional Director JP Corry; Ciarán Fox, Director RSUA)

CONSTRUCTION SKILLS REGISTER TO INTRODUCE TWO NEW CARDS

The Construction Skills Register (CSR) is introducing two new cards, an Experienced Worker Card and an Experienced Supervisor Card. These cards are for new candidates that have experience but do not currently hold a qualification. Both cards will be available from September 1, 2019. To be eligible for an Experienced Worker



Card, candidates must: Complete the CSR one day Health and Safety Training, provide proof of registration on an NVQ Level 2 qualification or higher, and have an employer declaration signed confirming their experience.

An Experienced Supervisor card will be introduced for new candidates who are experienced supervisors but do not hold a

supervisor qualification. To be eligible for an Experienced Supervisor card, candidates must: complete the CSR 4 day Site Safety for Supervisors course, pass the CITB(GB) Health, Safety and Environment Test for Supervisors, provide proof of registration on a supervisor NVQ (level 3 or 4) and have an employer declaration signed confirming their experience as a supervisor.



LAND YOUR PROJECT WITH **BUILD AVIATOR.**

ONE-TO-ONE SUPPORT WITH:

- ✓ ESTIMATING
- ✓ ACOUSTICS
- ✓ SAP
- ✓ RCDs
- ✓ AIR PRESSURE

To find out more call
028 9024 3661 or visit
your local JP Corry branch

jpcorry.com/buildaviator



BUILD BETTER

Why become a Master Builder?



Protection

Advice

Exclusive offers

Promotion

Enhanced credibility

Training



Join us

Apply to become a member today at www.fmb.org.uk/mb or call 0330 333 7777.

Terms and conditions apply – see the website for details.

 @fmbuilders

 FederationofMasterBuilders

 FederationofMasterBuilders

www.fmb.org.uk/mb



SOME COMPANIES LOOKING TO 'SUBBIES' OVER DIRECT EMPLOYERS SAYS BRIAN BERRY, FMB CHIEF EXECUTIVE...

Construction industry prepares for downturn, warns FMB

Construction industry bosses are reorganising their workforce in preparation for a potential downturn, with higher levels of sub-contracting and lower levels of direct employment, according to new research by the Federation of Master Builders (FMB).

Key results from the FMB's State of Trade Survey for Q2 2019, which is the only quarterly assessment of the UK-wide SME construction sector, are as follows:

- There was a decrease in employment levels among small construction firms for the first time in more than five years with over one fifth (21%) of employers reporting a reduced workforce.
- After a difficult start to 2019, workloads for construction SMEs grew slightly compared with the previous quarter, with more employers (27%) reporting higher workloads than in the first quarter of this year (22%).
- Bricklayers are the trade in shortest supply with nearly two-thirds (60%) of construction SMEs struggling to hire these tradespeople and 54% struggling to hire carpenters and joiners.
- Looking ahead, expectations for the future weakened slightly. Just over one third of construction SMEs (37%) are forecasting higher workloads over the coming three months, down from 41% in Q1 2019.

Brian Berry, Chief Executive of the

FMB, said, "Years of Brexit uncertainty have resulted in construction bosses starting to change how they employ their workforce. To ensure their firms are ready for any economic shockwaves later this year, employers are reducing their number of direct employees and relying more on sub-contractors who are easier to shed if work dries up.

"The construction industry has always used a significant proportion of subbies but the fact that direct employment is decreasing, points to Brexit nerves among construction bosses. This is the reality on the ground of what happens when years of uncertainty are inflicted on the construction industry. Furthermore, apprenticeship training has taken a hit as construction bosses are reluctant to take on young people when they can't be sure of future projects going ahead."

Brian concluded, "Worse still, the fear is that using more subbies can lead to a drop in the quality of our builds. Direct employees, who are well known to their firm, are much more likely to follow the



"Direct employees, who are well known to their firm, are much more likely to follow the ethos of their company and build to the right standard."

ethos of their company and build to the right standard. If construction bosses are trying to protect their businesses by employing more subbies, they might not always know how good these subbies are. Rebalancing the workforce may seem like a good idea at the time, but it could lead to reputation-damaging mistakes. If a downturn is on the horizon, reputation is everything and construction employers can scrutinise the quality of their workforce far more easily when they're on the books."

Federation of Master Builders, Unit 10, Kilbegs Business Centre, Plasketts Close, Antrim, BT41 4LY

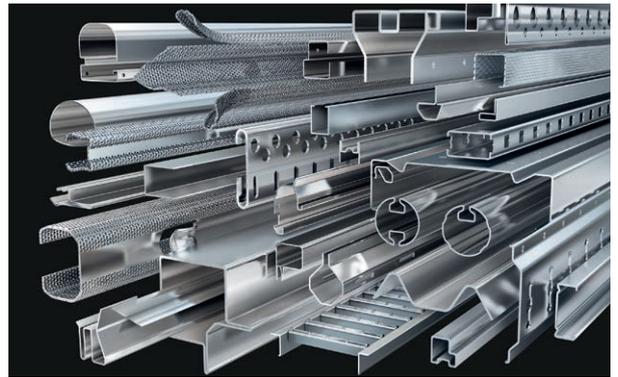
Tel: 028 9446 0416 - e-mail reception@fmb.org.uk

www.fmb.org.uk - www.findabuilder.co.uk



VERSATILE AND PRODUCTIVE METHOD FOR FORMING STEEL..

Introduction to Hadley Group's custom cold rollforming solutions



It's no exaggeration to say that custom cold rollforming is one of the most versatile and productive manufacturing methods ever devised for forming metal. It's a technique that Hadley Group has always specialised in. The company's innovative process takes the form of a continuous bending operation in which a long strip of coiled metal passes through a series of contoured rolls, progressively forming the metal to achieve the desired cross-section profile. Profiles that emerge from this process have a number of comparative advantages over standard extrusions, including significant savings in weight and increased strength. What's more, the rollforming process is far quicker and

can produce extrusion profiles with far less energy than what's required with other approaches. All in all, the method of manufacturing is helping Hadley Group to provide effective solutions to complex industrial challenges around the world. Hadley Group's process is perfect for producing constant-profile parts of long lengths and in large quantities. Unlike alternative approaches, the custom cold rollforming process maintains a high degree of consistency and accuracy and is suitable for a wide range of metals. At Hadley Group, these inherent advantages are paired with industry-leading technological expertise. To this

end, Hadley Group's team of technical experts are on hand to help customers navigate the development process. The team can help develop the most appropriate, efficient production solutions for any application, reducing design and manufacturing time, whilst simultaneously ensuring outstanding quality and accuracy. Not only is the system suitable for ferrous, non-ferrous, stainless steel and malleable metals but it has the ability to form materials with polished surfaces and pre-coated materials.

www.hadleygroup.com

Bespoke Frame Solutions

Shaping The Future Of Steel Frame Solutions

Pre-Panelised System
The Hadley Steel Frame off-site pre panelised system reduces the overall build programme along with accurate installation tolerances to maintain a seamless install process.

Infill Walling System
The Hadley Steel Frame SFS infill walling system provides support to all types of external finishes creating a weather-tight envelope at early stages of the construction programme, this helps to reduce the overall build timescales.

Offering a complete off-site, steel bolted building solution, Hadley Steel Framing combines industry-leading technical, structural and design expertise along with unrivalled installation standards and quality. As part of the global group, the company can provide a single solution from concept to completion for building projects in all sectors.

Working in partnership with Gyproc Ireland, Hadley Steel Framing is known for its high quality and bespoke solutions that will solve complex industry challenges.

t +44 (0) 121 555 1300
e ask.hadley@hadleygroup.com

www.hadleygroup.com



SHAPING THE FUTURE IN METAL

Working in partnership with



Create a good sound environment

Design flexibility for your internal space



Photographer: Left: Hans Georig Esch, Right: Studio Juha Sarkkinen

Saint-Gobain Ecophon, is a global supplier of acoustic ceilings and wall panel systems which contribute to good room acoustics and support a healthy indoor environment, with a focus on offices, education, healthcare, retail and industrial manufacturing premises.

With a deep understanding of the impact of sound on people and specialised knowledge in how best to implement our systems for maximum effect, we are confident we offer a product range that will help you create a space with optimal room acoustics while exploring almost endless design possibilities.

For further information or for acoustic advice for your internal space, please contact our specification team on 01 256 850977, alternatively email info@ecophon.co.uk or visit www.ecophon.com/uk



SAINT-GOBAIN
ECOPHON
WELCOMES NEW
NI AREA MANAGER...

Davina
determined
to have
a 'sound
effect on
people'

Davina Bradley, Area Manager for Northern Ireland.

I will also be creating awareness of the importance of acoustics in the office, classroom or healthcare facility and helping people get the best out of these spaces.

Saint-Gobain Ecophon, the company which develops, manufactures and markets acoustic products and systems that contribute to a good working environment by enhancing peoples' wellbeing and performance, has welcomed a new Area Manager for Northern Ireland. Davina Bradley took up her position in May and is excited about the challenges that lie ahead.

Tell us about your career to

date: I am originally from South Africa but my family has deep roots in Northern Ireland. My great grandfather, who was from Castlederg, was a school principal in Millbrook outside Larne before he moved to South Africa. My grandfather stayed in Northern

Ireland to complete his studies in mechanical engineering at Queen's University. He worked in Harland & Wolff for a short period before re-joining his family in South Africa. He met my grandmother, got married and started a family. I've always worked in the construction industry, mainly on the tool and fixings side but I am really excited about the new opportunities and learning new skills and a new part of the construction industry. I worked mainly in South African but I also lived and worked in Northern Ireland between 1998 and 2003 but I am delighted to be back in Northern Ireland – it feels like home and I am excited about the new challenge.

What attracted you to the Northern Ireland Area Manager

Position: Put simply Ecophon – the company as a whole and what it stands for. Room acoustics is an integral part of a great working environment which benefits people and the environment. I believe that if you have a passion for what you do and believe in your product and company it comes across to the customer. A number of my family members were teachers, working in classrooms with poor acoustics

and I often wonder if that attributed to health issues for them. I am now passionate about spreading the positive impact good acoustics can have on our lives.

How will your previous experience

help you in this position: I learned very early in my career to treat customers how I would like to be treated and I always endeavour to go one step further for my clients. My experience in developing and maintaining customer relationships and the desire and passion to help customers fulfil their requirements is vitally important.

What does your new position

involve: I will be developing relationships in the market from architects through to the end-user. I will also be creating awareness of the importance of acoustics in the office, classroom or healthcare facility and helping people get the best out of these spaces.

What will success look like:

Delivering more than is expected of me, having a positive impact on the lives of others and the environment and helping achieve happy, healthy spaces. – having “a sound effect on people”.

“I will be developing relationships in the market from architects through to the end-user.”



Construction industry on the brink

Over two and a half years since the collapse of the Northern Ireland Executive, local construction firms have made it very clear that a market recession is likely, if not already happening. This is the key headline from the latest State of Trade Survey, for the first half of 2019, conducted by the Construction Employers Federation.

The survey took the opinions of 80 Northern Ireland headquartered construction firms who were, collectively, responsible for turnover of approximately £975 million during 2018/19.

Key findings within the survey were:

- 60% of respondents think the local construction market will worsen in the next 12 months, 25% think it will stay the same.
- Only 35% of respondents said they were at full or almost full capacity. This is down from 75% when the survey was last conducted in February.
- Although half of respondents think their workforce will remain the same over the next 12 months, 35% think it will decrease. A jump of 20% since February's survey.
- As a direct result of the Stormont impasse, 60% of firms have put off growth plans.
- 28% of firms have already made redundancies, with a further 48% considering this likely in the next 3 months.
- 38% of respondents said margins on works had got worse or significantly worse in the previous 12 months. 55% said they had stayed the same.
- 30% hope to increase profitability in the year ahead – but 25% of firms are in survival mode – up from 20% in February.
- In an ongoing climate of uncertainty, 80% of firms said labour costs had risen significantly over the last 12 months.
- 65% of firms said the same for plant costs – but material costs were up significantly for 90% of respondents.
- 75% of firms believe that, if the UK is to leave the EU on 31 October, it must do so with an agreed Withdrawal Agreement and Transition Period. 10% neither agree nor disagree while 15% believe the UK should leave without a deal.



“It will not be acceptable to simply kick the can down the road again”.

Commenting on the survey results, Federation Managing Director John Armstrong said: “This is, unquestionably, the most challenging survey we have conducted of the industry since 2012.

“As Brexit continues to dominate the agenda, this survey is the reality of over two and a half years since the collapse of the Northern Ireland Executive and additional continued economic uncertainty.

“The key impact now being seen across the board is on jobs. The industry is reporting alarming increases in redundancies and projected redundancies since our survey was last conducted in February. Added to this, there is a systemic sustainability risk which is making more and more firms once again look with concern to their

future.

“The restoration of the Northern Ireland Executive cannot, alone, solve this crisis. However it being in place is a crucial enabler to having a sustainable pipeline of work, putting in place multi-year budgets which can provide certainty to the market and dealing with the key infrastructure funding challenges which are continuing to hold otherwise vital development back.

“Those funding challenges are most prevalent with NI Water. The consistent underfunding of NI Water has led to a drastic curtailment in much needed wastewater treatment works upgrades right across Northern Ireland and, consequently, a significant slowdown in the number of new homes being started and completed. We and

our members find it staggering to the point of absurdity how little political focus there is on fixing this issue given how critical it is to development of all types, not just new homes.

“Fundamentally, the price control process that NI Water are currently engaged in for the period 2021-27 is going to make the situation no better. For as long as their governance and financial model remains as it is, we will continue to face into a funding black hole which will make practically all of our collective infrastructure goals unachievable. A restored Northern Ireland Executive has to make this their number one infrastructure challenge to resolve – it will not be acceptable to simply kick the can down the road again”.

Construction Employers Federation, 143 Malone Road, Belfast, BT9 6SX.

T: 028 9087 7143 - E: mail@cefni.co.uk

www.cefni.co.uk



HIGH QUALITY, COST-EFFECTIVE, BESPOKE TIMBER FRAME HOMES...

A complete package from Kilbroney Timber Frame

With over 30 years' experience in the Construction sector, Kilbroney Timber Frame can provide a complete service from design through to installation. The major advantages of timber frame construction are its speed of erection, excellent thermal efficiency, sound performance and, of course, its considerable advantages over traditional building methods where environmental issues are concerned.

Either choose from Kilbroney's own comprehensive range of house styles from the company's portfolio, or alternatively, the Kilbroney Timber Frame team is

happy to manufacture and supply a kit to your own architectural design. For example, with the bungalow pictured (top right) you can have the timber frame kit supplied and erected, with all the insulation and the plasterboard, and the windows and external doors supplied and fitted for under £35,000!

Whether you are an architect, contractor or are embarking on a self-build project, Kilbroney Timber Frame can offer the right solution for your needs.

For more information on Kilbroney Timber Frame, telephone 028 4173 9077 or e-mail info@kilbroneytimberframe.com



“Kilbroney Timber Frame can provide a complete service from design through to installation.”



**Kilbroney
Timber Frame**
DESIGN, PLAN, BUILD



design, plan, build

Kilbroney Timberframe Ltd, Valley Business Park, 48 Newtown Road, Rostrevor, Co. Down, BT34 3BZ.
T: 028 4173 9077 - E: info@kilbroneytimberframe.com

WORK WEAR

MALLUSK

VISIONARY PROTECTION ALWAYS ON HAND

NEW EVO® VISTA™

EVO® VISTA™ is a next generation feature-rich safety helmet based on JSP's proven Evolution® head protection technology. The helmet incorporates a fully retractable optical class 1 faceshield or overspec. Easy to deploy, adjust and maintain, ensuring protection is on hand whenever it is required.

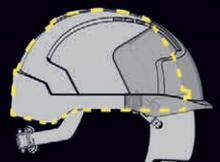
Conforms to EN397 & EN166



- ✓ High performance safety eyewear always on hand
- ✓ Individual wearers prescription eyewear compatible
- ✓ Safety cell protects wearer from ricocheting debris



The safety cell concept prevents ricocheting debris travelling up the eyewear and impacting the scalp.



OPTICAL CLASS 1



N - ANTI-MIST



K - ANTI-SCRATCH



UV 2C-1.2



IMPACT
(EVO® VISTAshield™ ONLY)



MM - MOLTEN METAL



LD - LATERAL DEFORMATION



-40°C TESTED



EN50365 ELECTRICAL INSULATION
AC 1000V or DC 1500V



Composite waterproofing system - available from SMET.

THE EXPERTS AT SMET ADVISE ON BEST PRACTICE WHEN IT COMES TO WATERPROOFING...

Tanking brings peace of mind

UK and Ireland building regulations require structures and building elements to be designed and constructed in such a way as to prevent damage or unreasonable nuisance due to water or moisture migration. From the initial design, provision should be made for suitable waterproofing/tanking and damp-proofing measures and this includes avoiding the common misconception that once a substrate is tiled and grouted, it offers full protection against leaks and moisture transfer. All

grouts are classed as water-permeable and are therefore no substitute for mandatory waterproofing.

FUNDAMENTALS OF TANKING
Composite waterproofing systems (membrane plus tile finish) have proved themselves in practice over many decades and are described in BS 5385-4 Design and Installation of Ceramic and Mosaic Tiling in Specific Conditions – Code of Practice. However, the standard is stringently governed in Germany in Standard DIN 18 534 Waterproofing for indoor

applications and covers the following materials to DIN 18 534-3 - Polymer dispersions (DM); Crack-bridging mineral sealing slurries (CM); and Reaction resins (RM). This comprises the following parts:

- Part 1:** Requirements and principles for design and execution.
- Part 2:** Waterproofing with waterproofing materials in sheet form.
- Part 3:** Waterproofing with liquid-applied waterproofing materials.
- Part 4:** Waterproofing with mastic asphalt.



bringing european innovation





“It is a common misconception that once a substrate is tiled and grouted, it offers full protection.”

Part 5: Waterproofing with waterproofing materials in sheet form in conjunction with tiles.

Part 6: Waterproofing with waterproofing materials in panel-shaped form.

Of key importance for the tiling trade is the fact that composite membrane and tile assemblies – through their inclusion in the new family of standards (DIN 18 534 Part 3) – will achieve the status of an officially standardised waterproofing system.

AVOIDING FAILURES

To avoid failures in the waterproofing system you must ensure:

- All membrane substrates (renders etc.) must be air-dry and meet various criteria. Floating or unbonded screeds for subsequent tiling should fulfil these residual moisture requirements: cementitious screeds $\leq 2.0\%$; calcium sulphate screeds $\leq 0.5\%$ or 75% RH measured to BS 8203. These values should be determined using a (standard) CM tester or Hygro Hood and documented. Any incorporated floor heating systems should normally undergo the commissioning procedure to DIN 4725 “Hot-water floor heating systems”, with a record taken of the results prior to waterproofing and flooring installation.
- Suitable levelling of the substrate must be achieved prior to waterproofing, i.e. the relevant wall and floor surfaces must be provided with all necessary levelling and filler coats, falls etc necessary for the thin-bed laying of tiles after waterproofing.
- A system-compatible sealing tape is incorporated in the membranes at movement joints. During subsequent installation of the tile covering, these joints are not rigidly grouted but normally sealed with a silicone product.
- In areas of moderate exposure, incorporation of a waterproof membrane is required behind tile coverings and below bath or shower trays, particularly where moisture-sensitive substrates are present to protect the structure against moisture penetration.

BATHS AND SHOWERS

The installation of waterproof membranes below bathtubs and shower trays is a perennial source

of debate on building sites due to the difficulty, in some cases, of coordinating the works of the various trades in order to meet this requirement. “The application of a sealant between the bath/shower tray and the wall does not constitute a waterproof barrier.” “The screed and waterproof membrane should be installed prior to the bathtub or shower tray and carried below this element.” DIN 18 534 - Areas below and behind bathtubs and shower trays shall be protected against water action!

Solution 1: Connection of bathtub/shower tray edge to membrane, e.g. with bathtub sealing tape.

Solution 2: Continuation of membrane below and behind bathtub/shower tray. If the installation of a waterproof membrane is planned below/behind bathtubs and shower trays, then only the pipes serving the relevant bathtubs/trays may be carried through this space. The penetrations for these pipes must be designed such as to ensure reliable connection of the membrane.

If no effective protection against splashing is provided (e.g. only a glass pane), the entire bathroom floor is classed as a high-exposure area (W2-I). This means that no moisture-sensitive (gypsum-bearing) materials can be incorporated in the floor and that flexible, cementitious sealing slurries are the minimum requirement for the membrane. If effective protection against splashing is provided, then a calcium sulphate screed may be laid outside the shower area (W1-I). The same applies where provision is made for an additional floor drain (e.g. below the washbasin) that is not strictly intended for regular use (W1-I).

A comprehensive range of tanking and waterproofing materials and technical advice is available from the experts at SMET.

bringing european innovation

Smet Building Products Ltd | 93A Belfast Road | Newry | BT34 1QH | Northern Ireland

T: +44 (0) 28 3026 6833 | F: +44 (0) 28 3026 7619 | E: info@smetbuildingproducts.com

www.smetbuildingproducts.com or www.smet.ie



VIZWEAR ON HOW TO ATTRACT MORE WORKERS TO THE CONSTRUCTION INDUSTRY...

Skills gap is a major issue for employers

It's no secret that the construction industry is currently facing an increasingly large skills shortage. The industry has long suffered from a lack of skilled workers, making it more difficult than ever to hit deadlines due to the shrinking talent pool. This is a big problem for the government, whose plans to build 300,000 new homes a year in the UK by the mid-2020s is becoming more of a pipe dream. In fact, according

to the Royal Institute of Chartered Surveyors (RICS), the lack of skilled construction workers is at its highest point since 2007. In order to get back on track, the industry needs to recruit over 200,000 more workers by 2020. Below, industry experts at Vizwear explore what problems the skills shortage in construction is causing for the government's homebuilding targets — and what companies can do to help fill key positions.

The main problem that's contributing towards the skills shortage is that as a whole, the construction industry is still battling with an image problem. "The industry needs to attract a fresh workforce to keep up with demands", says Daniel Ure from online PPE retailer Vizwear. "But for many on the outside, the thought of working in construction still conjures up images of wolf-whistling workmen on building sites. To attract a new stream of



workers, the industry needs to shake this negative image and show how the industry has developed." It's not just the difficulties of attracting new employees that are causing a skills shortage, though: it's also due to the current workers. Data from the 2011 census showed that in the construction industry, one in five employees were aged over 55. This means that by the early 2020s, when the industry should be hitting its homebuilding targets, most will have reached or be close to retirement age. The biggest barrier facing the construction industry is presenting itself as a desirable career path to

potential employees. Although often seen in a bad light, there are fantastic opportunities to be had in construction, including mechanics, engineering and electronics.

EDUCATION

To ensure that the future workforce in construction is vibrant and engaged, young people need to be re-educated about what construction is really like

A survey created by L&Q Group discovered that only one in ten children between the ages of 16 and 18 would consider a career in construction, fearing that the industry would be 'challenging and unexciting'. Working closely with schools and colleges to promote the industry is a great way to show young people that there are a number of avenues their career path can take in construction. By setting up a formal work experience programme, you can attract future workers with real, hands-on experience to give students the chance to experience the industry for themselves.

DON'T NEGLECT TRAINING

By offering proper training programmes, construction companies have the opportunity to help close the skills gap with new talent. It's not just labour-intensive roles that are suffering from the skills shortage — there is also a demand for tech and digital skills.

But rather than looking externally for these roles, use it as an opportunity to upskill your current staff. Nurturing talent within your business is great for morale; plus, you'll help to develop your team's careers, skill sets and better utilise ambitious and forward-thinking workers.

There are also government-funded schemes available to help train future construction workers. For instance, we are currently in the middle

of an 18-month fund set up by the government, launched with a budget of £22 million.

LOOK FOR SKILLED WORKERS IN THE RIGHT PLACES

Ensuring that next-generation workers are knowledgeable about the industry is vital, but there are other skilled groups that are waiting to be snapped up by the industry.

For example, over 14,000 leave the military every year, meaning the construction industry has a pool of highly trained individuals with transferable skills at their disposal. There are a number of companies that have already reaped the benefits of military leavers, and even provide specialist training and learning credits to get them fully trained as soon as possible.

The government has already been warned by the Housing, Communities and Local Government Committee that an over-reliance on traditional building methods will see the UK fall short of its home-building targets.

To keep the industry on target, construction companies need to look outside the norm and embrace more modern techniques. From off-site construction, manufacturing and assembly to modular constructions, there are a number of avenues companies can take to improve efficiency while maintaining quality. "The construction industry is always changing," says Daniel Ure from online PPE retailer Vizwear. "We're constantly seeing exciting new innovations that allow us to work smarter and more efficiently."

"In order to make the most of new industry methods, it's vital that new talent is found to close the skills gap. Construction is still trying to shake off its past image, but by pooling its resources into educating and training future generations and current talent, the industry can ensure it's recruiting the right workers to hit its targets."



ABC Council Lord Mayor, Mealla Campbell, Council Chief Executive, Roger Wilson, Farrans Regional Director, Warren Wright pictured with representatives of Farrans Construction and ABC Council

SOUTH LAKE LEISURE CENTRE WILL PROVIDE WORLD-CLASS FACILITIES FOR RESIDENTS AND VISITORS...

£35m Craigavon leisure complex ‘tops out’ as project stays on course for completion

Progress to create one of Northern Ireland’s newest and largest public leisure complexes took a leap forward recently as the final bolts to the roof of the new £35 million centre in Craigavon were finally moved into place.

The ‘topping out’ ceremony – which marks a key stage in construction where the building reaches its highest point – kicks off a fresh workstream of internal and external work that will

rapidly gather pace ahead of its grand opening launch next year.

When completed, the new world class South Lake Leisure Centre will be among Northern Ireland’s most modern, state-of-the-art leisure centres with picturesque views. Fit for modern needs and constructed against exacting new building requirements, it will transform leisure provision in the area for generations.

Due to open in autumn 2020, the

stunning facility will incorporate an impressive eight-lane, 50-metre swimming pool, a 1,000m² gym – the largest anywhere on the island of Ireland – and an extensive outdoor water sports provision.

Also featuring an eight-court sports hall, studios, activity rooms, soft play area, health and beauty suite and a café, all in a cutting-edge building carefully designed to be accessible to all, it is the largest capital investment



Pictured together to mark this important build milestone is Lord Mayor of Armagh City, Banbridge and Craigavon, Cllr Mealla Campbell, and Warren Wright, Regional Director at Farrans Construction.



South Lakes Project Director, Andrew Stevenson

it provides employment for a large number of local businesses."

Lord Mayor of Armagh City, Banbridge and Craigavon Borough Council, Cllr Mealla Campbell, said: "The new South Lake Leisure Centre will serve as an icon for Craigavon and the wider borough and its creation underlines our commitment to provide the very best amenities for residents and visitors for decades to come.

"This outstanding, breathtaking facility will provide an unrivalled health and wellbeing provision which will improve the quality, health and wellbeing of our citizens and deliver an exciting platform of opportunity to encourage and inspire greater sports participation and achievement at a local, national and international level.

"This new high-performance South Lake Leisure Centre will be a hive of activity, reflecting the vibrancy and ambition of the borough and the people we represent."

Construction of the new complex has created hundreds of jobs, with around 500 full-time workers signed up to complete the build.

Warren Wright, Regional Director at Farrans Construction, said: "As one of the UK and Ireland's most experienced construction leaders, we're delighted to be celebrating this pivotal build milestone. From design through to development, we're also incredibly proud to be involved in the creation of one of the best health and sporting facilities anywhere in these islands which when complete will be available to all.

"We have an excellent construction track record and I'm pleased to report that we are well on track to open next year."

Plans for the new leisure complex are part of a wider regeneration programme across the ABC area. It's proposed a new leisure village facility will be built in Armagh to replace the current Orchard Leisure Centre, although this project is still at the early stages.

ever undertaken by Armagh City, Banbridge and Craigavon Borough Council.

As part of the council's commitment to maintaining high levels of spend within the local market and among small to medium-sized enterprises, it commissioned Farrans through the Scape Procure National Construction – Major Works England and Northern Ireland framework to build the new leisure centre.

Scape's collaborative ethos involves engaging with approved local businesses, sub-contractors and suppliers, ensuring that the project provides significant employment opportunities for residents and businesses in the area.

Local businesses already involved in the scheme include Callan

Construction, D&K Systems, Taranto Piling, GM Wall Tracking and J&C Agencies.

Project Director, Andrew Stevenson said the South Lakes build is currently the largest Scape project underway in Northern Ireland.

"It works very well," said Andrew.

"As well as ensuring we have the best contractors working on the project it allows us to directly engage with the local community. We have a social engagement officer who is involved in areas such as working with the long-term unemployed or in schools and showing young people pathways into the construction industry.

"It also allows the council to demonstrate its commitment to the local community by, not only, building the leisure centre, but ensuring that



Proven
Quality



Expert
Consultation



Customer
Service

RTU

MORTAR / CONCRETE / PLASTER / SCREED

The first choice building products supplier for leading architects, construction companies, builders and the self-build sector.



exposa
DECORATIVE CONCRETE

**Our Award Winning
Decorative Concrete**

High performance with outstanding visual appeal across a range of colours.

ultracem.
cement liquid screed

**New Generation
Cement Liquid Screed**

A diverse and agile product that is compatible with all standard floor coverings.

ultraflo.
hemihydrate liquid screed

**The Ultimate Partner for
Underfloor Heating**

Improved energy efficiency and lower running costs with underfloor heating.

Speak to our expert team

028 9085 1441
sales@rtu.co.uk

www.rtu.co.uk



THE OPEN DELIVERS WORLDWIDE AUDIENCE FOR RTU...

Golfing greats stride out on Exposa® decorative concrete

RTU has seen the spotlight shine upon several high-profile projects, for which we were delighted to have provided our building products. This year, the completion of Queen's University's Biological Sciences Building and the launch of Translink's Milewater House Depot was followed by the completed refurbishment of Hillsborough Castle, opened to the public by HRH The Prince of Wales.

Then, the oldest golf major in the world arrived at Royal Portrush Golf Course.

The highest-profile names in the sport, including Tiger Woods, Rory McIlroy and winner Shane Lowry, walked the course's extensive Exposa® pathways supplied by RTU. As Managing Director, David McIlroy, confirms "there's no better test of your product's quality than a record-breaking crowd at one of the world's largest sporting events."

RTU is an innovative company, always looking to the future and researching new products that meet the evolving needs of our customers. The quality of RTU lies in an expert team that understands construction, and a range which delivers diverse, agile and efficient products. We counter the challenges our customers face by offering project-specific solutions, seamless logistics and excellent service that ensures hassle-free delivery and peace-of-mind.



The Open 2019 winner, Shane Lowry on RTU's Exposa® Decorative Concrete



LET RTU PRODUCTS MAKE THE DIFFERENCE

EXPOSA®
Our beautiful decorative concrete is the ultimate alternative to traditional paving, asphalt, tarmac and loose gravel. Exposa® is highly durable,

low maintenance, practical, safe and flexible, with a slip-resistant finish that makes it the ideal choice for residential driveways, patios and footpaths as well as commercial applications in large pedestrianised zones. What makes Exposa® stand out from the crowd is the variety of colours on offer that allows designers and architects to be as bold or subtle in their design work.

ULTRAFLO®
Ultraflo® is Ireland's only ready mixed hemihydrate liquid floor screed. With very low shrinkage, the risk of cracking

and movement joint requirements are greatly reduced. Also, it offers improved energy efficiency and lower runnings costs with underfloor heating, and being a hemihydrate screed means it requires no buffing/grinding to the floor surface. Ultraflo® is produced in RTU's state-of-the-art manufacturing facilities and with a ten-year proven track record, it ensures a perfect screed every time.

ULTRACEM®
Ultracem® is a Portland cement-based, pump applied liquid floor screed that excels due to its fast-track qualities as well as the speed and ease of install over traditional sand:cement screeds. The sheer diversity of Ultracem® is highlighted by its compatibility with all standard floor coverings including tiles, wood, vinyl, carpet and wet areas. When compared to traditional sand:cement screeds, the significantly reduced thickness and weight of the product deliver an agile and efficient solution for commercial, residential and self-build projects.

RTU, Cloughfern Avenue, Newtownabbey, County Antrim, BT37 0UZ.

T: 028 9085 1441 - E: sales@tru.co.uk

www.rtu.co.uk

RTU

MORTAR | CONCRETE | PLASTER | SCREED

SIG IRELAND

CONSTRUCTION ACCESSORIES | FACADES | INSULATION | INTERIORS | ROOFING | TECHNICAL INSULATION | AIR HANDLING

Streamlined for the future...

SIG CONSTRUCTION
ACCESSORIES

SIG FACADES

SIG INTERIORS

SIG INSULATION

SIG ROOFING

SIG TECHNICAL
INSULATION

SIG WORKPLACE

SIG AIR HANDLING

From groundworks to the roof and everything in-between, **SIG Ireland** delivers the full range of specialist building materials for your construction project, nationwide.

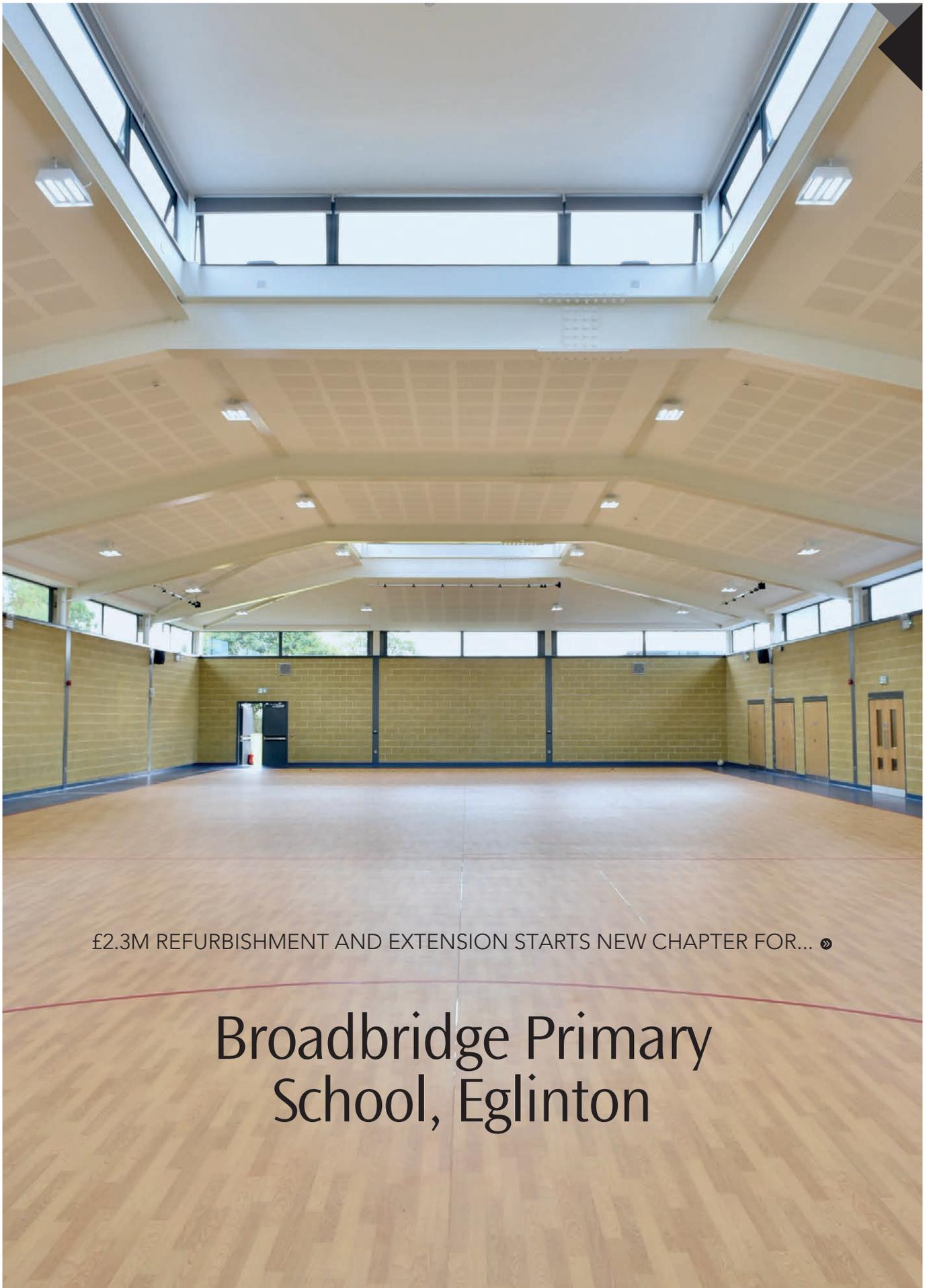
SIG can bring expert knowledge in specialist products to individual market sectors

- Education
- Health
- Commercial & Industrial
- Residential
- Renovation, Maintenance & Improvement



For more information please visit
www.sig.ie or email enquiries@sig.ie

SIG IRELAND



£2.3M REFURBISHMENT AND EXTENSION STARTS NEW CHAPTER FOR... »

Broadbridge Primary School, Eglinton



MAIN CONTRACTOR

PIPERHILL CONSTRUCTION DELIVERS SCHOOL WHICH WILL SERVE THE NEEDS OF EGLINTON COMMUNITY FOR GENERATIONS TO COME...

Piperhill Construction Ltd was the main contractor on the £2.3 million Broadbridge Primary School project, at Coolafinney Road, Eglinton.

The project saw the delivery of 10 new classrooms, a sports hall, refurbishment of the existing school building, decanting of existing school mobiles, associated site works, street-lighting site services, drainage and the remodelling of the existing car park and front entrance.

It was delivered within a live school environment for the Trustees of the school. The

scheme was designed by RMI Architects and the Consultant Engineer was Mott MacDonald. Piperhill has a strong track record of delivering high-quality buildings. The company's in-house project teams have years of experience in identifying and implementing a wide range of new build, renovation and refurbishment projects. Piperhill prides itself on its network of specialist supply chain partners who can take the strain off clients as the project develops through the onsite delivery process to turnkey project completion. This project had such a tight turnaround and

each of the supply chain partners played a vital role in the delivery. The contractor had eight weeks during the summer holidays when the school was closed to complete the refurbishment works to the existing building as well as digging out the front car park for installation of new Power NI Kiosk for the new mains supply.

"We are very pleased. It is a building which will serve the needs of the school very well," said Piperhill Site Manager, Gerard McGuigan.

"I must pay tribute to the School Principal, Daniel McLaughlin who was extremely helpful and

PIPERHILL

"We're proud of how well everyone on this job came together."



BROADBRIDGE PRIMARY SCHOOL, EGLINTON

brilliant to work with throughout the project. Having that good working relationship with the client on projects like this is certainly an important element and I have to say Daniel was a great guy to work with."

The new build incorporates a number of green technologies and has an underfloor heating system which is controlled remotely by a company based in Belfast in an effort to ensure energy wastage is kept to a minimum.

The new sports hall has been marked out to 'Sport England' standards to allow the school and community to host school netball tournaments. The local community had also part-funded this element of the school.

The school has a water infiltration system which allows for surface water to soak back into the

ground through permeable asphalt surfaces. This system negates the need for sloping surfaces to drain away water, helping reduce the potential for flooding whilst also reducing drainage costs.

Piperhill Construction Bid-Business Development Manager, Cheryl Bailie said the company is proud of how the project has been finished.

"The end result of a lot of hard work is a school which will serve the needs of the Eglinton community for generations to come and we are very proud to have played a central part in that," said Cheryl. "We're also proud of how well everyone on this project came together and completed the project in a thoroughly professional manner."

Throughout the project period,

Piperhill continually engaged with the School Trustees, local businesses and the local community, not only in terms of managing the build during term time but also to achieve good value engineering benefits and cost savings which could be redirected to some additional renovation works to two other areas within the existing school.

As a Construction Company, Piperhill has been operating since 1997. It delivers a wide range of projects across a diverse number of sectors. A recently completed new build project in London, Barking and Dagenham 'Future' OnSide Youth Zone has been shortlisted as one of the finalists in the Construction Excellence Awards 2019 category 'GB and Republic of Ireland Construction below £5m.

Piperhill Construction, Unit 14 Acorn Business Centre, 2 Riada Avenue, Ballymoney
 E: info@piperhillconstruction.com - T: 028 2766 2123
www.piperhillconstruction.com



OAK VENEERED TIMBER FRAME DOORSETS



JP Corry supplied oak veneered timber frame doorsets to Broadbridge Primary School. A number of these sets also included glazing and acoustic seals with various fire ratings up to 60 minutes. The door sets were supplied with hinges and prepared for other ironmongery. JP Corry also supplied a number of timber screens to connect to the doorsets. The company can supply everything from foundations to the finishing touches of a construction project and in addition, JP Corry boasts several landscaping centres and architectural product showrooms.



**JP Corry, 648 Springfield Road,
Belfast, BT12 7EH T: 028 9024 3661**
Visit www.jpccorry.com to find your nearest branch.

PLASTERING CONTRACTOR



Mono-Rend Ltd was the plastering contractor on the Broadbridge Primary School project.

An eight-strong team took approximately six weeks to machine apply 3,500 sq mts of hard coat and skim throughout the refurbished and newly built areas of the school. Mono-Rend Ltd has worked with Piperhill Construction on a number of occasions with Mono-Rend Director, Justin Lawn describing the contractor as an excellent company to work with.



E: justin.lawn@outlook.com
T: 0759 6410 921

SCAFFOLDING



Ace Scaffolding provided the scaffolding for the Broadbridge Primary School project. The Ballymoney-based firm supplied scaffolding around the perimeter of the building as well as the interior. Ace Scaffolding delivers professional scaffolding services for both domestic and commercial purposes anywhere in Northern Ireland. The team of highly skilled scaffolders can supply, erect and dismantle their quality scaffolding. Services also include scaffolding sales as well as the provision of spectator stands at affordable prices.



T: 07980 302 594 - E: adrian@acescaff.co.uk
www.acescaffoldingballymoney.co.uk

WINDOWS, DOORS AND CLERESTORY WINDOWS



Innovated Aluminium Technology (IAT) manufactured and installed all the clerestory windows, doors at Broadbridge Primary School. IAT installed Metal Technology products throughout for this contract. They also worked closely with ironmongery specialists to ensure the access control system was compatible with the system. It was also the first time that IAT has worked with Piperhill Construction and Managing Director, Leslie McClements says it is a working relationship he is keen to develop. "This job really showed Piperhill who we are and what we are capable of."



T: 028 7181 0829 - E: info.iat@aol.co.uk
www.iatltd.co.uk

INNOVATIVE SOLUTION TO CONNECTING PROBLEM...

Simpson Strong-Tie introduces new Gable Panel Connector



Leading construction connector manufacturer, Simpson Strong-Tie has developed a system of connectors which incorporates new and existing products for the installation of a timber gable panel. The brand new GPC, Gable Panel Connector, solves the problem of the connection detail between the masonry wall, the wall plate and the bottom rail of the gable panel. Simpson Strong-Tie Sales Director, Jon Head, says "We are pleased to

be able to offer a complete solution for connecting timber gable panels to masonry walls and roof structures. The GPC has been developed to safely transfer the lateral wind loads being applied to the masonry and the timber gable ends into the braced roof diaphragm. The solutions give installation options using either a

continuous wall plate or raised wall plate at the gable end." Simpson Strong-Tie continues to develop a wide range of engineered and tested products to help build safer, stronger, structures. **For full technical details visit the Resources/Literature section at www.strongtie.co.uk**

"A complete solution for connecting timber gable panels to masonry walls and roof structures."

GABLE PANEL CONNECTION SOLVED. *NEW*

GPC
Gable Panel Connector

A complete solution for connecting timber gable panels to masonry walls and roof structures.

Developed to safely transfer the lateral wind loads being applied to the masonry and the timber gable ends into the braced roof diaphragm. **Building Safer Stronger Structures.**

Connect with us: 01827 255600 | www.strongtie.co.uk | [f](#) [t](#) [@](#) [in](#) [v](#) @strongtieUK





DIY SOS PRESENTERS HUMBLLED BY RESPONSE FROM NORTHERN IRELAND'S TRADESPEOPLE AND SUPPLIERS...

Family's outlook on life changed forever



The overwhelming generosity of hundreds of tradespeople and suppliers from across Northern Ireland has changed the lives of a North Down family forever. For the first time in its 20-year history the BBC's DIY SOS programme visited Northern Ireland in June to transform the home of the McCreight family from Bangor. And the programme received one of its biggest ever responses to their calls for help as the DIY SOS team completely reconfigured the McCreight's home. With mum Mandy spending around 80 percent of her time in her bedroom due to health complications, the family spent

large amounts of time apart despite living in the same house. An emotional Mandy thanked every one of the tradespeople and suppliers after presenter Nick Knowles revealed their new home to the McCreights on Thursday June 27. Build Manager on DIY SOS, Mark Millar, who lived in Bangor 35 years ago before moving to England, explained that the programme generally receives around 300 offers of help per programme. In Northern Ireland they received over 850 offers of help from local tradespeople and suppliers. Presenter Nick Knowles described the



nine-day build as an 'extraordinary' project.

"I have been so proud to work with the tradespeople and suppliers here," said Nick. "The way the guys have gone about working has been amazing. For people to see this work for the family and for those who worked on the project – and I know many of them have got a lot out of it – it sends out a message all over the country that we are a group of islands full of good people who want to do good things." Northern Builder spoke to a number of those who volunteered their time or materials for the DIY SOS Big Build. Pippa Mitchell from Fusion Heating said the company was proud to be able to give back to the community. "This is the sort of thing we try to be involved in and it was brilliant to be picked to be a part of the DIY SOS build," said Pippa.

"We saw the call to action and we

immediately volunteered all of our trades including builders, plasterers, plumbers and gas engineers. In the end all they needed was a plumber but we were delighted to be involved, it was a very worthwhile cause.

"And through working with our partners at PTS we were able to supply items such as specialised toilets and towel rails – basically anything the DIY SOS team needed we were on hand to help."

Pippa also paid tribute to the East Belfast company's workforce not involved with the programme.

"When we had people on site in Bangor it meant the other guys had to step up and cover their workload which they all did. The rest of the guys were basically on hand to do what was DIY SOS Presenter, Jules Perryman paid tribute to everyone who helped out on the build.

"I have been doing this job for 20

years now and I still get a buzz and a good feeling when I see people giving up their time and materials to come in and help out a complete stranger when they need it most," Jules told Northern Builder.

"Sometimes in life people, through no fault of their, get into situations they struggle to get out of and this is a great way to help them.

"The response here in Bangor has been amazing from the different trades and suppliers. We have all said how friendly and nice the Irish have been – great people lovely place.

"And the workmanship has also been very impressive. The quality has been excellent throughout – from the first fix, the carpenters through to the decorators who really put a shift in. They were one of the last to leave at night and then were back in at 4am the next day all because they wanted everything to be 100 percent correct.

MACBLAIR COOKSTOWN DETERMINED NOT TO LET HIGH STANDARDS SLIP...

A thriving Cookstown business

MacBlair Cookstown is Mid-Ulster's one-stop-shop for building products, bathrooms and plumbing and heating supplies located on a modern site with easy access for customers.

And despite strong sales performances, the Cookstown branch is determined not to let the high standards slip in what is a very competitive marketplace. Branch manager, Paul Wilson is determined to ensure the branch looks to the future, with the customer's needs at the heart of everything they do.

"A lot of our success is down to the fact that we have a large, modern site which not only allows easy access for customers and deliveries but it also enables us to carry a wide stock profile," said Paul.

"And by utilising the size of the MacBlair business we can buy correctly, which means we can provide high-quality products at a fair price." Situated on the one site, MacBlair Cookstown is home to the company's Builders' Merchant, Watershed Bathroom & Tiles and the Plumbing & Heating department.

"We are performing well but there is always that desire to push forward. We certainly won't be resting on our laurels but instead seeking new ways to push the business on," said Paul.

And to that end the Cookstown



branch has welcomed three new members of staff.

"Shane Kealey has joined us as a plumbing and heating supervisor," said Paul. "Shane is an ex-plumber and brings real expertise to the position. He is on-hand to speak to DIY-ers or builders who may need some guidance or information. And of course Shane's plumbing and heating expertise goes hand-in-hand with our Watershed Bathrooms & Tiles department.

"In this department we have welcomed Ryan Sinclair who has expertise in creating 3D images of how customers' finished bathrooms will look. Often it is

hard for a customer to visualise how a certain product will look in their home and Ryan is able to do that for them in a very tangible way."

MacBlair Cookstown has identified the self-build market as a sector which has growth potential. "We have welcomed Ronan Rocks to the branch in an internal sales position and one area Ronan will be concentrating on is the self-build market," said Paul. "We see this area as one which we can grow and develop. Ronan, who has extensive sales experience, will be going out to sites across Mid-Ulster to establish relationships with those involved in self builds and introducing them to the MacBlair portfolio – bar the kitchen MacBlair can supply everything you will need to build your new home."

With a fleet of two 26-tonne trucks fitted with hiab cranes and a long wheelbase van MacBlair's next day delivery service will keep your build on schedule.



MacBlair Cookstown, Sandholes Road, Cookstown.

T: 028 8676 2211 - E: cookstown@macblair.com

www.macblair.com

MacBlair
Your LOCAL Builders' Merchant

COMMENT FROM JAMES HAGAN, FOUNDER AND CHAIR OF HAGAN HOMES...

‘NI Planning red tape holding up home building, investment and jobs’

Late last year James Hagan and his eight-strong team of design, planning, construction, quality control and financial staff at Hagan Homes committed to building 2000 homes in Northern Ireland in the next 10 years. The announcement coincided with the firm’s 30th anniversary.

Northern Builder has spoken to James Hagan, Chairman of Hagan Homes about his ambitious plan and issues facing the residential home sector. Discussing the company’s track record and planning challenges, James Hagan said:

“Hagan Homes is an award-winning company that has built over 4000 homes across Northern Ireland since it was established. The company is committed to Northern Ireland and as part of a £300million development programme we plan to build 2000 new homes by 2028. In the process we will create and sustain hundreds of jobs in the local construction sector. That figure could be much higher if planning processes here were speedier and less bureaucratic.”

James explains: “I could have an additional 800 homes being constructed right now if decisions were made quicker.

“I was on a site in Glasgow recently and was told that planning permission for the site would take six to nine months. If that was here, I wouldn’t have that permission for two years. Our site in Ballymoney took three years to go through planning. We also have a site in Comber that is awaiting permission – we are in a consortium which plans to build 900 homes on that development and the process to date has taken eight years.

“The current planning process in Northern Ireland is significantly slower and more bureaucratic than in



James Hagan, Founder and Chair of Hagan Homes.

“We believe that community infrastructure is important, and we’re committed to building sustainable communities.”

England, yet we are shouting about a need for houses and social houses. The time lag impacts on job creation, inward investment and ultimately people getting houses.”

Hagan Homes’ £300m investment over the next ten years will see sites developed in The Rose Garden, Derriaghy; Shimna Mile, Newcastle; Ballyoran House, Dundonald; Lawnbrook Avenue, Belfast; Old Dundonald Road, Dundonald; Utility Street, Belfast; Gaffiken Street, Belfast; Burn Road, Coleraine; Charlotte Street, Ballymoney; Enler Village, Comber; Ballyveigh, Antrim and Thaxton Village, Lisburn and more.

The homes will be affordable and aimed at first time buyers. Mr Hagan adds: “They are nice houses which offer value for money, that’s what people want; they want a good home with a nice style. We’re interested in reviving existing communities that have altered over the years or lost their appeal to the new buyer.

“We believe that community infrastructure is important, and we’re committed to building sustainable communities, which is also why we provide financial support to a range of charities and voluntary organisations who are working on the ground in the communities that we’re involved in.”



CCL INTERIORS

Professional interior fit-out solutions to a client base across UK and Ireland

ccl-interiors.com



BELFAST COMPANY LOOKING TO THE FUTURE WITH RENEWED CONFIDENCE...

CCL Interiors Ltd celebrates 45 years in business

CCL Interiors Ltd is marking its 45th anniversary but instead of feeling nostalgic the Belfast company is looking to the future with bold plans for further development. The company has enjoyed rapid growth in recent years during which time it has had to move to new bespoke premises after outgrowing its former base. And just over a year ago CCL

Interiors put down a marker by establishing a regional base in Scotland with the opening of a Glasgow office. Turnover has rocketed up from around £3 million per year to £12 million per year. "With the growth and success of the business in mainland UK and with a great proportion of that work being secured in Scotland, the natural progression

for us was to open an office in Scotland. Our location was chosen in Glasgow near Charing cross as this gives us a good central base to cover Scotland and also good transport links between our headquarters in NI and the other sites where we operate in UK," said CCL Interiors Managing Director, Andrew Montgomery. "We opened it last June and it

45 YEARS
IN BUSINESS

"Officially accredited to the highest occupational and Health and Safety standards."

45 YEARS
IN BUSINESS

OVERVIEW

is already proving to be very successful."

CCL Interiors is a leading construction services company providing professional interior fit-out solutions to both the public and private sectors. The company's specialist services range from suspended ceilings, partitions, raised access flooring, lightweight steel framing systems and Altro Whiterock wall cladding. "The re-brand was very important for moving into new markets in mainland UK. With the name of Contract Ceilings Ltd, it was assumed by potential and new customers that we only carried out suspended ceilings, however with the diversification over recent years Suspended ceilings equated for less than 25% of our business revenue," said Shaw Montgomery.

"Whilst we understood the need for a new name less specific to ceilings, we wanted to reflect our heritage therefore re-branded to an abbreviation of Contract Ceilings Ltd (CCL)." The company was established in 1974 by Shaw Montgomery senior as Contract Ceilings Ltd and over the years has built its reputation on providing a first-class service to the construction industry. It is now under the stewardship of Shaw's sons, Andrew and Shaw who have taken the company to the next level.

Given the diversification of its service range and the

penetration into new markets and sectors, Contract Ceilings underwent a rebranding exercise in 2012 to become CCL Interiors Ltd.

"The rebrand was very successful for us and something we needed to do to reflect the wider scope of the work we were undertaking and also to reflect the developments of the company," said Shaw.

"We are very proud of where this company has come from and its development down through the years," said Andrew.

Andrew has more than 30 years' experience working at CCL Interiors. Andrew became Director in 1997 and since then he has helped successfully oversee CCL Interior's business

development and growth strategy. As a result of the continued success the company benefited from his Directorship. Shaw Montgomery joined CCL Interiors in 2002 and has a wealth of experience in the construction industry. Shaw's experience and expertise led him to be made Director in 2005. Since then Shaw targeted business growth in the UK mainland and as he had studied in Edinburgh he viewed Scotland as a key target due to existing contacts that he had made through his studies and also through existing contractors who worked both in Scotland as well as Northern Ireland. This is why we have grown to such a level in Scotland in particular. »



Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.

T: 028 9045 8855 - E: info@ccl-interiors.com

ccl-interiors.com





IMPRESSIVE NEW BASE DOUBLES AS A SHOWROOM FOR CCL INTERIORS...

New office space helping company reach next level

CCL Interiors has moved to new bespoke offices as the company continues to deliver on its plans for continued growth.

The progressive company has moved a short distance across the Belfast Harbour Estate to their new home at Unit 16, Pilots View, Heron Road. However the new offices represent a huge step forward as CCL Interiors

keeps pace with its rapid increase in turnover.

Four years ago CCL Interiors were turning over around £3 million per year but this figure has now rocketed to £11 million per year with forecasts predicting a turnover of up to £14 million in the next 12 months.

With a workforce of 250 on-site operatives CCL Interiors has

never been busier.

CCL Interiors is a leading construction services company providing professional interior fit-out solutions to both the public and private sectors. The company's specialist services range from suspended ceilings, partitions, raised access flooring, SFS lightweight steel framing systems and Altro Whiterock wall cladding.

45 YEARS
IN BUSINESS

“With a workforce of 250 on-site operatives CCL Interiors has never been busier.”

45 YEARS
IN BUSINESS

BELFAST OFFICE

“As a company we are now on a stronger footing to work right across the UK and ROI.”

The new offices have been kitted out to double up as a showroom to showcase the products and finishes CCL Interiors can deliver for their clients.

“We are very pleased with the new office space,” said Shaw.

“We had outgrown our previous office and there was no room for expansion – our new premises give us the capabilities for further expansion which is important.

“We are aiming to expand further and to increase our market share. In the future we are also keen to explore new markets and to strategically target other areas of growth.”

Managing Director, Andrew Montgomery believes the new office space will help the company attract new business.

“It certainly is an impressive space for us to host clients,” said Andrew. “When we sit down to talk to clients here it makes a positive statement.

“When we purchased the premises it was just a shell but we fitted it out to our specification with the backing of our suppliers. It now doubles up as a showroom which is beneficial to ourselves and also our suppliers.”

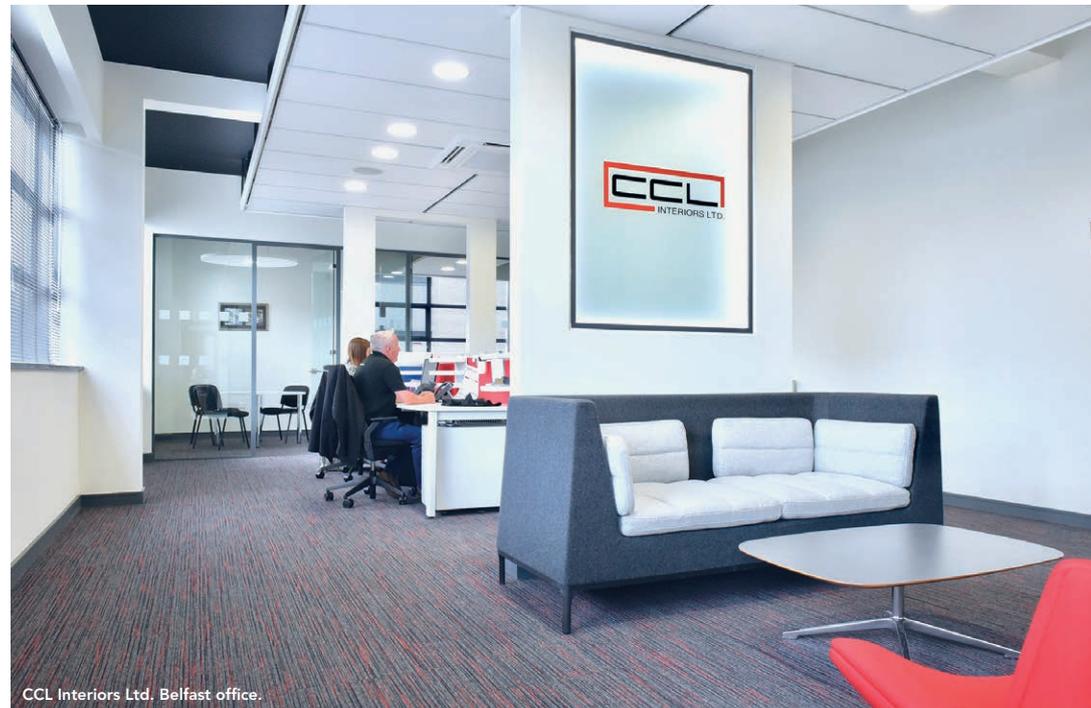
Andrew predicts a bright future for the company despite a cooling off period in recent months in the construction industry in Northern Ireland.

“It could be a combination of not

having a functioning government and the uncertainty around Brexit but things are easing off at the minute,” he said.

“In terms of Brexit we will deal with it as it comes. We have always been able to react to certain situations and this will be no different. With Stormont not sitting you can see uncertainty creeping into the industry as we have no decision makers at present.

“But as a company we are now on a stronger footing to work right across the UK and ROI. We are certainly seeking to continue our growth and see no reason why this can’t continue.” »



CCL Interiors Ltd. Belfast office.

Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.

T: 028 9045 8855 - E: info@ccl-interiors.com

ccl-interiors.com





THE COMPLETE BUILDING SUPPLIER

*Proud supplier to CCL Interiors.
Wishing them continued success.*

17 branches nationwide

Head Office:
JP Corry, 648 Springfield Road,
Belfast, BT12 7EH
T: 028 9024 3661
E: info@jpcorry.co.uk

www.jpcorry.com



tennants

excellence in building products

Drywall Systems
Ceilings
Insulation

Fire Protection
Acoustics
Cladding & Facades

Belfast office:

46 Ravenhill Road
Belfast
BT6 8EB
T: 028 9073 1501
F: 028 9045 0927
E: belfast@tennantsbp.com

Dublin office:

Unit 2 Airton Road
Tallaght
Dublin 24
T: 01 450 3480
F: 01 450 3521
E: dublin@tennantsbp.com

UK Office:

Walls & Ceilings
Tything Rd, Arden Forest
Industrial Estate,
Alcester, Warwickshire
B49 6EP
T: 01789 763727

www.tennantsbp.com

www.walls-and-ceilings.co.uk



45 YEARS
IN BUSINESS

GLASGOW OFFICE

CCL Interiors Ltd. new Scottish
base in Glasgow.

Shaw Montgomery and Ross McGonigle.



Ross McGonigle.

CCL INTERIORS HAS GROWN TO BECOME ONE OF THE BIGGEST FIT-OUT COMPANIES IN SCOTLAND...

Opening of Glasgow base a huge success

CCL Interiors Ltd established a base in Scotland last year as the Belfast company underlined its commitment to the UK-wide market place. In June 2018 CCL Interiors opened its office in Glasgow as part of the company's wider plans for continued growth. "We put a lot of focus on Scotland in recent years," said CCL Interiors Ltd Director, Shaw Montgomery. It was important for us to have a physical presence in that market and we are pleased to have grown to become one of the largest fit-out

companies in Scotland. "With operating from Belfast this meant we could only carry out large contracts in UK mainland as we would not be as competitive on some smaller works packages. This meant having to let our Clients down on occasion if they needed a small contract carried out. This did not sit well with us as a company as we always want to support the companies who have supported us through our growth. This was the main reason behind opening our Scottish office." Alongside Shaw, the Scottish base is operated by Director,

Ross McGonigle, Contracts Manager, Gary Duffy and Senior Administrator for Scotland, Michelle Meaney. "The team in Scotland has a wealth of experience and the office is performing well," said Shaw. In recent years the Glasgow skyline has been dominated by cranes as construction projects continue at pace. Shaw predicts an exciting 2020 for CCL Interiors. "We have some key targets lined up for next year and we are certainly gearing up for a busy year in the Glasgow office." »

Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.
T: 028 9045 8855 - E: info@ccl-interiors.com
ccl-interiors.com





Partition and ceiling solutions

Wishing CCL Interiors continued success.

Units 5/6 Duncrue Ind Estate,
Duncrue Road, Belfast, BT3 9BW
T: 028 9077 7780 E: info@scsni.com
www.scsni.com

Suspended Ceiling Supplies



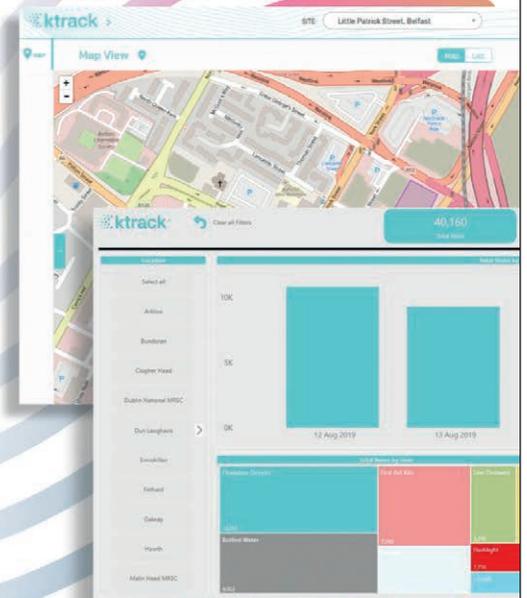
Kinsetu is delighted to congratulate Andrew & Shaw Montgomery and the wider team at **CCL Interiors** on their 45th anniversary.

Kinsetu was pleased to supply CCL with its innovative biometrics solution for personnel and sub-contractor management on construction sites.



We look forward to working with **CCL** for many years to come.

Unit A4 Harbour Court, 5 Heron Road, Belfast BT3 9HB
+44 2895 219091



45 YEARS
IN BUSINESS

PROJECTS



WITH 250 ON-SITE OPERATIVES ABLE TO DEPLOY ACROSS THE UK..

CCL Interiors take on numerous projects at same time

CCL Interiors Ltd has been involved in a number of prestigious projects and with a workforce of around 250 on-site operatives the company can take on numerous contracts at the same time across the UK. The opening of a Glasgow office last year is proving very successful with CCL Interiors undertaking a number of high profile jobs in Scotland as well as

Northern Ireland, England and ROI. And to keep track of such large numbers of operatives CCL Interiors has partnered with Kinsetu to embrace new state-of-the-art biometric software enabling authorised personnel to enter and exit construction sites as well as tracking man hours and assets. "As our company grows we need

to look towards technology such as this and we have been very impressed with this software from Kinsetu," said CCL Interiors Managing Director, Andrew Montgomery.

"CCL Interiors has partnered with Kinsetu to embrace new state-of-the-art biometric software." »

Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.
T: 028 9045 8855 - E: info@ccl-interiors.com
ccl-interiors.com



Access The Next Level With



RIDGEWAY



Hire, Sales, Parts, Training and Installation

UK: +44 (0) 28 90 454599 Ireland: +353 (01) 802 7173

Web: www.scaffoldhire.com Email: info@ridgeway-online.com



VJT vJ Technology

CONSTRUCTION FIXINGS & TOOLS

A market-leading distributor and manufacturer of fasteners, fixings and tools to the UK Construction and Civil Engineering industries.

- Free of Charge Next-Day Delivery
- Over 30 years experience in the construction industry
- Over 13,000 products in stock from the largest brands
- Dedicated in-house technical department
- UKAS Accredited test laboratory
- CFA Trained Technical Sales Managers
- On Site Toolbox Talks

"VJ Technology would like to congratulate CCL Interiors celebrating 45 years in the industry and the successful opening of their new Glasgow office." - Jim Pike, VJT Scotland Sales Director

T: 08000 828 830
W: vjtechnology.com
E: enquiries@vjtechnology.com

Glasgow
Unit 9
MacLellan Street
Kinning Parkway
Glasgow G41 1RR

Ashford
Technology House,
Brunswick Road
Ashford, TN23 1EN

45 YEARS
IN BUSINESS

PROJECTS



Kingston Upon Thames, London.



The Bridge.



Dalbeattie.



University of Ulster.

Projects...

Little Patrick Street, Belfast:

CCL Interiors are working as a trusted partner of Graham Construction on this project to deliver a 430-bedroom student accommodation facility. CCL Interiors are providing new suspended ceilings, partitions and dry wall linings.

Erskine House, Belfast: Based at the corner of Arthur Street and Chichester Street, Erskine House is set to be the new headquarters of HMRC. CCL Interiors have been contracted by Graham Construction and Graham Fit-

Out to provide Permaflor raised access flooring, SFS packages, suspended ceilings and British Gypsum partitions.

University of Ulster BD & BC Blocks, Belfast:

Appointed by Sacyr at the University of Ulster's state-of-the-art new campus which is being built in Belfast, CCL Interiors will provide met-sec and SFS packages as well as a Kingspan insulation package.

Dunblane Street, Glasgow:

Appointed by Graham Construction to fit-out this student accommodation facility, CCL Interiors are providing Metsec and SFS packages, British

Gypsum partitions and suspended ceiling packages.

The Gate, Sheffield: Working with McAleer & Rushe on this 22-storey 455-bedroom student accommodation, CCL Interiors Ltd provided dry wall, partition and suspended ceiling packages.

OCC Building, Govan, Glasgow:

This was another prestigious job for CCL Interiors. The Operational Control Centre is the command centre for Glasgow's metro system. CCL Interiors provided British Gypsum partitions, Armstrong suspended ceilings and Permaflor raised access flooring. ➤

Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.

T: 028 9045 8855 - E: info@ccl-interiors.com

ccl-interiors.com



WHAT'S ON YOUR MIND?

From our technical department to onsite product demonstrators, our various customer support teams have you covered...so just talk to us.

Email:
Enquiries@gyproc.ie

Free Phone:
0845 399 0159

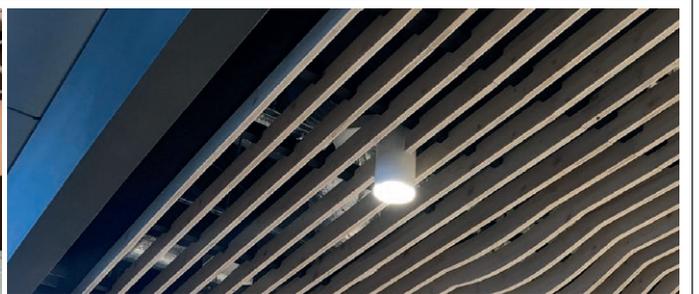


**MAKING
THE
DIFFERENCE**



Gyproc.ie

COMMERCIAL CONNECTIONS Ltd ROOM ACOUSTIC SPECIALISTS



 **commercial connections** LIMITED
sound and thermal insulation specialists

Acoustic Products and Services,
37 Ballywillin Road, Crossgar, Co. Down.
T: 028 4483 1227 - F: 028 4483 2747
www.commercialconnections.co.uk

45 YEARS
IN BUSINESS

ACCREDITATIONS



L-R Contracts Manager, Philip Winter, Managing Director, Andrew Montgomery, Director, Shaw Montgomery and Quantity Surveyor, Philip Cullen.

COMMITTED TO MEETING THE HIGHEST STANDARDS...

Meeting the highest standard of accreditations

CCL Interiors is committed to meeting the highest standards and the company holds a wide range of accreditations. CCL Interiors operates with a complete Integrated Management System and is officially accredited to the highest occupational and health and safety standards.

ISO 14001

This international standard recognises CCL Interiors as a company which is continuously controlling, maintaining and improving its environmental performance. Environmental impact is becoming an

increasingly important issue and CCL Interiors delivers its client services taking this into account at all stages including planning, implementation, checking, corrective action and management review.

ISO 9001

CCL Interiors operates with the ISO 9001 Quality Management System which ensures an optimised level of productivity and efficiency whilst helping it deliver the highest quality service delivery to clients most cost-effectively. Operating this system means CCL is at the forefront of quality

management, operating a system which sets the standard not only for quality management systems, but management systems in general.

BS OHSAS 18001

CCL Interiors operates to the highest standard for occupational health and safety management through this system and accreditation. As a result, we are able to identify, control and reduce the risks associated with Health & Safety when delivering the highest quality of professional fit-out services to our clients

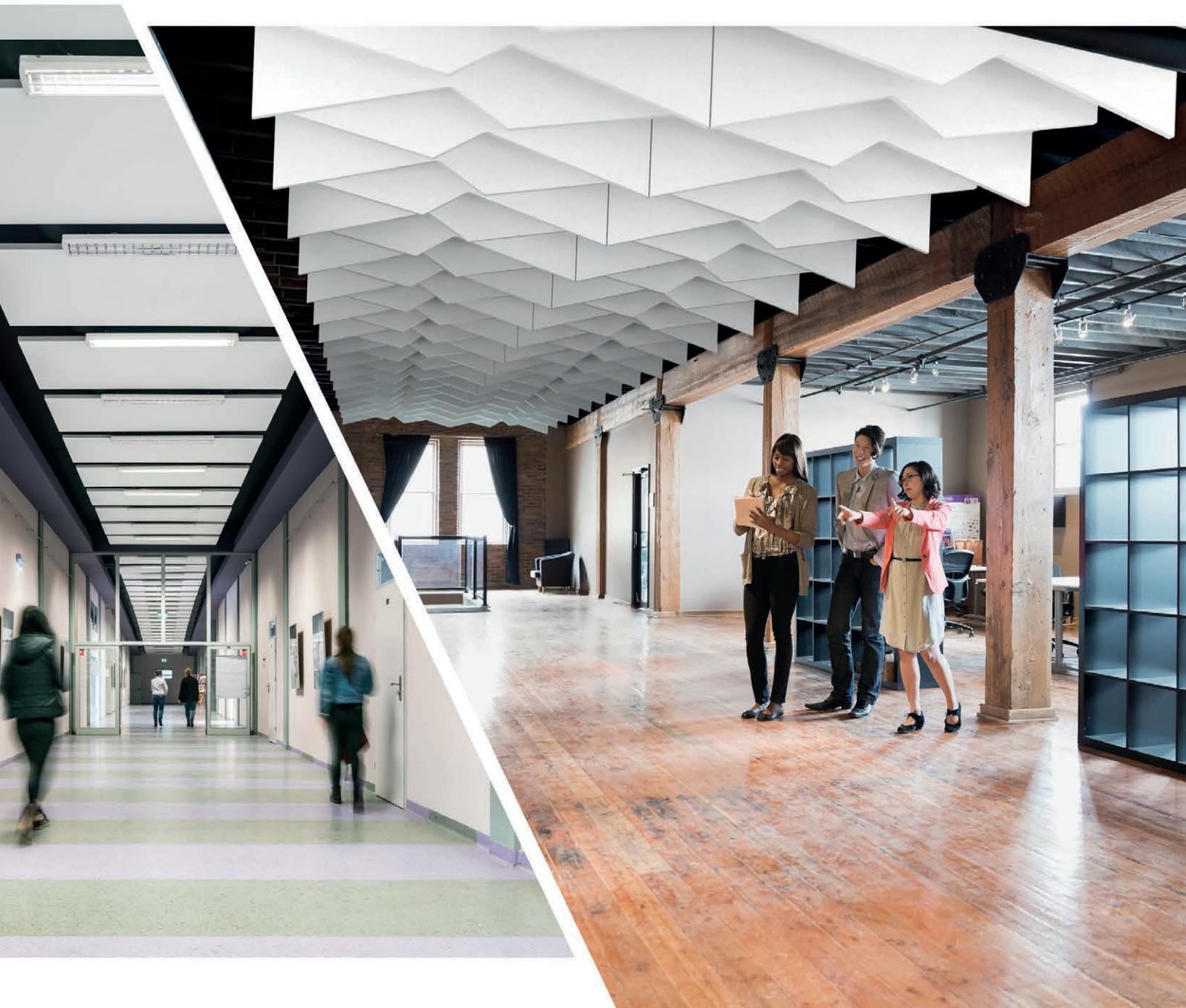
Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.

T: 028 9045 8855 - E: info@ccl-interiors.com

ccl-interiors.com



Express yourself with Ecophon Solo™



Photographer: Left: Bartosz Makowski, Right: Studioe

Ecophon Solo™ is the original acoustic cloud. Launched over a decade ago, it changed the way we improve acoustics. Flatteringly, Solo is often copied, but its creative freedom and product quality has never been bettered. Until now.

To learn more visit www.ecophon.com/uk/thenewsolo

To discuss how Ecophon Solo and Baffle can be used in your project, contact your local Area Sales Manager or email specification@ecophon.co.uk.

Ecophon[®]
SAINT-GOBAIN

A SOUND EFFECT ON PEOPLE

45 YEARS
IN BUSINESS

ACCREDITATIONS



CCL Interiors Ltd. Belfast office.

CONSTRUCTIONLINE

CCL Interiors is fully operational on the UK's largest register for pre-qualified contractors and consultants. Accreditation on this register means CCL Interiors has met with all pre-qualification questions and is deemed to provide a quality-led provision of client services to both the Public and Private Sectors in terms of efficiency, time and best practice.

CONSTRUCTION SKILLS REGISTER

All CCL Interiors staff members are fully trained and accredited to hold a valid and current CSR Card ensuring that we comply with the industry approved Health & Safety standards whilst having attained the recognised level of competency in skill, experience and qualification.

EPIC - ECOPHON PREFERRED INTERIOR CONTRACTOR

CCL Interiors has a unique partnership and relationship with Ecophon as a preferred interior fit-out contractor. Our accreditation as an EPIC partner means we are experienced installers of Ecophon's integrated ceiling systems and have completed Ecophon's specific training courses ensuring we deliver to our clients the practical and technical knowledge of the products together with a first-class service delivery from conception to completion.

ARMSTRONG OMEGA

An Armstrong Green Omega accredited contractor is one that looks to the future as well as the present and demonstrates a fundamental commitment to

sustainability and protection of the environment. In addition to the environmental aspect of our Integrated Management System, CCL Interiors possesses an environmental policy, has completed the Armstrong Omega environmental training and continues to work with the organisation on recycling projects.

ALTRO WHITEROCK PREMIER INSTALLER

CCL Interiors is Northern Ireland's key supplier of Altro Whiterock for its high level of skill and expertise as well as a shared commitment to quality values. CCL's technical and installation team is highly skilled and fully trained ensuring the highest possible standards are met with and maintained.

Unit 16, Pilots View, Heron Road, Belfast. BT3 9LE.

T: 028 9045 8855 - E: info@ccl-interiors.com

ccl-interiors.com



KNAUF

Exceptional products and systems for exceptional projects

Knauf Plasterboards & Drylining Systems

Knauf Flooring

Knauf Acoustic & Design

Knauf AQUAPANEL® Indoor
& Outdoor

Knauf ThroughWall

**Knauf is proud to be a key
supplier to CCL Interiors.**

www.knauf.co.uk



Build for the world we live in



NEW LEASE OF LIFE FOR HISTORIC BUILDING... »

Castlewellan Community Centre



MAIN CONTRACTOR

CASTLEWELLAN COMMUNITY CENTRE WAS A LABOUR OF LOVE FOR McGRADY CONTRACTS...

Based in the town and with many of its workers coming from the immediate area, there was a real connection between the team from McGrady Contracts and this historic building.

"A lot of our workers attended the old primary school which was situated in the building and my own three children went to the nursery school as well," said McGrady Contracts Director, Damien McGrady.

"The building is less than 500 yards from our office, so with all this connection this was a tender we wanted to secure."

This was the first time the company successfully tendered for a project with Newry Mourne & Down District Council.

"We knew the job would be going to the lowest price so we made sure we were very competitive indeed – this was a job we were determined to get," said Damien.

"We are delighted with how the building has turned out, it will be lasting legacy in the heart of Castlewellan for McGrady Contracts. Everyone who worked on that building for us is proud of the finish – just last week I was training on the pitch nearby and

couldn't help but look across and admire how it has turned out. "Another pleasing aspect has been how the new building has been received by the community in Castlewellan. There has been a lot of interest in it and it is great that we have been involved in something that will serve this community for future generations. "As the job was on my doorstep even when I was on my way to somewhere else I could call and have a wander round and see how it was progressing." McGrady Contracts has been in business since 2012 but became a limited company in 2014. It has



"It was also one of the most rewarding contracts we have completed."



CASTLEWELLAN COMMUNITY CENTRE

been involved in building nursing homes, social housing and latterly the community centre in Castlewellan.

There may have been times on the community centre project that Damien, in tendering for the job, could have been accused of letting his heart rule his head.

"There was a lot of demolition work especially to the rear of the building and this was very challenging indeed," he said.

"The plan was to retain the front façade but as we progressed with the demolition we found a lot of unforeseen issues which needed contractor-led changes."

The plans included the complete removal of the roof but when it was stripped back Damien discovered beautiful pitch pine beams which he felt should be retained.

"Really the easy thing to do would have been to knock the building down and build it again – it would have taken half the time," said Damien. "But keeping the front façade was the right thing to do as was keeping the beams.

"It took a lot of negotiations with the council and with the engineers but the decision was made to keep the beams. This delayed the programme a little bit but I was sure keeping the beams was the right thing to do especially as they were in good condition. I was pleased the council agreed and I have to say the council was excellent to work with throughout the project." Once the demolition work was completed work progressed at a steady pace. The foundations for the new extension were dug

and building work got underway. The plan was to build the new extension without touching the retained front portion of the building as there were fears it could literally crumble if not supported correctly.

"We really didn't want to take the chance with it," said Damien. "We got the new building up and then began working on tying the two sections back together again.

"It wasn't the easiest project to be involved in and there were certainly a lot of learning outcomes for us but it was also one of the most rewarding contracts we have completed.

"We are currently finishing a project to build 34 social housing homes in Castlewellan which coupled with the community centre has brought a lot of satisfaction to our team."

McGrady Contracts, 3 Station Road, Castlewellan BT31 9NF. T: 028 4377 8855

E: info@mcgradycontracts.com - T: @mcgradycon - I: [insta@mcgradycon](https://www.instagram.com/mcgradycon)

www.mcgradycontracts.com



ARCHITECT & INTERIOR DESIGN

McALEENAN ARCHITECTS + INTERIOR DESIGN HAD SPECIAL CONNECTION TO FORMER SCHOOL BUILDING...

Like so many of the companies involved with the development of Castlewellan Community Centre, McAleenan Architects + Interior Design has a special connection to the building.

Director, Bernard McAleenan, who is originally from Castlewellan, attended primary school which was once located within the former National School building on the site.

"I was engaged back in 2012 by the Castlewellan Community Partnership to design a more modest refurbishment and extension of the existing community centre building. During the brief development stage the job developed into the much larger three-phase project which is ongoing today.

"I am proud to have designed the complete modernisation and extension of this key community building within my home town" said Bernard.

McAleenan Architects + Interior Design has now completed the design for the entire building through to planning approval stage, with the first phase having been completed recently.

"Having attended school from P1-P5 in that building, it was certainly an interesting project to be involved in," said Bernard.

"It was nice to get back into the building and to be able to bring it up to modern standards as well as adding some complementary architecture in the form of the new extensions. It's now a building which will serve the



community for years to come.

"I have to pay tribute to the Community Partnership. They had a real passion for the building and a desire to keep it in community use."

Phase one of the project was the refurbishment of the former school building and extension for the nursery school, phase two will see the development of a sports hall, while phase three will see the delivery of sports changing areas and gym facilities.

The portfolio of projects at McAleenan Architects + Interior Design comprises bespoke home design including traditional house design, contemporary house design

and house extensions as well as commercial design projects.

These range from boutique commercial offices to large commercial developments, industrial building design, community building design, sport and leisure building design and conservation architecture projects amongst others.

The company, which has offices in Armagh and Warrenpoint, welcomes all project types and sizes. So, whether your project is a small refurbishment to an existing home or other building or a large-scale development, McAleenan Architects + Interior Design will work closely with you to fulfil your project's needs.

McALEENAN architects + interior design

Armagh: 7 Dobbin Street, BT61 7QQ. T: 028 3778 8100
Warrenpoint: Unit 4, St David's Buildings, Church Street, BT34 3HN.
T: 028 4125 8090 - E: info@mcaleenan-ni.com - www.mcaleenan-ni.com

PAINTING CONTRACTOR

BREATHING NEW LIFE INTO COMMUNITY BUILDING...

Patrick F. O'Reilly Ltd was proud to have been the painting contractor on the refurbishment of Castlewellan Community Centre.

"The community in Castlewellan has an old bespoke building which has had new life breathed into it," said Paddy O'Reilly. "It will be a wonderful facility for the whole community and we were very pleased to have played our part."

The team from Patrick F. O'Reilly's completely re-painted the inside of the building in a water-based eggshell colour finished to a commercial specification which will have a more durable finish. The end

product is a bright and airy building. Meanwhile the outside of the building was coated in KEIM paint due to the lime render used on the outside of the community centre. KEIM paints not only offer beautiful flat matt mineral finishes but, as well as being extremely durable, offer a high degree of protection to the underlying substrate. "We were really pleased with the end product," said Paddy. "The standard of work was very high as was the attention to detail and we were pleased to be able to work once again with McGrady Contracts."



Patrick F. O'Reilly work across the island of Ireland and throughout the UK on a daily basis operating in multiple sectors simultaneously.



Patrick F. O'Reilly Ltd.
PAINTING & DECORATING CONTRACTORS

T: 028 3025 0853

E: info@patrickforeilly.co.uk

www.patrickforeilly.co.uk

MECHANICAL CONTRACTOR

ELITE TEAM RISES TO THE CHALLENGE FOR LOCAL COMMUNITY...

Elite Plumbing Heating & Gas Ltd was proud to carry out the mechanical work at Castlewellan Community Centre and nursery.

The Castlewellan-based company even took it upon themselves to upgrade the sanitaryware throughout the centre at their own expense as a mark of its commitment to the local community.

Elite prides itself on being an enthusiastic, modern and hard-working company which loves rising to a challenge. And the combination of existing building and new extension at Castlewellan Community Centre certainly presented a

few challenges for the team as a number of services crossed over between the two buildings. Underfloor heating was installed throughout, with a mechanical ventilation heat recovery system in the community hall and a smaller version installed in the nursery. Elite also installed extraction ventilation in the toilet area, gas boilers in the two plant rooms and unvented hot water systems.

This was all managed via a building management system which was essentially two systems due to the two separate buildings although Elite was able to link the systems.

Elite Operations Director, Conor



McCann paid tribute to the work of the company's Contracts Manager, Shane McCann and the team at Elite which he said worked very well with the contractor, McGrady Contracts and the electrical contractor, WKK Electrical Services.



T: 07803 190650

SURFACING WORKS



JB Surfacing & Civil Engineering carried out all the surfacing works at Castlewella Community Centre. The job included preparing the grounds as well as providing a tarmac surface to the carpark and asphalt finish to the footpaths.

JB Surfacing specialises in asphalt, block paving, concrete driveways, hard landscaping, patio design, patio laying, paving supplies, rising kerbs, groundwork, SMA installation, digger work, tarmacing and also paving and driveways.



T: 0770 6536 955

DEMOLITION & GROUNDWORKS



PM Contracts carried out demolition work and groundworks at the newly refurbished Castlewella Community Centre. The groundworks included sewers, drainage and kerbing while the demolition work to the rear of the building provided a number of challenges. The front façade of the stone building was to be retained making the demolition of the rest of the building less straightforward. However, PM Contracts delivered an excellent finish. Living within walking distance of the community centre, the project brought a great sense of pride for Peader McGrady.



T: 0751 8518 650

E: pmcontracts1@outlook.com

EXTERNAL HARDWOOD DOORS

Bemac Joinery supplied and fitted five external hardwood doors to the newly extended Castlewella Community Centre. The sheeted doors and frames, which were sprayed grey, came with three-pin locking systems. Castlewella Community Centre has a special connection with the family-run business as Director, Sean McCrickard's father, Bernard attended the former primary school which was located in the building. Bemac Joinery, based in Leitrim, just outside Castlewella, specialise in bespoke, hand-crafted staircases, doors, windows, kitchens, furniture and other feature pieces.



Bemac Joinery

T: 07835 553 331

E: info@bemacjoinery.com

JOINERY

Castlewood Joinery completed all of the internal joinery work at Castlewella Community Centre. The Castlewella based company also fixed timber cladding to the front of the building and stripped the roof of the existing building before putting cut roofs on the existing building. Internally they carried out all joinery work including doors, skirting, architraves and plaster boarding. Castlewood Joinery has worked with McGrady Contracts on a number of occasions. "They're a great firm to work with and we have a very good working relationship," said Castlewood Director, Gerard Toner.



T: Gerard Toner on 0785 8304 555

E: gerard@castlewoodjoinery.co.uk

T: Michael Gribben on 07871 959000

E: michael@castlewoodjoinery.co.uk

GRAHAM-BAM HEALTHCARE PARTNERSHIP (GBHP) HOSTS INSIGHT EVENT FOR WOMEN'STEC...

Teenage girls explore career options in construction industry

GRAHAM-Bam Healthcare Partnership (GBHP), which delivers strategic healthcare projects on the island of Ireland hosted a construction insight event on August 16, at its Royal Victoria Hospital Maternity site, to support the WOMEN'STEC Summer Scheme for girls.

Fourteen girls, aged between 10 and 13 years old, took part in the visit to find out from females who are working in the industry about different careers and roles in the construction industry. WOMEN'STEC (Training, Enterprise and Childcare) is the largest quality provider of training for women in non-traditional skills in Northern Ireland. Based in North Belfast, it enables women to return to employment in non-traditional sectors contributing to promoting a diverse workforce and reducing the skills shortage in the construction and ICT industries. Discussing the visit Attracta Mathews, Community Benefits Advisor of GRAHAM-Bam Healthcare Partnership, a joint venture between GRAHAM and BAM Contractors Ltd, said: "GBHP has supported WOMEN'STEC in many different ways over the years – from hosting site visits, making regular pallet donations for their joinery classes, delivering careers talks and presentations right through to supporting student achievement events.

"WOMEN'STEC hosted their summer scheme for girls aged between 10 and 13 this year and asked GBHP to host a site visit to add value to their programme. A total of 14 girls visited our Royal Victoria Hospital Maternity construction site to learn more about construction and to hear about the many different careers and roles from a range of our female employees. In



Attracta Mathews, Community Benefits Advisor of GRAHAM-Bam Healthcare Partnership, a joint venture between GRAHAM and BAM Contractors Ltd and Kelli Johnston from WOMEN'STEC are pictured with (l-r) Aibhne Mellon O'Halloran and Bronwyn Beatty from East Belfast

"WOMEN'STEC (Training, Enterprise and Childcare) is the largest quality provider of training for women in non-traditional skills in Northern Ireland."

addition to seeing a live construction site, they also gained an insight into other aspects of the project such as the community, environmental challenges, human resources and subcontracting."

Attracta adds: "We feel that it is important to inspire and encourage young females to consider a future career in the industry, given the wealth of opportunity that it holds. That's why we value the work of organisations such as WOMEN'STEC." Thanking GRAHAM-Bam Healthcare Partnership, Kelli Johnston from WOMEN'STEC, which provides support to women, many of whom are socially and economically disadvantaged, added: "Our group thoroughly enjoyed the

site visit and I would like to thank GRAHAM-Bam Healthcare Partnership for taking the time to facilitate the young people. Meeting and chatting to females who are working in the construction industry helps to show that there are real career opportunities that these young females can pursue." GRAHAM-BAM Healthcare Partnership (GBHP) recently completed the construction of the new £33m Acute Mental Health Inpatient Centre at Belfast City Hospital on behalf of the Belfast Health and Social Care Trust and is currently constructing the £95m Acute Services Block at the Ulster Hospital for the South Eastern Health & Social Care Trust.

For more information, visit the website: www.graham.co.uk



Off-site flooring in minutes not days.

Rapid build off-site housing requires the latest innovative off-site ground floor system to fully maximize its efficiency.

Spantherm is a high performance off-site concrete flooring system. A typical plot can be installed in just 90 minutes, cutting up to a week off the schedule.

With exceptional Psi and U values, Spantherm reduces cold-bridging at the wall/floor junctions providing a cost effective route to Part L compliance within SAP for all build types including timber frame.



CREAGH CONCRETE PRODUCTS LTD

Email: spantherm@creaghconcrete.com

www.Creaghconcrete.co.uk/spantherm.html



CREAGH CONCRETE PRODUCTS INSTALLING SPANTHERM THROUGHOUT NEWTOWNARDS DEVELOPMENT...

Shorten build times with an insulated concrete flooring system

Blackrock Hollow is an exclusive new development in Newtownards offering a collection of stunning family homes in the heart of North Down.

Spantherm thermally efficient flooring is being installed in all 118 homes in the development, supplied and fitted by Creagh Concrete Products Ltd for main contractors Rock Homes and Turkington.

Precast flooring is being adopted by a growing number of local house builders due to the increasing popularity of offsite construction and the demand for shorter build times.

Spantherm is a pre-insulated precast concrete flooring system designed specifically for residential and mid-sized commercial ground floors. The composite slab combines structural concrete and high-performance expanded polystyrene insulation to provide a superior thermal floor. A typical floor on a detached house or a pair of semis is fitted in less than two hours.

"It was a simple decision for us," said Graham Donnan, Managing Director of Rock Homes and Turkington. "The flooring was installed quickly and without any hassle. Homeowners are demanding a fast installation of their home, and Spantherm goes a long way to achieving this. It was an obvious choice."

Creagh is also supplying Bradstone walling for all homes in Blackrock Hollow. Bradstone is a reconstructed walling system which recreates the appearance of natural stone. The stone is cast in moulds with a wide range of profiles to provide a realistic varied stone effect and is an accepted

economical and environmentally friendly alternative to natural stone, comparable with the cost of quality facing brick. It's the natural choice for home builders who are searching for the beauty of natural stone without the added cost of employing a stonemason. Available in three shades - weathered limestone, limestone grey and weathered cotswold, Bradstone is complemented by a wide range of building accessories such as a quoins, sills and plinths, allowing the home builder to achieve a variety of unique features and effects.

Creagh is one of the UK's largest producers of concrete products for a diverse range of market sectors. The company is a market leader with innovation in concrete, providing new solutions across the construction industry and changing the way people think about concrete.

Want to know more?

For more information on concrete products by Creagh visit www.creaghconcrete.co.uk or email info@creaghconcrete.com





Pictured are Hilary Hanberry from Business in the Community with GRAHAM employees William Drennan, an Apprentice Joiner, and Alex Catney, General Operative.

GRAHAM TEAM DIGS IN FOR NATIONAL ALLOTMENT WEEK

» A team from GRAHAM recently spent the morning volunteering at Hydebank Wood community gardens in Belfast as part of Business in the Community’s Get Diggin’ initiative.

William Drennan, an Apprentice Joiner (from Draperstown) was on hand with Alex Catney, General Operative (from Belfast), who both currently work on GRAHAM’s Little Patrick Street student accommodation project. The duo were busy weeding, watering, seed sowing and clearing ground on the site of Hydebank Wood College and Women’s Prison.

Young offenders and prisoners reaching the end of their sentences maintain the garden to gain qualifications and skills ahead of release, but it can also be accessed by members of the public.

Amy McBride, Assistant Community Benefit Advisor, GRAHAM, said: “We are proud to support local communities around our building projects and look forward to working in partnership with Business in the Community in the future”.

For more information, visit the website: www.graham.co.uk

MCMULLEN FACADES EXPANDS ITS KING’S CROSS PORTFOLIO

» Moira-based McMullen Facades Ltd has been appointed by BAM to deliver the striking façade for the S1 building at King’s Cross, London. This appointment follows on from McMullen’s completion of the nearly identical twin building S2 (firstly for Carillion and completed by McMullen’s sister company Midgard). The design of the pair of buildings comes from the award winning London-based architectural practice Mossessian.

“The project will see us deliver the envelope to the 11-storey office building, carry out the design, manufacture and installation of the unitised façade,” said McMullen’s Managing Director, Ronnie Mills.

“The same complex unitised system designed and tested in compliance with the CWCT standards for S2 is the system we are using on S1.”

The main feature of the façade is the black Armenian Tuff stone and the structurally bonded glass units with their detailed ceramic print. Limestone was introduced as a new material in the façade in order to achieve a seamless connection with the public realm areas.



TRIBUTES PAID TO CIOB VICE-CHAIR PHILIP CORR

» Members of the Chartered Institute of Building, Belfast have paid tribute to Philip Corr who passed away on April 6. Mr Corr, who was originally from Cookstown and married with four children, was just 41 years old when he died as a result of a heart condition. He was CIOB Belfast’s Vice-Chair and its Events Champion. A keen cyclist, Mr Corr was the founder member of the Titanic Quarter Cycling Club, and worked as a Project Manager for Titanic Quarter Ltd. Gary Blair, Chair of the CIOB Belfast

Hub commented, “Philip was highly regarded in the construction industry and was recognised as a very capable professional. Since joining the committee, he demonstrated leadership skills from the outset, and was duly elected Vice-Chair of the Belfast Hub in January. Philip epitomised membership of the CIOB, he promoted the science and practice of building and construction for the benefit of society, always with a positive attitude and a smile on his face.”



NEW BOARDING FACILITIES CREATE A HOME FROM HOME ENVIRONMENT AT... »

Campbell College, Belfast



MAIN CONTRACTOR

A CHALLENGING PROJECT FINISHED TO A VERY HIGH STANDARD BY QMAC CONSTRUCTION...

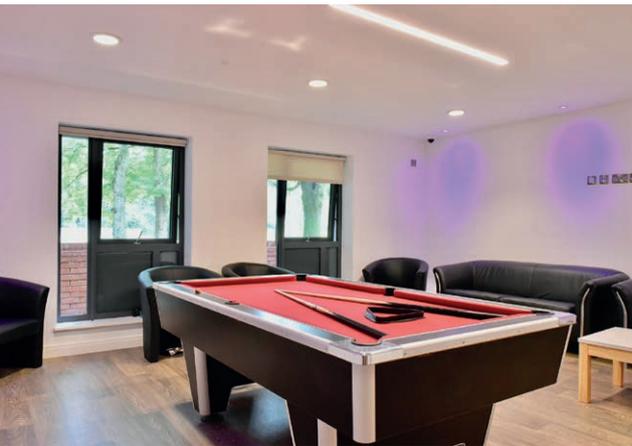
QMAC Construction Ltd was the main contractor on the major transformation of the boarding facilities at Campbell College in Belfast. The school is currently home to over 150 boarders from 30 different countries. The extension of the existing boarding accommodation saw the creation of 65 new bedrooms over four floors for the pupils along with an apartment to provide staff accommodation, kitchen, utility, laundry and games rooms. Works to the existing boarding accommodation also

consisted of forming openings, minor alterations and internal decorations. The project also included associated site works. In addition, the works comprised; mechanical and electrical services including providing drainage, telephone installation, gas and water installation. External works included alterations to the existing drainage installation, new retaining walls, re-surfacing at existing entrances, landscaping and installation of new surfaces to the perimeter of the new extension and courtyard. Finally there was the provision

of foul and surface drainage connections. Established in 1982, QMAC Construction Ltd has developed into one of Northern Ireland's leading building firms, working across a range of sectors. This includes Commercial, Heritage, Sports and Leisure, Education, Health and Social Housing. QMAC is based in Donaghmore, County Tyrone but works throughout Ireland. The Campbell College contract commenced on October 30, 2018 and completed on June 13, 2019 with the client and design team very pleased with the

QMAC
Construction Ltd

“QMAC were commended at handover on the quality product that had been delivered.”



CAMPBELL COLLEGE, BELFAST

finished building. QMAC were commended at handover on the quality product that had been delivered.

The project brought with it a number of challenges, including the significant challenge of working in a school environment during term time. To keep disruption to a minimum and to ensure the normal running of the school all deliveries had to be carefully programmed.

"Another significant challenge was to get works completed in the existing school as there was a small window to get this done in terms of time however with careful programming and constant liaison with the school all works were completed on time," said QMAC Construction's Contracts Manager, Stephen McCaffrey.

QMAC pursues excellence in all aspects of its work by exceeding customer expectations. The company delivers all projects on time, within budget and to the optimum quality standard. As a company QMAC aims to deliver every project defect-free. The concept of partnership development with clients has been eagerly embraced by QMAC, and is confirmed by the significant number of clients with whom they have developed longstanding relationships. QMAC is committed to building and developing relationships with all clients to ensure the successful delivery of projects.

QMAC Construction has been successfully delivering quality

projects for over 28 years, and quality has been the hallmark of the company's business approach.

It is committed to achieving high standards in all aspects of its activities so that QMAC can maintain and grow its reputation as a leading contractor with the ability to exceed customers' expectations.

QMAC has developed a documentation based, quality control system in which all employees are trained, and to which all adhere.

The company's ethos is to improve the delivery of projects by continually monitoring and reviewing the management processes which enables the team to meet, and where practicable, exceed customer expectations.

QMAC Construction Ltd, Coolmaghery, 156 Pomeroy Road, Dungannon, Co Tyrone. BT70 2TY. T: 028 8776 7088
E: info@qmacconstruction.com

QMAC
Construction Ltd



METAL ROOFING CONTRACTOR

ANOTHER TOP QUALITY FINISH FROM EDGELINE METAL ROOFING LTD...

Edgeline Metal Roofing Ltd fitted the standing seam zinc wall cladding to the exterior of the newly refurbished boarding department at Campbell College in Belfast. The cladding was VM Quartz specification which will mimic a naturally aged patina. The extension of the existing boarding accommodation saw the creation of 65 new bedrooms over four floors for the pupils along with an apartment to provide staff accommodation, kitchen, utility, laundry and games rooms. Works to the existing boarding accommodation also consisted of forming openings, minor alterations and internal decorations. The project also included associated site works. Based in Magherafelt, Edgeline Metal Roofing offers homeowners and businesses across Ireland and the UK the very best in comprehensive roofing services. Established from Edgeline contracts in 1999, the company

has delivered the highest standards in bespoke private dwelling roofs and commercial roofing services for over 25 years. Working directly alongside homeowners on some really challenging, unique and beautiful projects, as well as major contractors on vast commercial jobs, Edgeline have always managed to deliver what it promises which is a great source of pride for the workforce. In addition to market-leading customer service and installations Edgeline strives to be at the cutting edge of the latest technology. From the impressive solar tile through to beautiful roof finishes, Edgeline has something to suit all tastes, adding that 'wow' factor to your home or business exterior. The company has seen its annual turnover continue to grow in recent years and seeks to achieve the impossible with roof/cladding shapes and sizes, efficient and effective on-site delivery and

application of materials, back-up systems in conjunction with suppliers. Edgeline Metal Roofing Ltd has a workforce eager to meet the client's requirements on either small or large projects. "Our aim is that our customers will be totally satisfied with the end product, this has given us an edge over many other companies/materials," said Edgeline Metal Roofing Managing Director, Ivan Forsythe. "A good job is often forgotten about; a bad job is talked about for years. Our reputation has been secured through quality with many of our leads directly following excellent recommendations on completed projects, allowing us to further encourage and expand interest in this specialist market." That quality was to the fore when Edgeline won back-to-back House of the Year titles in 2010 and 2011. Edgeline specialises in supply and fit of zinc, copper, aluminium roofing, cladding and Alkor PVC Membrane roofing systems.



Edgeline Metal Roofing Ltd, 44 Smith Street, Moneymore, Magherafelt.
County Londonderry, BT45 7PG.
T: 028 8674 8455



ACCESS CONTROLS & AUTOMATIC DOOR SYSTEM

DOORWAYS DELIVERS STATE-OF-THE-ART TECHNOLOGY...

Doorways installed the access controls and automatic door system at Campbell College's boarding department. The Belfast company installed a system which allows pupils and staff access to the department via a wrist-worn band. Each band, which is assigned to a named individual, provides varying levels of access to the department – for example a staff member could have access throughout the building while a pupil may only have access to certain areas. The system also logs which bands have been used to either gain access or exit the building which can help at times of emergency evacuations. Doorways Sales Manager, Robert McNeill said the Campbell College scheme was finished to a high standard. "We were pleased with the completed job," said Robert. "We did foresee some challenges around integrating the system with Campbell's network but we were able to work closely

with the school to get the right solutions." Doorways recently invested in training its engineers to allow them to work through customer and site requirements. The company has also invested in a new app for their team of engineers to drive efficiencies and track jobs. They also have a number of prestigious service contracts with schools, universities and council buildings in every county across the province. "We have introduced new processes and we hope to look at more ways to implement this type of technology across our business," said Robert. "Through the app we can monitor jobs in real time while also making sure that we are fully compliant with BS EN16005". As members of the Automatic Door Suppliers Association (ADSA) Doorways fully comply with the European Standard that is the code of practice for safety in use of automatic doors for pedestrian use. Fully automatic

access controls help create safe and secure environments in buildings such as schools, nursing homes and offices and come in a number of different options including video/audio, door entry kits and keypads for buzzer entry systems. Doorways can also assist building owners in complying with the requirements of The Equality Act 2010 and the guidelines within BS 8300:2009. Their technical team will provide a comprehensive access audit schedule and co-ordinate your egress control, digital entry phone and automatic door operator systems.

IRONMONGERY

Doorways also supplied the ironmongery for the Campbell College project. This included scheduling the job, providing the ironmongery door-by-door and working closely with the contractor and the architect.

T: 028 9032 2802
E: Robert.mcneill@doorways.co.uk
www.doorways.co.uk



Doorways
ARCHITECTURAL SOLUTIONS

CAMPBELL COLLEGE, BELFAST



MECHANICAL INSTALLATION

Mooney Mechanical Installations Ltd installed the plumbing and heating and ventilation systems at the new boarding department at Campbell College in Belfast.



The project involved providing full mechanical services for 65 en-suite bedrooms and communal facilities for junior boarding students. Services provided included LTHW systems, a gas-fired boiler system, ventilation, space heating, pump installation, sanitary-ware and fully-automated BMS wiring installation.

"We have a very good working relationship with the QMAC Construction therefore this was a very good job for us to be involved in," said Director, Dan Mooney.



T: 028 2957 1530

E: info@mooneymechanical.com

PLASTERING CONTRACTOR



Noone Construction carried out the internal plastering work throughout the new boarding accommodation at Campbell College, Belfast. The Londonderry-based company specialises in all types of plastering including restoration work and new builds – both interior and exterior. With over 20 years in business, Noone Construction has worked with Qmac Construction Ltd on a number of previous jobs and enjoys a good working relationship with the contractor.

T: Michael Noone 078 8579 0196

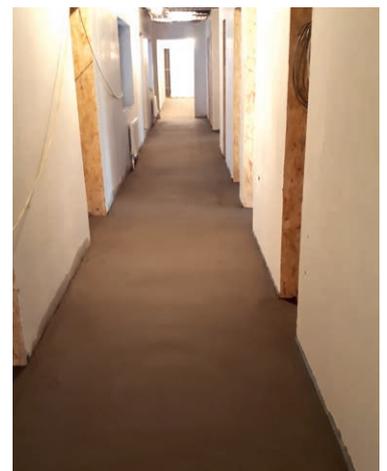
E: nooneconstruction@hotmail.co.uk

QUICK DRYING SCREED

CARRYDUFF BUILDING SUPPLIES SUPPLIED AND FITTED QUICK DRYING SCREED...

Carryduff Building Supplies supplied and fitted 2,500 square metres at a depth of 75mm of quick drying screed for the development of new boarding facilities at Campbell College in Belfast. QMAC Construction and Carryduff Building Supplies have worked together on a number of projects and enjoy a good working relationship. Carryduff Building Supplies sells the majority of products required for the construction, landscaping and DIY markets. As a company, which is always moving forward, in 1997 a ready mix concrete plant was installed to allow an even greater service to customers for their building needs. At this time, concrete precast manufacture

started in a small way with just a few individual hand filled moulds. However, with the construction industry booming in the early 2000s there was yet again more expansion when the company installed an automated pre-cast unit, which allowed mass production of concrete products. With the success of the pre-cast production facility, it made sense to start manufacturing concrete blocks and bricks so in 2006 a Finlay block making and strapping machine were installed. In 2012, right in the middle of the recession, the company took the bold step of installing a new pre-cast production facility to further diversify the range of products on offer.



T: 028 9081 3396

E: info@carryduffbuildingsupplies.com

www.carryduffbuildingsupplies.com

SKIM THE SURFACE

ACHIEVE PERFECTION WITH OUR FINISH PLASTER

We know that the finishing touch is just as important as the foundations and nothing smoothly skims the surface like Gyproc finish plaster.

Our high impact and scratch resistant plasters maintain a high quality finish across a range of backgrounds making the difference between simply good and truly exceptional.

**Talk to us about
our finish plasters.**



**MAKING
THE
DIFFERENCE**

View our full range at www.gyproc.ie





In the swing at Saint-Gobain golf day

For nearly 40 years, the golf day organised by Saint-Gobain Gyproc and Saint-Gobain Isover has proved a major success and this year's event continued that theme. Representatives of builders' merchants and specialist distributors from across Northern Ireland took part in the golf day at Malone Golf Club.



Martin Coyle (Coyle's Dungiven) Barry Lowe (PTS) Colm Neeson (Coyle's Dungiven)



Paul Carlin (SIG) Martin McKenna (Gyproc/Isover) Chris McComb (JP Corry)



Billy Hogg (Killeen Hardware) Joe Annett (Killeen Hardware) Martin Landers (JP Corry)



Max Wilson (Murdock's) John Shilliday (Shilliday's) Sean Walls (Gyproc/Isover)



Dermot McDaid (Gyproc/Isover) Lawrence Murdock (MacBlair) Trevor Weir (Murdock's)



James O Hagan (BJ Mullen) Brent Steele (Charles Tennant's) Colm McCann (Charles Tennant's) Scott McNeilly (Charles Tennant's)



Niall Evans (Gyproc/Isover) Alan Crampton (Ecophon) Bobby Graham (McCaig Collim) Gary Hunter (JP Corry)



Connor Fegan , Mark Kelly, Paul Carroll, Bernie O Hare (All Point Building Supplies)



Denis Boyle (Templecrone Co Op) Bob Glackin (P McDermott's) Sean Glackin (P McDermott's) Eugene McGarvey (Templecrone Co Op)



Paul McDonnell (JP Corry) Niall Taggart (Gyproc/Isover) Aidy McAteer (Murdock's) Ollie McBreen (Gyproc/Isover)



Kieran Morrow (KeysMcMahon) Austin Henderson (B McNamee's) Tom Alderdyce (S Kirk's) Kirk Alderdyce (S Kirk's)



Rob Haldane (Haldane Fisher) Brian Dolan (Gyproc/Isover) Brian McAuley (Haldane Fisher) Ian Haldane (Haldane Fisher)



Peter Daly (Daly's BS) Robert Kennedy (F Dowler) Jim Fay (Daly's BS) Leslie McConkey (F.Dowler)



Damien Curran (Holcim) Richard Evans (Murdock's) Pat McGeown (JP Corry) Paul Brennan (JP Corry)

FOCUSING ON INNOVATION AND PERFORMANCE...

Keylite Polar delivers new options for builders and installers

Keylite Polar is an award winning innovative range of bright white roof windows which has brought a range of benefits to the market, both for the installers who fit the windows and the end users who reap the benefit of a bright white interior.

Polar's PVC construction raises the bar on the performance already set by Keylite's award winning timber windows. It establishes a new standard in maintenance-free, energy efficient roof windows, with options available for every project.

This range shares the same easy installation and thermal benefits as the other Keylite ranges, with its unique flick-fit brackets, easy sash feature and expanding thermal collar included as standard. In addition, it offers up to 11% more daylight transmission and a restyled exterior with less visible fixings, setting new standards in design from Keylite.

Polar's PVC frame provides benefits not previously experienced with timber, making it inherently moisture resistant and maintenance free, even when used in the most moisture prone locations such as kitchens and bathrooms. For the installer, these benefits extend to a wipe clean surface, ideal for removing grubby hand marks, plaster and general grime associated with building site conditions. The PVC frame is also a



“Polar’s PVC frame provides benefits not previously experienced with timber, making it inherently moisture resistant and maintenance free.”

more sturdy option than its timber equivalent, making it more immune to the odd knock during installation. In terms of thermal performance, the benefits of Polar are obvious here too. By combating thermal bridging with its built in thermal collar, Polar is inherently more resistant to condensation forming on its frame, reducing risk of staining on the surrounding surfaces. The innovative design combines with the latest in

material technology and precision manufacturing, giving U values as low as 0.9 W/m2.k on triple glazed roof windows.

Kris Willis, Keylite's National Sales Director, commented, “The majority of developers across Northern Ireland have long since converted to the benefits of vertical PVC windows and doors. However, until now, they have not been offered a PVC based roof window with these outstanding features. With its focus on innovation and performance, our Polar range is bringing new options to builders and installers who want to respond to demand for brighter, whiter interiors with long term performance in a way which is hassle free for them.”

For more information,
telephone 028 8675 8921,
e-mail info@keylite.co.uk or visit
www.keylitteroofwindows.com



Hi-therm+
LINTELS

BY

Keystone

UK Best Building Fabric Product

The genius is in our patented
polymer isolator.

Housebuilder
Product Awards 2018

Hi-therm+ is the
#1 low cost solution
to reduce carbon
emissions.

- Multi-Award Winning
- Patented Design
- Creates Thermal Break
- Better Buildability
- Psi value 0.03–0.06 ψ



Available from:
[keystonelintels.com/
hi-therm-lintels](http://keystonelintels.com/hi-therm-lintels)



A selection of RM Improvements projects.

NORTHERN BUILDER SITS DOWN WITH RM IMPROVEMENTS DIRECTOR RAY McCALL TO DISCUSS THE ISSUES HE AND OTHER SMALL CONTRACTORS FACE ON A DAILY BASIS...

Constant battles for payment heaping pressure on the industry



Ray McCall, RM Improvements Director.

A County Armagh building contractor has said the constant battle to be paid on time is taking its toll on small and medium sized businesses across the industry. Ray McCall of RM Improvements Ltd has also said the industry needs to be doing a lot more to attract young people into apprenticeships. "A lot of the time the timetable for banks to release stage payments on mortgages does not marry up with the needs of the contractor and this can be a massive problem for small businesses," said Ray. "There can often be delays of several weeks before money is

released to a customer and then it could be another month before the contractor is paid. During this time the contractor will have demands for payment from sub-contractors and other creditors. He will try and pass on the delay where he can but more often than not it is the contractor who is left with the burden of covering the shortfall. "And to be honest it is hard to see where the answer lies. Up-front payments are never going to happen and the customers won't kick up too much fuss as their homes will carry on being built during these times. I do know it is a

big issue and one we are always fighting against." Ray has over 26 years in the building industry and 20 years as a company director after he set up his own company, RM Improvements specialising in new builds, extensions and renovations. "I always had an interest in building and in architecture," he said. "When I was younger I would have gone with my dad on Saturdays to help him build cattle houses and that is how I caught the bug. "It is extremely satisfying when you get to work on a nice project or when you help realise a family's dream of building



their dream home. We always say we build homes not houses. "I also get a lot of pleasure from using my experience to suggest different ideas to a customer to improve their plans."

Ray studied for a NVQ Level Two in Brickwork at Armagh Tech before serving his apprenticeship with well-known Markethill builder, Sam Geddis. "I learned a lot under the late Sam Geddis and I will always be thankful to him for setting me out on this path in the building industry," said Ray.

"It has given me a job for life and even through the recession I had enough work to remain busy. But it is getting harder and harder to attract young people into apprenticeships in the building industry.

"I can understand when a factory is paying around £300 per week compared to a lot less for an apprentice in the building industry. But there is a bigger picture to consider as there are

so many career pathways within the building industry and an apprenticeship is the perfect way to set out on this journey." Ray maintains there is plenty of work on offer in Northern Ireland however there are real challenges in securing these contracts.

"Like I said it is hard to get workers and what workers are about are attracted to the money that is on offer in Dublin. The rate of pay down there is far in excess of what they can earn north of the border so this creates a real challenge for contractors up here. We can't match that level of pay as we need to be as competitive as possible to secure the contracts – it's a hard one to fight against. However we are as busy as ever and currently we have two extensions and a new build underway in Armagh, Newry and Richhill."

Away from the building site Ray has transformed his local

football club into a thriving community hub. A former player with Markethill Swifts, Ray has been club chairman for the past six years during which time the club has grown to have several underage teams and a women's team as well as the first team and reserves.

"It's about giving something back to my community and it is great to see how the club has developed in recent years. We have around 170 children at our youth football sessions every week with matches taking place every Saturday – it is fantastic to see these young players have the opportunity to play football and of course enjoy the lifelong friendships that they make along the way."

"It is extremely satisfying when you get to work on a nice project or when you help realise a family's dream of building their dream home."



MAIN CONTRACTOR

GANSON UK DELIVER FIRST CLASS FINISH TO HOME BARGAINS MEGA-STORE...

Ganson UK was the main contractor on the project to build a new mega-store for the retail giant, Home Bargains at Ballinderry/ Knockmore Roads in Lisburn. The client, TJ Morris Ltd appointed Faithful + Gould to project manage the whole build which incorporated principal design services, health and safety and QS services. Project Manager, Martin Harney described aspects of the project as 'tricky' but said everyone involved with the build delivered a first-class job. The redevelopment of this brown field site, which was once the site of the former Down Royal bar, included the construction of the

retail unit which is circa 18,000 sq ft, civil works - namely the car park, service yard and alterations to public highway and structural work to a retaining wall. Building work began last September and the project took approximately six months to complete. With a telecommunications mast in a prominent position on the site and a structural wall needing to be moved back a number of metres there were plenty of challenges for Ganson UK. "It took a lot of care to work around the mast," said Project Manager, Martin Harney. "It was vitally important that the mast's power supply was maintained and not damaged and this was tricky

as we discovered it crossed the site. "We then needed to co-ordinate certain areas of work with the external contractor who was working on the public highway as there were some overlaps." A traffic management plan was implemented with Ganson's Community Liaison Officer consulting with the client representative, local residents and businesses to minimise adverse public impact. A popular cycle route also made its way past the site entrance and Ganson UK made sure a new route/pedestrian pathway was created. An existing retaining wall also had to be moved back about three metres and into a bank and again



"Ganson UK is fully committed to providing a quality service - completing projects to the highest standards.."



HOME BARGAINS, LISBURN

this was a challenging aspect of the job due to its proximity to the phone mast.

Despite the challenges TJ Morris Ltd was delighted with the finished mega-store and the new Home Bargains opened for business in early summer.

"Ganson UK were an excellent company to work with," said Martin. "They were certainly very competent and they got things done to a high standard. As I have said this job presented a few challenges but the team from Ganson was able to problem solve and come up with the right solutions each time.

"I know the customer is very pleased and as independent project managers we are also very pleased with how the project has been finished."

The on-site problem solving was only achievable through high levels of communication

between the multi-disciplinary teams. Ganson UK held regular on-site meetings to determine the detailed and intricate engineering solutions, overcome complexities, manage the sub-contractors, which included external utility companies and their cooperation with the new road layouts. A monthly programme review with key sub-contractors also took place to monitor actual progress of the project.

Regular forward planning included a four-week forward view including appraisals of trade programmes/lead-in times. The development adhered to industry best practice in regard to environmental, economic and social sustainability and included the ethical and/or local procurement of labour and materials and a site waste management plan with targets set for water and energy savings.

Ganson UK offers a full range of construction services including management contracting, design and build and partnerships in addition to traditional building arrangements. The range of work undertaken varies in type and size from multimillion pound contracts to small and medium sized projects.

Ganson UK is fully committed to providing a quality service – completing projects to the highest standards. The Company is certified to ISO 9001,14001 and 18001 standards. The Company is also dedicated to maintaining a safe working environment for all employees and significant resources are deployed to ensure best practice in the areas of Health & Safety. In 2012 the Company was awarded Safe-T-Cert accreditation, recognised by the International Register of Certificated Auditors (IRCA).

Ganson, Clarmont Avenue, Castlewellan. Co Down, BT31 9BX

T: 028 4377 1022 - Email: info@gansonuk.co.uk

www.ganson.ie





ELECTRICAL CONTRACTOR

A JOB WELL DONE FOR JAMES HAUGHEY & CO...

The attention to detail and preparation shown by James Haughey & Co on the electrical work for the new Home Bargains store in Lisburn was second to none. The County Antrim based electrical contractors installed the car-park lighting, access controls and CCTV system. A major element of their contract was the re-positioning of the main incoming services and associated switch gear. This piece of work required very detailed planning and preparation as well as liaising with the local authorities and NIE to facilitate a shut-down of power and a switch-over to a temporary generator which was

put in place at 4am to avoid potential disruption. "As far as the customers were concerned nothing happened, the shop operated as normal," said Eddie Haughey. "This was down to the co-ordination and preparation which was carried out beforehand. The success of the job was borne out by the fact that everything went so smoothly. "The project was a good one to be involved in, we have worked with Ganson UK on a number of occasions in the past and they are a good firm to work with. "The job was finished well and we were pleased that the client was happy and the handover went very smoothly."

The redevelopment of this brown field site, which was once the site of the former Down Royal bar, included the construction of the retail unit which is circa 18,000 sq ft, civil works - namely the car park, service yard and alterations to public highway and structural work to a retaining wall. Building work began last September and the project took approximately six months to complete. With a telecommunications mast in a prominent position on the site and a structural wall needing to be moved back a number of metres there were plenty of challenges for Ganson UK.



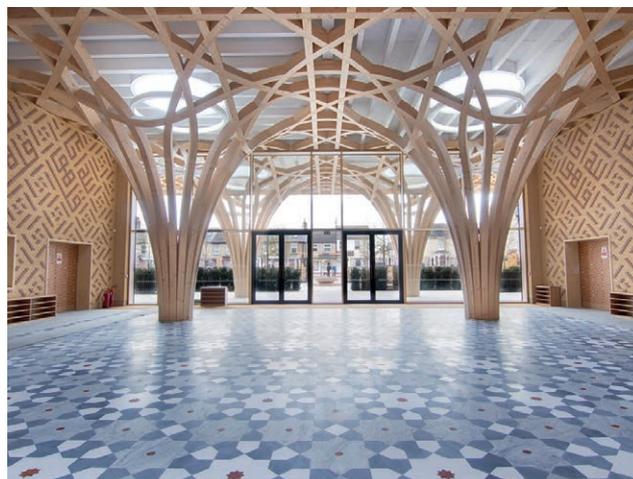
James Haughey & Co. 46 Glen Road, Glenariffe, Co Antrim. BT44 0RF. T: 028 217 71295
E: info@jhaughey.co.uk

THE DELUXE GROUP HELPS DELIVER EUROPE'S FIRST ECO-FRIENDLY MOSQUE...

A first for Portadown joinery firm

Portadown-based bespoke joinery firm, The Deluxe Group, has recently completed work on the newly constructed Cambridge Mosque - the first purpose-built mosque within the city of Cambridge and the first eco-friendly mosque in Europe. Sub-contracted by Gilbert-Ash, The Deluxe Group was appointed in May 2018 to deliver a specialist joinery contract worth over £1M, which followed a mandate to meet the needs of the local 6,000 individuals from the Muslim community, and was also designed to be as green as possible. Work included the build and fit out of all interior and timber external doors as well as detailed wall panelling in the prayer hall and additional wood work throughout. The Deluxe Group used a range of specialist timber,

including Araputanga Mahogany and European Oak to deliver prescriptive designs and keeping within the project's sustainability mandate. Commenting on the challenges of the project, Colm Connolly, from The Deluxe Group, said: "This was a very unique project which had detailed and prescriptive briefs that needed to be delivered with precision. Utilising our skilled workforce and specialist technology at our state-of-the-art facilities, we were able to manufacture exacting joinery pieces which followed the mathematical



geometrics and intricate details required for this religious building. Working closely with the mosque's specialist representative and Marks Barfield Architects, our team of in-house craftsmen then fitted the wood-work on-site in Cambridge."

THE STANDARD'S FIRST HOTEL OUTSIDE THE US METICULOUSLY RESTORED...

McCue setting The Standard in Luxurious Fit-Outs

Specialist refurbishment and fit-out company, McCue Crafted Fit, has added another London-based hotel to their prestigious portfolio following completion of the new Standard Hotel in King's Cross. The Carrickfergus-based company completed the fit-out of a number of areas of the former Camden Town Hall Annexe, which opened to the public on July 11.

McCue's work on the project consisted of the fit-out of the entire ground floor area including the Hotel Lobby and the foliage-filled Isla restaurant.

One of the stand out features of the hotel on Argyle Street is the colourful Double Standard Bar. The bar, designed by Shawn Hausman and created by McCue, is the second longest bar in all of the UK. Speaking about the company's work



on the project, Gary Purdy, McCue's Managing Director Designate said, "The Standard Hotel in London was a fantastic project for McCue to be involved in, especially with it being the brand's first hotel outside the United States. We were delighted to have the opportunity to showcase our work and craftsmanship in what

was a unique and exciting project for McCue."

McCue's work in London and the UK has been going from strength to strength in recent times with the company completing projects for The Corinthia Hotel, Four Seasons at Ten Trinity Square, The Berkeley Hotel and Claridge's.



WOMBLE BOND DICKINSON
LAWYERS MICHELLE ESSEN
AND RONAN LOWNY ON
THE CHANGES TO VAT FOR
CONSTRUCTION INDUSTRY...

VAT changes and how it will affect you

VAT for the construction industry is changing from October 1, 2019. This article aims to give you a high-level and simplified explanation of the changes, to help you understand the basics and consider how the changes may affect you.

How VAT currently works

A very simplified structure for a construction project could be as follows:

- Developer wants to build the project, enters into a building contract with a contractor
- Contractor agrees to build the project, enters into the building contract with the developer, and a subcontract with a subcontractor
- Subcontractor agrees to help the contractor build the project, enters into the subcontract with the contractor.

In this scenario, VAT broadly works like this at the moment:

- Developer pays VAT to the contractor on amounts invoiced by the contractor

- Contractor
- pays VAT to HMRC for works and services that it provides itself, and
- pays VAT to the subcontractor for works and services that the subcontractor provides and invoices to the contractor
- Subcontractor pays VAT to HMRC on the works and services that it provides and invoices to the contractor.

How VAT is changing

On October 1, 2019 VAT will change for construction, with "reverse charge" VAT rules coming into force – through section 55A of the Value Added Tax Act 1994.

It is called "reverse charge" because the flow of VAT is going to change from the downwards process to an upwards one.

Subject to the below, under the new rules, the "recipient" of the works and services up the chain will, instead of paying the VAT to the party charging it, retain that VAT and pay it to HMRC (essentially discharging the VAT liability of the

supplier of the works and services).

However, if you are the "end user" of the works and services, then you are not that recipient.

What does that actually mean?

It means that the simplified structure above would change so that it would work like this instead:

- Developer is the last party in the chain and is the end user of the works and the services – so, as before, the developer pays VAT to the contractor
- Contractor is now the last recipient of the works and services before the end user – so it retains the VAT chargeable on the invoice supplied by the subcontractor (instead of paying the VAT to the subcontractor). It then pays to HMRC (i) that VAT it has retained, and (ii) after accounting for that retained VAT as "input tax", the balance of the VAT it charges the developer. In essence, this means that it would account for the full amount of VAT expressed in the invoice to the developer, whereas in the past it would have only accounted for the amount by which that exceeds



the “input VAT” which the contractor itself had been charged by the subcontractor

- Subcontractor is not the last recipient of the works or services before the end user – so no longer pays the VAT to HMRC on the works

and services that it provides as this is done on its behalf by the contractor. It will still invoice the contractor for VAT, but the contractor will withhold or deduct the VAT from its payments to the subcontractor. In its tax return, the subcontractor informs HMRC that VAT was invoiced but that it was paid by the contractor.

So the VAT payments flow upwards now, with only one party (in this example) paying VAT to HMRC on the project, including on others’ behalf.

Changes to the chain

The chain above could change though,

for example if a purchaser wanted to buy the project from the developer while works were continuing. That would make the purchaser the end user, and the developer the last recipient of the works and services before the end user, so the developer

would have to account for the VAT which it had been charged by the contractor.

How does this affect me?

The first thing to consider is whether the reverse charge VAT rules actually apply to your project, works or services. In particular consider whether any exemptions apply eg for new buildings,

or zero-rated supplies of goods or services.

If the rules do apply, points to consider include:

- what is your status in the chain – eg are you an end user or the one who

“This article aims to give you a high-level and simplified explanation of the changes, to help you understand the basics and consider how the changes may affect you.”

has to pay the VAT to HMRC (there may be more than one end user eg the property owner and a tenant depending on the facts)

- if the chain changes – reassess your position in the chain and whether your obligations in relation to the reverse charge have changed
- do you need to make changes to your building contract or subcontracts to reflect the parties’ obligations under the reverse charge rules eg if you are the one who has to pay the VAT to HRMC, does the contract allow you to withhold or deduct VAT from your payments to others down the chain? Does the contract cover a scenario where the end user changes if it could affect you?
- are your accounting staff sufficiently trained on the VAT changes and are your accounting systems updated to process the reverse charge VAT
- will the reverse charge impact your cash flow (because the 20% VAT payment is no longer passed down to you when your bill is paid, or because your bill is queried by the party who is to pay it)

- whether you should be applying the reverse charge on ongoing contractual payments (as the reverse charge will apply to all construction contracts which are operational on 1 October 2019, not just new contracts entered into from that date). HMRC will grant a grace period of 6 months as suppliers and recipients come to terms with the new regime (as mentioned below), and will allow supplies between the same parties to be treated in the same way while the parties determine whether the rules apply to each type of contractual supply

- the position of developers can be quite sensitive in this new regime. In many cases it may be obvious that it is the end-user, but a change of intention or a further supply of a completed building by the developer to an investor could raise tax complications and contradictory tax objectives due to the interaction of SDLT and VAT rules.

COMMITTED TO PROVIDING COST-EFFECTIVE INSULATION THAT BENEFITS CUSTOMERS...

Sundolitt has the experience to deliver quality

Sundolitt manufactures high performance, innovative extruded and expanded polystyrene insulation products and solutions for the domestic, commercial construction and civil engineering industries. The company is committed to providing cost-effective insulation that benefits customers through quality, on time supply and with the most environmentally friendly products on the market. All its sites are accredited to global Quality Management Standard BS EN ISO 9001 and it also operates the EC Eco Management and Audit Scheme ISO14001 (EMAS). EPS and XPS are site-proof insulation materials, with high water-resistant capabilities whilst retaining thermal

performance and rigid structure in tough conditions. It is ideal for architects looking to future-proof urban areas from frequent, heavier downpours that can overwhelm drainage systems and lead to flooding. A blue roof design utilises the roof construction for providing water attenuation capacity rather than quickly moving through the usual conveyance system. The water is released at a managed and controlled rate in urban areas thus improving the built environment. EPS is BREEAM Green Guide 'A' rated and a trusted insulant for domestic housebuilding and commercial applications. Sundolitt EPS is BBA-approved and can ensure thermal efficiency for the lifetime of the building. The company's EPS



Climate low Lambda material, offers improved thermal performance with lower U Values. Sundolitt is a vertically integrated company, producing its own raw material, therefore it is, not only, able to assure the quality of both raw and finished material but is able to offer more cost-effective solutions to customers. Its experienced specification sales, production and technical teams ensure Sundolitt supports architects, specifiers, distributors and contractors in providing high performance solutions specific to their requirements. **E: enquiriesuk@sundolitt.com**
www.sundolitt.co.uk

Experts in EPS and XPS Insulation for Construction



Servicing the UK through our **extensive distribution network**, Sundolitt manufactures **high performance, load-bearing insulation** for a wide range of applications.

From standard boards to **value-engineered solutions**, we ensure outstanding customer service backed by design and **technical support**.

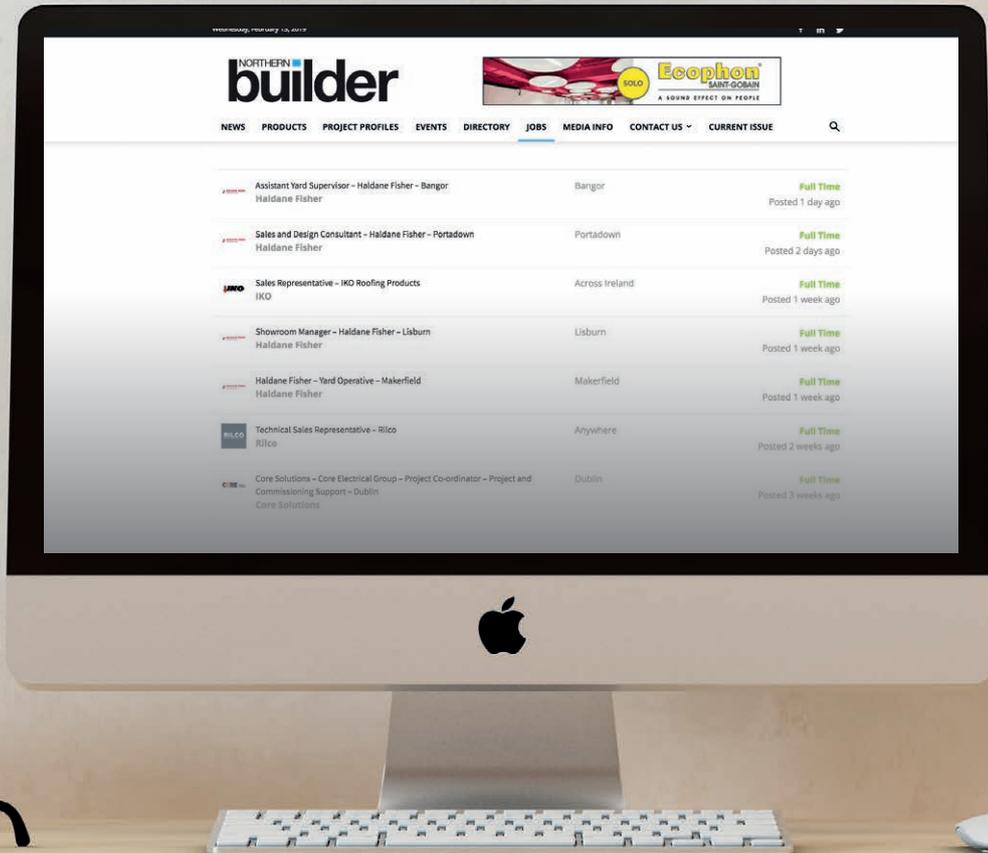


To discuss your next insulation design specification get in touch

☎ 01786 471 586
✉ enquiriesuk@sundolitt.com
👉 www.sundolitt.co.uk

A business built on air

ARE YOU RECRUITING?



www.northernbuilder.co.uk/jobs

NORTHERN builder JOBS

Take advantage of our job section online,
specifically targeted at people within the construction industry!

ONLY £75+ VAT for 4 Weeks

on the Northern Builder website and across social media   

Contact Sarah NI: 028 9261 2990 - Rol: 01696 8319
or sarah@kmp ltd.co.uk for more info

BE AMAZED!

Miracle Seal

STOPS

THAT

LEAK!



SIMPLY SHAKE AND POUR

FOR YOUR NEAREST STOCKIST IN N. IRELAND AND DONEGAL. TEL: 028 9252 8090. FOR ALL OTHER ENQUIRIES TEL: 028 3083 4892

FOR FULL AUDIO VISUAL DEMONSTRATIONS PLEASE VISIT OUR WEBSITE AT www.ct1.com