

BUILDING UPDATE

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GOLD & WASSALL
QUALITY HINGES FOR OVER 200 YEARS

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100% UK MANUFACTURED

Gold & Wassall are the UK's No.1 manufacturer of hinges. We provide a fully comprehensive manufacturing service, which enables us to offer any hinge, for any application.

All our hinges are manufactured at our premises in Tamworth, UK.

We have a huge stock range, all of which are available for immediate dispatch.

Continuous Hinges

Butt/Backflap Hinges

Lift-Off Hinges

Heavy Duty Hinges

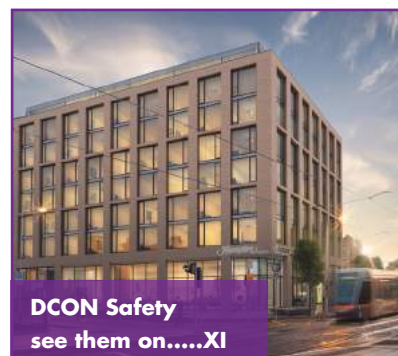
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Telephone **01827 63391**



Fisher & Company
see them on.....IV



DCON Safety
see them on.....XI



MacClancy & Sons
see them on.....XIII



LS Products (Ecoclipper)
see them on.....XIV



Checkedsafe
see them on.....XVI



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Exciting News: Gold & Wassall's new website is live!

Here at Building Update, we are thrilled to announce the launch of the brand-new Gold & Wassall Hinges website!

The new website has been a long-term project for the team at Gold & Wassall, who after months of hard work and dedication are overjoyed to see this project finally over the line.

Explore the updated design, user-friendly interface and exciting new features all designed to enhance the user experience.

As well as now making it possible to download CAD drawings and 3D models of each hinge from the website, Gold & Wassall has also introduced a new 'Hinge Finder' that allows the user to narrow down suitable hinges based on their required dimensions. Simply choose your hinge type, hinge length, open width, thickness, and pin diameter, and your results are shown instantly. This will help customers utilise the full range of hinges, and show hinges that they might not have found or considered previously.



You will find on the new website a clearer and cleaner way to scroll through their vast range of hinges from continuous/piano, butt & backflap, standard, lift-off, and special purpose to heavy duty and bespoke made to order hinges.

Furthermore, using the company's automatic section on the website that contains eight lines of automated machines, Gold & Wassall is able to make hinges quicker and to almost any length. The company also maintains the specialist tooling for these machines which can complete multiple operations in each press.

Please note: Gold & Wassall is the only hinge company whose hinges are UK made and all of Gold & Wassall Hinges' stock is available for immediate dispatch.



Gold & Wassall has been manufacturing hinges for over 200 years using a mixture of tried and trusted methods along with modern technology. The launch of its new website comes timely as the company looks to continue its success into 2024 providing unrivalled levels of customer service.

Based in Tamworth, Staffordshire, Gold & Wassall manufactures all its own hinges out of its in-house purpose-built factory where it also ensures that every product goes through a rigorous testing procedure and receives the upmost attention to detail before being sold. The company prides itself on its customer service and aims to treat every customer fairly and with respect.

The new website also keeps customers informed on the latest news, events and promotions with regular blog posts. The hard-work and expertise that has gone into the creation and deployment of new website will be instrumental in bringing Gold & Wassall's vision for the next few years to life.

Explore the new website and discover all that Gold & Wassall has to offer below:
<https://www.goldwassallhinges.co.uk/homepage>



GOLD & WASSALL
QUALITY HINGES FOR OVER 200 YEARS

The launch of our brand new website

Gold & Wassall Hinges has established itself at the forefront of the industry since its inception over 200 years ago. With its manufacturing facilities situated in Tamworth in Staffordshire, Gold & Wassall provides an impressive range of services for design, production and manufacture of hinges, all produced in house and distributed throughout the whole of the UK. Boasting an enviable reputation within the industry, the company has positioned itself firmly as the UK's number one manufacturer of hinges.

Gold & Wassall has provided its services to various customers throughout its years in operation and serviced customers from construction to engineering companies. With a proven track record of quality, reliability and durability, Gold & Wassall ensures it maintains complete control over the design and high quality of its goods.



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Manufacturers of Fine Structures and Signage Solutions

Elevate your business to the next level

In this issue of Building Update, we have selected Elevate Software as our Company of Choice.

Construction project management can often be arduous, requiring smooth communication flows between chief architects, main contractors, chartered surveyors and sub-contractors. With stringent health & safety and contractual laws, alongside urban planning laws and biodiversity considerations, it is essential that project management runs smoothly to avoid undue delays in constructions.

Steve McGowan is the manager of Elevate Software, with extensive prior experience working in construction, from apprentice joiner, to sub-contractor, contractor manager and consultant, under his belt. During his working experience, he noticed that the information flow was key to successful project completion and conversely, the

opposite caused frustrating delays.

"Elevate software can provide real-time updates, directing everyone on actions and this results in the team, prioritising their time and becoming more productive."

"Elevate Assist is a standalone software solution connecting everyone under one digital hub and is exceptionally user-friendly."

"Busy professionals are asked for requests for information (RFI's) daily on multiple projects and with higher management now often working remotely, they need updates quickly in real time, at the touch of a button. Elevate Software does all that and much more," explains Steve.

This smart software design was first market tested in 2007 and was shortlisted for Best Newcomer to Show at The Interbuild Trade show at the NEC to impressed industry professionals.

For more information, contact Steve McGowan on the details below:
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M 07824 724377
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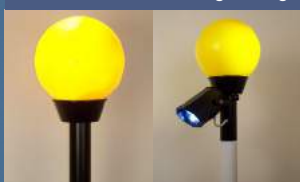
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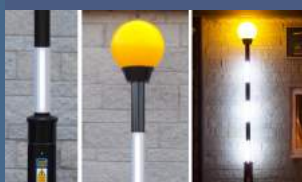
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Quality and service count: Customised doors and panelling

Pandor is a leading manufacturer of customised doors and panelling across the UK to sectors such as commercial buildings, offices, hospitals and flats.

Established in 2014 by Mike Hill, the company has grown exponentially over the last nine years, priding itself on supplying exceptional customer service and high-spec products. Mike has expertise in the industry having worked in the fire door industry for over 40 years and along with his team is happy to provide customers with bespoke orders.

Pandor has production facilities in Sittingbourne, Kent and offices in London. We chatted with founder and director, Mike to find out more about the company, "We specialise in made-to-order client requirements for fire doors, decorative doors, frames and other associated items such as screens and windows."

"Our speciality though due to my background, is certified fire doors and door sets and we pride ourselves on a personal and prompt service with quick lead times on manufacturing."

"The COVID-19 pandemic set us back of course, as the construction industry ground to a standstill. We soon restarted though and have been ever busy, focusing on adding new services in the near future. Our unique selling point is our investment in modern machinery across the board, ensuring that we always produce the highest-quality products. These



include a Holzher 5 Axis CNC Twin Bed Router, heavy-duty sanding machine, veneer flow line press and first-class lipping and edge banding."

Fire doors are integral to optimised passive fire protection systems across industrial, commercial and domestic buildings in the UK. Precision-designed primarily to mitigate against the spread of fire, smoke and toxic gases from one area to another, fire doors allow occupants, whether residents or workers extra time to evacuate accordingly. A secondary factor is that compliant fire doors give firefighters more time to arrive at the scene of the fire and control the fire, before it spreads further. Using a system of compartmentalisation, with fire doors lined throughout in corridors or stairwells, can create fire-resistant barriers in a high-rise block and importantly help slow down the spread of fire and smoke.

Fire doors are given FD ratings from 30, 60, 90 to 120, with FD30 being the most common choice. This

typically gives 30 minutes fire safety protection, in the event of a fire.

Following the tragedy at Grenfell Tower, North Kensington where sadly 72 residents died, the subsequent Fire Safety (England) Regulations in 2022 came into effect on 23rd January 2023. With all eyes on optimised fire safety, Pandor can manufacture customised fire doors, in accordance with FD30, 60, 90 or 120 certifications.

"Our fire doors can be laminated, painted or decoratively veneered and our acoustic doors can also be fire rated. The acoustic door ratings are certified based on how well the sound is contained in the door itself. The doors are tested to different decibel (dB) levels, dependant on the end location, with the higher the acoustic rating, namely the louder the sound it can contain. For example, the acoustic rating for doors in residential flats is 29dB, raising to 30dB in a typical school classroom."

"We supply fire-rated panelling if required, in stock and cut sizes, with a choice of veneer, laminate or paint finishes. Finally, our door frames are manufactured to customised order, with clear or paint finishes," added Mike.

**For more information,
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Number one choice for recycled plastic building materials

In this issue of Building Update, we have chosen Kedel as our Eco-Friendly Plastic Products Company of Choice 2024.

Kedel is a family business founded on ethical and ecologically sound principles. Dedicated to making sustainable living attractive, Kedel believe that by incorporating sustainable recycled plastic products into personal and working environments, it can create a happier, healthier and infinitely more sustainable future for generations to come.

Established by three brothers, Kieran, Dermot and Lewis Walch, Kedel is based in Burnley and supplies nationwide. We spoke to Lewis, who explained more about the company. "We manufacture plastic wood made from waste polystyrene, and we are also suppliers of many other types of recycled plastic profiles from other manufacturers. We stock tongue and groove boards, plastic sheet materials, decking, cladding, ground reinforcement and drainage grids, fencing and gates. In addition, we make a wide range of outdoor furniture often combining different types of recycled plastic into one product. These products

include benches, tables, picnic tables, notice boards, to name just a few. We also offer design services and have a large flatbed CNC (computer numerical controlled) machine for cutting and shaping to the CAD design parameters supplied by our customers or created for them by our in-house design team."

As specialists in building supplies and outdoor furniture, one of the main benefits of the products and services provided by Kedel is the long-term investment advantages of recycled plastic. Using recycled plastic not only greatly contributes towards the reduction of carbon footprint, but companies will see a significant reward on their return.

"It never rots, so if you build fencing or decking with it, you only do the job once in a lifetime. There's no cost of ownership, no maintenance – no costs for labour and materials, or for that matter, replacement costs.

Wood is becoming increasingly expensive and difficult to source, and needs constant attention to avoid deterioration. Yes, the initial costs for recycled plastic are higher, but over a 25-year period, a study by WRAP (Waste Resources

Action Programme), in 2000 proved it to be a more cost-effective material due to the product's extended longevity and zero maintenance properties."

'Your Housing Association' in South Manchester installed plastic fence panels made from Kedel's recycled plastic about 10 years ago. They haven't had to replace a single fence panel since!" said Lewis.

In the past, Kedel's plastic wood has been named 'Best Recycled Product' at the National Recycling Awards and is an ideal maintenance free replacement for wood, cladding, gallows brackets, pediments, fascia boards, rafter tails, finials, fencing and decking. Kedel has over 1,000 products in recycled plastics available on its website with a wide variety of profiles to choose from that could save you a lifetime of maintenance and replacement costs.

A notable product in Kedel's sustainable product range is fencing, that comes as fixed or portable panels, or you can buy the materials to make your own. You'll never need to replace a fence again. They are rot-proof and non-absorbent making them very hygienic and easy to clean. They don't chip, crack, or splinter, and are water and frost proof.

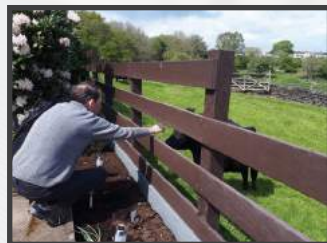
Ideal for education establishments and facilities management are Kedel's maintenance-free benches and picnic tables. They look like wood but perform like plastic, and the tables last at least five times longer than wood, making them a very attractive long-term investment.

For companies willing to create a circular economy for plastics, look no further than Kedel.

For more information, please see below:
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- Floating solar
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Protecting your investment, with award-winning, sustainable products

External wall insulation (EWI) is one of the fastest growing areas within the UK construction industry. For time immemorial, timber pattresses have been used to secure the fixing of satellite dishes through to utility boxes upon reinstatement. This was until SWIFIX: an Exeter-based company came up with a brilliant, innovative design range that bypassed traditional timber methods in 2016.

Paul Brown is the Director and brains behind the operations, with an extensive background in leadership in senior management, starting his career as a plasterer completing EWI.

SWIFIX is a multi-award-winning company that designs cutting-edge solutions for securing external furniture through External Wall Insulations (EWI). Since its inception in 2016, the range has been extensively extended, including a recent, exclusive design partnership with SKY telecommunications for a

new product for securing cables and small pipework.

"We work with a broad range of customers from Architects, Local Authorities (LA's) to major contractors and system designers providing surefire solutions for securing external wall furniture, through insulation and cladding, across a range of properties, including retrofit, new build, and the off-site modular sectors.

"Our unique design approach has brought robust solutions to market, for securing external furniture through EWI. These include: satellite dishes, rainwater goods, canopies, light alarms, signage, cables, pretty much any item that needs reinstatement," explained Paul.

The SWIFIX range are PAS2035-compliant for quality assurance and with easy installation and added cost-efficiency, it's easy to see why they are the leading choice for many customers.

The products are regarded as industry-leading, shortlisted for the National Energy Efficiency Awards (2016): with many other accolades recognising innovation and Excellence in the Energy Efficiency Sector, and more recently, The INCA Innovation Award Winner in 2021. The Insulated Render and Cladding Association (INCA) is the recognised trade association for the EWI industry across the UK and awards are given for exceptional work in the industry. We asked Paul, in his own words what made SWIFIX products so special, "SWIFIX are recommended by many system designers as a product of choice, due to the fact that by using the solution and the way in which they are installed, they protect warranties and guarantees for the systems installed."



"The range provides a robust and watertight solution preventing ingress of water, which is damaging to systems. It truly offers a unique solution, unsurpassed by competitors, as it is suitable for many different formats and can hold greater weights. Overall, it is significantly cheaper than its competitors, offering considerable cost savings."

"I'm very proud of our green credentials: it is a very eco efficient-range, made from partially recycled plastics with all the parts are fully recyclable, along with the packaging, making our products very attractive in the age of sustainability."

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Make your project possible

DCON Safety Consultants Limited offers leading health and safety consultancy and construction statute advice services. The company prioritises and specialises in the highest levels of informed and intelligent advice, senior project resource allocation and compliance assurance. Informed by industry expertise, DCON Safety Consultants Limited knows that every project has potential risks, no matter what its potential benefits, so its team of highly experienced construction professionals helps to ensure clients' statutory conformity.

Upon gaining understanding of the specific needs, goals and desires of each client and their project, DCON Safety Consultants Limited is dedicated to implementing a design and construction management plan that will meet or exceed these requirements. And, DCON Safety Consultants Limited ensures that there is honesty, integrity, trust and professionalism underpinning every project.

Moreover, the company's services are centred on three delivery principles:

- **Maximising Quality:** The company implements proven health, safety and wellbeing strategies to help clients achieve high quality and cost-effective work commensurate with the design of their projects.
- **Minimising Risk:** The company effectively manages design and delivery risk on projects to match each client's desired risk level profile.
- **Managing Compliance:** The company relies on its extensive background working on a wide variety of projects to assist clients in developing, monitoring and maintaining compliance performance.

This excellent service would not be possible without the leadership of Diarmuid Condon, a construction industry leader who brings unique perspectives to encourage,



support and mentor the abilities of his colleagues. As a construction professional with a surveying background and experience spanning two decades, Diarmuid is emblematic of DCON Safety Consultants Limited's commitment to providing outstanding services to clients.

Diarmuid has contributed his invaluable expertise to over 400 projects over 20 years, with a client list including public sector departments, corporate owners, real estate developers, main contractors, design professionals and infrastructural bodies. With this incredible portfolio, Diarmuid is helping DCON Safety Consultants Limited to become a leader in health and safety consultancy across the construction industry.

Key to DCON Safety Consultants Limited's services is working as a Project Supervisor for the Design Process and CDM Advisor in various sectors across the Irish construction market. No project is too simple or too complex for the company's construction safety consultants, all of whom are construction professionals with an average of 20 years' experience in the built environment. The ability to maximise this knowledge

and skillset means DCON Safety Consultants Limited can generate distinctive and innovative ideas from traditional PSDP service inputs and outputs.

DCON Safety Consultants Limited also provides its main contractor clients with intelligent, practical, and reasonable physical site safety advice to support compliance and good practice adherence. Behavioural safety outcomes inform how the company approaches each solution with the contractor and their supply chain, identifying opportunities for improvement.

To complement this, DCON Safety Consultants Limited can also help with clients' health and safety strategy. Its holistic and integrated approach can help unlock substantial benefits for clients by providing a structured, objective and SMART framework for full optimisation through the creation of an environment that embraces health, safety and wellbeing.

This means DCON Safety Consultants Limited helps clients to improve their health, safety and environmental performance; enhance staff satisfaction thanks to improved performance; improve risk management and corporate governance with a clear audit trail; gain confidence from long-term planning, better sustainability and performance; and improve overall corporate reputation, including greater staff satisfaction and a more efficient procurement and supply chain.

If you are interested in finding out more information on DCON Safety Consultants Limited's full range of excellent services, head to the website or get in touch directly using the contact details below.

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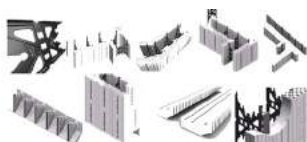


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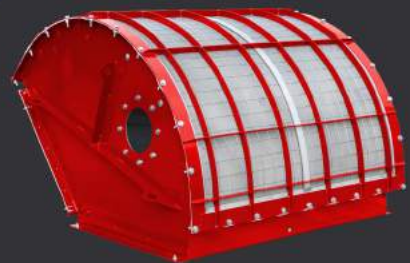
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LS Products BV to introduce new Autonomous range in 2024

In this issue of Building Update, we are pleased to feature LS Products BV as our Landscaping Product Company of the Year.

LS Products BV is the manufacturer of the innovative Eco Clipper electric mower system that was introduced for the turf grower industry in 2018.

Due to the fact that all the mowers in the range are electrically driven and use a special mowing deck design that incorporates small mowing blades, the Eco Clipper range delivers fantastic contour following and has the capability to disperse clippings well even in wet grass.

Furthermore, because of the high-speed mowing system, productivity is inevitably higher and fuel efficiency better due to the small blades and electric drive. The machine is very quiet and versatile under different conditions such as dewy grass and weeds.

The Eco Clipper® Mowing System evolved from the mowing system that was originally developed in the nineties on the turfgrass farm of the Leijenaar family in the Netherlands. At that time, the electrically driven 10m wide rotary mower was a revolution for the turfgrass industry, and up until 2008 there has been various models of this rotary mower developed and marketed by Leijenaar Products BV.

In 2019, the Eco Clipper range was successfully introduced to turfgrass farms across Europe and then in 2020 they introduced the 14.11-meter-wide Eco Clipper: RM14 Butterfly Mower and the Eco Clipper TM14 tri-deck mower that were both revolutionary mowers for the turfgrass growers and sports ground sectors.



Syb Leijenaar is the Managing Director of LS Products BV and has a vast amount of experience that is deeply rooted in mechanical engineering and mechatronic systems design, and is one of the creators of the Eco Clipper range. We asked Syb how the company has fared over the last 12 months and what plans it has for the future.

"The last 12 months have been slower business wise, although it seems business is picking up since summer. As we are an agile company, we used the opportunity to spend more time on new developments. Our current developments are mainly focused on autonomous large area mowing. Our autonomous mowing system will be introduced in the coming year. We offer a 309cm or a 513cm wide Eco Clipper mowing deck where the power comes from either a diesel generator or a 61kWh battery pack."

"We are keen to increase productivity in large area quality mowing, hence lowering the mowing costs for our customers. For turfgrass growers and sports ground managers, we already have the most productive equipment in the market due to the large cutting width and high possible mowing speeds. For the autonomous mower it is important that it can be operated safely without immediate supervision otherwise it won't save labour. Therefore, we have partnered with a Danish firm that fully focuses on safe operation of autonomous equipment in the field."

Due next year, the Eco Clipper Autonomous Mower uses three different types of obstacle detection: camera; lidar; and radar for its safety in dusty environments. The new Autonomous range will meet speeds of up to 16km/h and surpasses all safety standards with its cutting-edge obstacle detection technology.

"Over the next few years we expect to grow gradually in the sports ground market. We receive strong feedback from our users stating that they like the capacity, quiet running and economic use of fuel. In 2024, we will be introducing the autonomous mower on a couple of selected farms. We want at least a year of real-life experience before we introduce these systems to a wider audience," added Syb.

LS Products and its Danish partners are really pushing the boundaries in autonomous mowing solutions, and the next five years are looking very fruitful for both businesses. In closing, we asked Syb how he felt receiving our award.

"I feel honoured being selected for the Landscaping Product of the Year Award. When you work with these products every day, you no longer notice that they are different. This award reminds us that we stand out. We are proud of that."

For more information, please see below:
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ModCon Cabin Trader was formed in 2017 by Alan Willets of whom has 25 years experience of working for some major manufacturers in the Modular & Portable Building Industry.

ModCon Cabins as it is also known manufactures and supplies Steel Anti Vandal Portable Cabins, Containers, Modular Buildings and all site ancillary items associated with the Portable Building Industry. Please visit: www.modconcabins.co.uk

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Staircases are regular and repeat produced items that we manufacture for our clients.

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Why not also take a look at ModCon Cabin Traders other side of the business which is an Auction/Resale website that allows all and sundry to utilise the site to sell new & used Portable Building products which operates very similar to a well-known auction/resale site we are all familiar with, however only for products relating to our industry.

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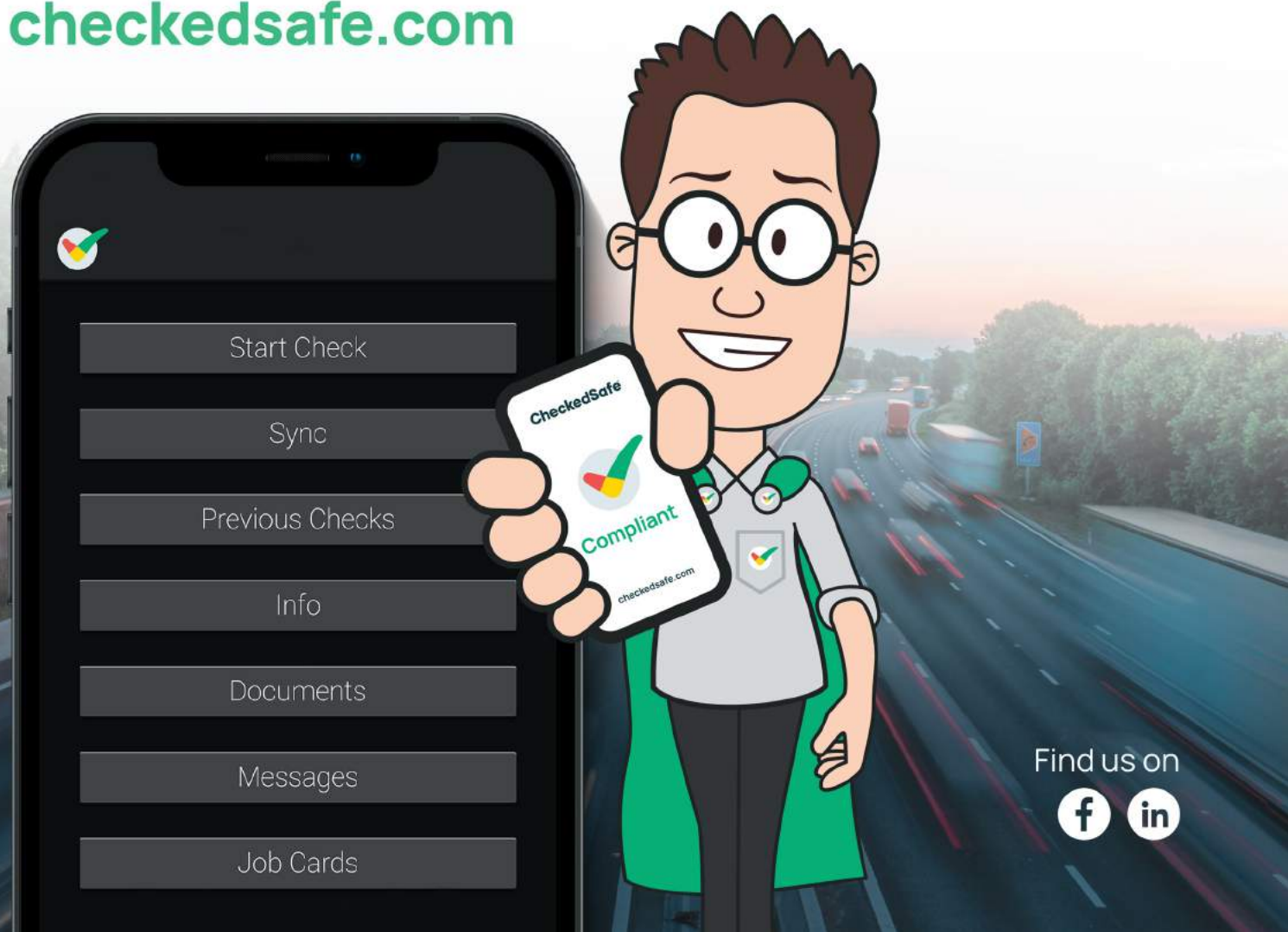


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Unrivalled professional expertise: Wakefield's expert-chartered surveyor

Fennell Green & Bates is a chartered mineral, waste, energy and building surveyors practice, with a specialism in project co-ordination and management in the construction and mining industries.

The company had evolved substantially since its inception in 1875 when founders Mr Fennell and Mr Green, took over the practice from the eminent mining engineer: Mr J Tolson White.

Under the expert direction of the current director, the company has expanded exponentially, employing experienced staff with chartered surveying expertise. From its convenient central base the UK in Wakefield, West Yorkshire, customers can be reached easily within three hours, excluding the southern counties of Devon and Cornwall, which takes a little longer.

As leading specialists in construction project co-ordination and management, the company's range of services includes: building surveys, land condition surveys, coal and other mining reports, contaminated land audits, land and mine surveying, geotechnical advice and site investigation.

To allow for a more streamlined process, the company has recently embraced the digital era, by moving its substantial archive, documentation and filing systems to a more secure online storage. This has already provided a more efficient service for its large customer base of: self-build, SME home builders and commercial developers, farmers and landowners.

"Experience in all types of land and former use with a large archive of material to research, helps inform



modern solutions to ground conditions problems," says company Partner, John Carlon and keeps Fennell Green & Bates ahead of the competition.

"Our experienced staff are familiar with mining law, land law and regulation and redeveloping land. Experience in subsidence identification from mining and treating the effect, is highly valued by our customers," elaborates John.

It is this winning combination of experienced staff, with knowledgeable areas of expertise, with access to extensive archived documents and drawings, that has cemented the company as a leading specialised chartered surveyor.

Enlisting the guidance of an experienced chartered surveyor, like Fennell Green & Bates, at the early stages of land development or building property can mitigate against further challenges. Drawbacks could include: mining induced ground conditions,

contamination and the boundaries of the site, but through informative advice, customers can make detailed, informed decisions.

It is these important, expert risk assessments that can determine whether land use can be developed further to what the client chooses.

"We can advise on developments in former coal mining areas and solutions to stabilise land from any mining or industrial use. Our coal mining risk assessments can be included with future planning applications in areas of high risk as identified on the Coal Authority data base.

We offer competitive, cost-effective solutions to most land condition problems. Our latest services include: level 3 structural surveys, contaminated land reviews and valuation."

From its Wakefield base, this experienced chartered surveyor practice has helped a large diverse customer base across the UK and according to John, is wholly focussed on helping companies, especially smaller ones to succeed, "The plan for the future is to grow the practice and help the smaller developer to find cost-effective solutions to ground conditions and contamination."

**For further information,
please see the details below:**
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M 07483 164372
fennellgreenandbates@gmail.com
www.charteredurveyorswakefield.co.uk



Fennell Green & Bates Chartered Surveyors is a 150 years old practice based in Wakefield. At FGB, we specialise in building condition surveys, house structural surveys, project management, town & country planning, coal mining risk assessments, site investigation and remediation of brownfield land.

Fennell Green and Bates have been involved in over 1,740 projects over the past 22 years dealing with contaminated land, ground stability issues, phase 1 contaminated desk top studies, phase 2 site investigation projects, coal mining risk assessments and soil sampling for housing, commercial and industrial developments in north of England and the Midlands. Our practice also acts as mineral advisors to several building materials companies and that work has taken our surveyors all over the UK and to Ireland, Europe, Russia, South Africa and Australia to work on a wide range of projects.

At present we are managing the remediation of a glass works tip on behalf of a client for the site to be used as housing after the materials on site have been processed and re-engineered on-site for the development platform. We have recently completed the verification of the works for a medium sized housing development in Yorkshire in a former quarry that has been backfilled with engineered fill from site.

Our team is experienced in all types of site engineering and soil management that includes materials testing that can save costs due to the re-use of these soils and a reduction in muck away.



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Learn Ecology has an extensive range of educational experiences suited for all ages and experience levels. From one-off activities and worksheets to survey workshops, guest lecturing and talks, these services can also be extended into a more bespoke service where courses can be integrated into the curriculum of schools, colleges, and universities.



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