

60 YEARS

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Product marking:
are we ready?

KCC Group profile

CPD: Intumescent
products

Green entrance
case study

CELEBRATING THE GAI
JUBILEE WITH A LOOK
AT PAST MILESTONES
AND FUTURE PLANS

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Hard hats laid out as part of a Mental Health Awareness Week to show the scale of the problem

HATS OFF TO MENTAL HEALTH CAMPAIGN

As part of Mental Health Awareness Week in May, Ironmongery Direct raised awareness of suicide in the construction and trades industry, in partnership with Mind.

As part of the campaign, it created an exhibition to show the scale of mental health problems in the industry, by laying out 454 hard hats on location at Leeds College of Building, with each hat representing a tradesperson who took their own life.

IronmongeryDirect has also been recognised for the second year running as one of the UK's Best Workplaces™ 2021 by Great Place to Work®.

The Best Workplaces™ Award recognises companies that promote a healthy workplace culture through management credibility, respect, fairness, trust, pride and camaraderie. The Great Place to Work® institute assesses this using an anonymous employee survey to gauge levels of trust in the company and their colleagues. A further assessment evaluates the organisation's HR and leadership practices, policies and culture. Of the 183 companies shortlisted, Ironmongery Direct ranked 58th in the medium-size category, moving up in the rankings from last year's result.



NEW CEO FOR DHI

The Door and Hardware Institute in the US has appointed Cedric Calhoun as its new chief executive officer. Cedric succeeds Sharon Newport who served as interim CEO following the retirement of Jerry S. Heppes, Sr., in October 2020.

Cedric has more than 20 years of association management experience, having served in CEO roles since 2007.

LOCKSMITH EXPO GOES AHEAD



MLA Expo run by the Master Locksmiths Association returns from the 22-24 October 2021. Europe's largest locksmith exhibition is

seen as the security event of the year for the locksmith and security industry.

To book, exhibit or for more information visit www.locksmiths.co.uk/mla-expo/



CAUTIOUS OPTIMISM FOR CONSTRUCTION

April saw a bumper month for construction contract awards of £9.1bn. This is the highest value since January 2020, according to the Economic & Construction Market Review from industry analysts Barbour ABI.

In April contract awards increased by 58% compared to March. Sector analysis shows that residential contract awards increased again in April to £2.5bn, up from £2bn in March. Infrastructure showed a strong performance, with a total value of contract awards reaching £2.1bn, the first monthly

value over £2bn since January 2020. And the industrial sector activity saw the second highest monthly value on record of £1.2bn, driven once again by warehousing.

Commenting on the figures, Tom Hall, chief economist at Barbour ABI and AMA Research was cautiously optimistic. "A year on from the start of the Covid-19 pandemic we have finally seen a value that starts to recover some of the lost ground. However, a fall in April's planning approvals may demonstrate that the uncertainty plaguing the sector has not fully cleared."

	Value(bn)			% Change		
	April	March	2020	Apr-Mar	Mar-Feb	2020
All sectors	9.1	5.8	4.8	58%	22%	-5%
Residential	2.5	2.0	1.7	26%	1%	-12%
Infrastructure	2.1	0.7	1.2	210%	-21%	40%
Commercial and retail	1.0	0.5	0.6	103%	57%	-4%
Hotel, leisure and sport	1.6	1.0	0.3	55%	349%	-43%
Industrial	1.2	0.9	0.5	30%	21%	-23%
Medical and healthcare	0.1	0.2	0.2	-41%	30%	62%
Education	0.6	0.4	0.4	29%	-4%	-14%



Following in his father's footsteps: Casey Goddard, aged 18, is among the first cohort of 11 apprentices who have embarked on the apprenticeship course. His father, Richard has his own business Goddard Electricals.

APPRENTICESHIP SCHEME FOR AUTOMATIC DOORS LAUNCHES

An apprenticeship scheme to bridge a skills gap and ensure quality standards within the automatic door industry was launched in Spring by the Automatic Door Suppliers Association (ADSA).

The Powered Pedestrian Door Technician Apprenticeship has been in development for five years since the Government Trailblazer Apprenticeship scheme was launched.

ADSA managing director Ken Price said the scheme will bridge skills shortages for entry level technicians and meet a need for "a consistent approach to ensure that those entering the profession were able attain a high-quality standard of knowledge in theory and practice."

The two-year level two apprenticeship comprises of 23 modules and will be delivered by South Staffordshire College. Apprentices are paid a salary by the employer during their indenture, with all learning funded through the Trailblazer Scheme. The ratio of learning is 40 per cent study, 60 per cent practical.

Details of the apprenticeship can be found on the South Staffordshire College website www.southstaffs.ac.uk.

Employers can arrange apprenticeships direct with the college: apprenticeship@southstaffs.ac.uk



ARCHITECTS RESIDENCY IN SHARD COMPETITION LAUNCHES



The Shangri-La Hotel, At The Shard, London is launching an architect in residence programme in an industry-first collaboration with The RIBA Journal (RIBAJ).

The competition, entitled 'Time to Reflect', will see the hotel invite six prestigious RIBA chartered architects for a week-long residency, based on a proposal tendered to The RIBA Journal. It is intended to provide the winners with time to escape from the daily home-office or work routine, experiencing life from a different perspective.

A panel of judges chosen for their unique specialisations across the arts and architecture, will select the winning submissions.

During the residency, architects will have the opportunity to base themselves at the hotel in The Shard – one of London's most recognisable architectural landmarks. Upon departure, they will leave behind a piece of work – either a sketch or prose – inspired by their stay, to be displayed in the hotel's public spaces to celebrate the programme.

"With people having led such atomised lives over the past year, the 'Time to Reflect' competition is a welcome shot in the arm for architects," said Jan-Carlos Kucharek, acting deputy editor of RIBA Journal. "A chance to explode back onto the social scene of the capital or luxuriously self-indulge from their cloud-piercing eyrie."

Winners will be announced at the beginning of June, and residencies will take place at the hotel between September 2021 and September 2022.

CODELOCKS WEBINARS OFFERED FREE TRAINING

Codelocks ran new online training and development sessions for locksmiths, installers, facilities managers and professionals looking to improve access control skills in spring. The first free Codelocks Knowledge Base Webinar sessions saw Codelocks experts give trade professionals the opportunity to develop their knowledge of Codelocks' product range, along with guidance on specifying, fitting and maintaining lock solutions.

The training also explored the impact of the Covid-19 pandemic on the access control landscape, including the importance of protecting high-risk environments by reducing touch surfaces to help to maintain strict hygiene measures. Participants also gained an overview of Codelocks solutions for fire doors, and refreshed their knowledge of fire testing, fire kits and BS EN 1634-1 standard.

SECURITY SPECIALISTS JOIN FORCES



Security products provider, Surelock McGill Group has acquired Benweld Secure Ltd, a designer, manufacturer and installer of physical security solutions.

The Group says it is particularly interested in focussing on the hard fixed and rapid deployable armoury solutions that Benweld supplies to the MoD, Critical National Infrastructure (CNI), and to the higher end of the OEM security Industry.

Benweld product lines are specifically designed for both armoury upgrades and extensions. They include physical and surreptitious resistant cabinets for weapons and ammunition storage, high security doorsets and serving hatches. A new lightweight, high security performance modular walling system has recently been approved. Ancillary items include ventilation louvres, gates, and window bar-sets.

Benweld Secure Ltd. will retain its independence under the continued leadership of Nathan Kelsey. Staff and premises at Hartlebury will all be retained.

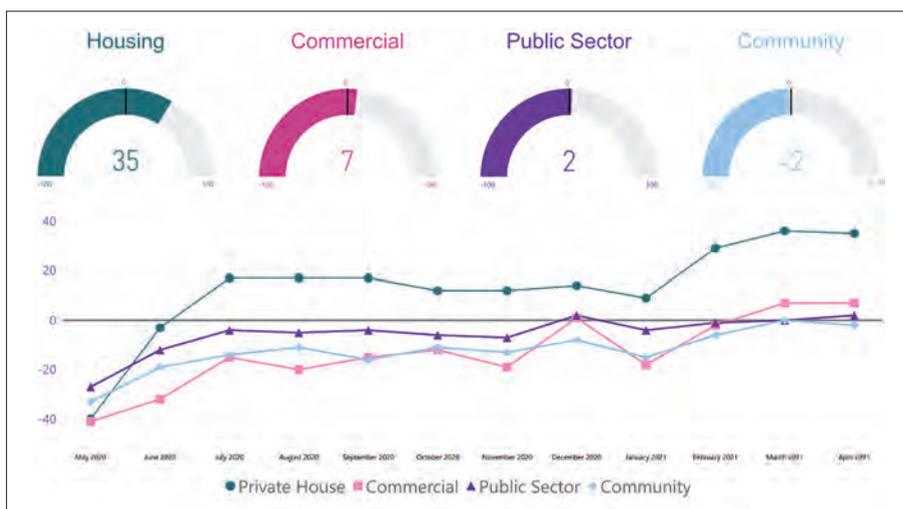
RIBA TRENDS SHOWS GROWTH CURVE

In April, the RIBA Future Trends Workload Index stood at +24. The Future Trends survey monitors the employment and business trends affecting the architectural profession.

The April results see a drop from March but expectations about future workload remain strongly positive with 34% of practices

expecting workloads to grow in the coming three months and 56% expecting them to remain the same. Only 10% expect workloads to decrease.

The graph below shows the difference between those expecting more work in the next three months, and those expecting less, in each of the four main work sectors.



NEW HEAD FOR DORMAKABA GROUP

Sabrina Soussan has become the new CEO of dormakaba Group. Her predecessor, Riet Cadonau who was at the helm for 10 years will concentrate on his role as chairman of the board of directors.

Soussan (pictured) joined dormakaba from Siemens Mobility, where she was co-CEO since 2017. She has more than 20 years experience from the automotive, mobility and building technology sectors.

CORRECTION

In the spring issue of AIJ an interview with Winkhaus was published, with content that did not fully reflect the views and opinions of Winkhaus. The editor regrets any inconvenience caused.

GROWTH IN TECHNOLOGY PROMPTS NEW COMPANY LAUNCH



The Three Amigos Campaign – Catherine, Simon and Paul

Three leading Midlands entrepreneurs have joined together to launch a new venture – Strand Technologies – producing technology-based solutions for safety, security and control which can be used across a range of industries.

Catherine Franks, Paul Ryan and Simon Bowden all run and manage businesses within the door hardware and automatic doors sector and have previously partnered on other projects.

Strand Technologies products can be used to monitor and remotely control a variety of operating systems including automated pedestrian entrances, access control systems, industrial doors, gates and shutters as well as road signage and refrigeration.

Catherine Franks is heading the company as managing director, overseeing day-to-day operations alongside her existing business, Strand Hardware. Simon Bowden, who previously worked for GEZE UK has taken on the role of commercial director, while RTR founder Paul Ryan, is director for strategic support for business development.

The business, based in Walsall, counts among its products iContact – a device which can be applied to any electro-mechanical operating system for remote monitoring, control and diagnostic management – and Virtual Usher – a range of products to manage volume and footfall entering buildings.

In the lead up to the launch, the directors trickled out a social media 'teaser' campaign, 'The Three Amigos', which features their younger selves overlaid with hand-drawn illustrations of their personality types: angel, devil and joker.

"Although we are involved in a serious business, we are all of the same mind that it's important to bring something of yourself to the table," said Catherine.

Strand Technologies was a sponsor of the GAI Members Day in May.



DESIGN FAIR PLANS FOR SEPTEMBER

Design London 2021 will take place 22-25 September in Greenwich London. The London design trade fair was previously known as 100% Design and ran for 25 years at Olympia. The rebrand was planned in time for London Design Festival in 2020, with the move to the new design district in Greenwich but was put back

due to Covid-19. The show calls itself the UK's largest design trade event expecting 30,000+ visitors including architects, interior designers & retailers, providing a platform to promote design products to wwUK & international markets.

To apply to take part visit
www.designlondon.co.uk

FRANCHI RETURNS TO CHELSEA HARBOUR WITH NEW SHOWROOM



Hardware specialist Studio Franchi has opened up a new design studio in the London Design Centre at Chelsea Harbour. It represents a move by Franchi to return to the roots of their specification business.

Studio Franchi was founded in 1970 and went on to become one of Design Centre, Chelsea Harbour's very first tenants in the mid-1990s. After a 13-year break, the brand is back, opening a new space in the newly-developed Design Centre North.

The firm works with established manufacturing partners and will showcase



in the studio high end, exclusive ranges.

The company has tailored six new collections specifically for the launch of Studio Franchi. Each collection has its own distinct, cohesive and inspiring style, from Italian-designed Tirreno collection to the two Best of British collections hand-forged in the UK.

The move follows Simonswerk UK opening its new showroom in Clerkenwell last year (as reported in AIJ Summer 2020) – both firms bucking the trend of cutting back business activities during a global pandemic.

SPECIFIEDBY LAUNCHES 'CPD IN A BOX'



Specification-led marketing and product data specialist, SpecifiedBy, has launched a new service offering building product manufacturers a ready-to-go CPD package and access to its large network of architects and specifiers.

The new service enables manufacturers to set up and host their own digital CPD events and run Q&A sessions via SpecifiedBy's platform.

SpecifiedBy says the solution provides an 'off the shelf' approach to online CPD programme delivery. It uses specialist webinar software to deliver the educational sessions and manufacturers can exploit digital marketing via the SpecifiedBy platform.

SpecifiedBy will provide logistical and technical support for each event and the manufacturer will be able to save recordings of all of its CPD sessions as content for future use. Manufacturers can access the event data and analytics to hone future sessions and ongoing relationships with customers. Architects and specifiers joining the events will automatically receive their certificates of attendance for their CPD credits.

Darren Lester, founder and CEO at SpecifiedBy, said: "This new service is effectively a 'CPD-in-a-box' that equips manufacturers with everything they need for an online CPD session from a delivery, logistics and marketing perspective, and even provides a ready-made audience through our network. All they really need to do is turn up and present their content and we'll do the rest."

"The need to engage with customers online has certainly been accelerated during the pandemic but not all manufacturers are readily equipped to deliver CPD sessions online without a heavy investment in the appropriate tools and marketing."



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NEW SPECIFIER'S GUIDE TO PRODUCT MARKING

A new guide has been launched to help architects and specifiers navigate changes to product marking in the UK following its departure from the EU.

Now that the EU and the UK are two separate regulatory and legal spaces, all products exported from the EU to the UK (and vice versa) will have to comply with UK technical regulations and will be subject to regulatory compliance checks and controls.

The Specifier's Guide on UKCA Marking, CE marking and the Construction Products Regulation (CPR) has been launched by the GAI to ensure that anyone involved in the specification of architectural ironmongery is aware of the latest procedures on conformity marking.

UKCA and UKNI marking have been introduced as CE marking will cease to be used in Great Britain from 1 January 2022. The guide covers the new product marking and the rules for using them, as well as the role of CE marking going forward and the change from European Harmonised Standards to the UK Designated Standards.

The guide also covers the changes to the CPR and the EU machinery directive - key legislation that impact architectural ironmongery specifiers - and the creation of UK Approved Bodies to replace UK Notified Bodies.

The guide can be downloaded from the GAI website: www.gai.org.uk

NEW GUIDANCE TO HELP TRANSITION BACK TO THE WORKPLACE

The guidance on using partitioning and ironmongery to manage social distancing in the workplace has been updated following changes to UK conformity marking.

The How Business Owners Can Use Partitioning and Ironmongery to Help Manage Social Distancing guide, jointly produced by the GAI and FIS, which represents the Finishes and Interior Sector, has been updated following changes to UK conformity marking.

Developed to help those involved in managing workplaces understand key considerations they need to make when adapting their spaces, it provides guidance on using partitioning and ironmongery to manage social distancing in the workplace.

Originally published in November last year, it has been updated to cover the changes to UK conformity marking post-Brexit. UKCA and UKNI marking have been introduced as CE marking will cease to be used in Great Britain from 1 January 2022.

It also includes a list of the relevant EN Harmonised and UK Designated standards that are relevant to partitioning, doors and architectural ironmongery and a summary of product marking sales territories to show where UKCA, UKNI and CE marking can be used going forward.

Douglas Masterson, technical manager of the GAI, said: "It is critical that business owners and those responsible for property maintenance are aware of the changes and how this impacts

the architectural ironmongery they choose for their workplaces. Businesses will need to continue to be responsive to Government advice but the new information in the guide will help them to identify opportunities for business owners to make sensible product choices now, that will offer them compliant solutions longer term."

Joe Cilia, technical director of FIS, said: "Dividing spaces, even on a temporary basis may have implications on escape routes and safety depending on how they are installed and as good ventilation has been shown to help reduce the incidence of Covid 19 infection, the advice in this free guide is important and relevant."

Download the guide at www.gai.org.uk/IndustryUpdates or www.thefis.org/membership-hub/publications/



GAI COLLABORATES TO PRODUCE PDTs

The GAI continues to be at the forefront of the provision of BIM Product Data Templates. GAI technical manager Douglas Masterson, who is also chair of BIM Fenestration Relevant Authority has recently

overseen the creation of a brand new doorset PDT, through a working group co-chaired with Kevin Underwood of the British Woodworking Federation. The PDT is available in the technical section of the GAI website.

In the next project for the Relevant Authority, the GAI and the Glass and Glazing Federation (GGF) will work together to create a series of PDTs for window hardware.

The GAI continues to develop its own range of PDTs for

hardware, through the ongoing work with the French trade association UNIQU, which will enhance the existing library by ensuring these are in alignment with the ISO 23386 BIM data dictionary standard.



EDUCATION PROGRAMME CONTINUES TO EXPAND ITS GLOBAL REACH

The number of international students enrolled in the GAI's Diploma programme has surpassed those in the UK for the first time in its history.

Almost 60% of students enrolled in last year's Diploma programme were located outside the UK. Fifty-four students passed the stage three exam

to become GAI Diploma holders (DipGAI), of which 28 were international students and 26 were based in the UK. Half of the international students were based in the Middle East and, for the first time, this cohort of Diploma successes also included learners from New Zealand and Cyprus.

The core of the GAI education portfolio is separated into two qualifications: the Certificate in Architectural Hardware (CiAH) and the GAI Diploma. In total, exams across all stages were sat in 22 different countries by over 300 learners.

This year also saw 90% of students pass their CiAH stage one exam, one of the highest pass rates to date, and 80% of students passed stage two.

Rachel Tipton, manager of the GAI education programme, said: "The past year has been particularly tough for learners, with many being furloughed, so everyone who has progressed through the programme should be

incredibly proud of the resilience and dedication they've shown."

The GAI is the only recognised programme in the world that leads to a qualification in architectural ironmongery to British and European standards, and can be used to demonstrate competence.

The CiAH consists of two stages with 24 education modules covering everything an architectural ironmonger is required to know, supported by eight block assessments to test the students' understanding.

Once learners have gained their CiAH, they can continue their studies to achieve the GAI Diploma. This stage three exam focuses entirely on the skills and learning needed for scheduling the architectural ironmongery, electric hardware and key control for a project. Once they have completed the diploma, they can use the designation DipGAI, an industry recognised designation of professionalism.

www.gai.org.uk/education

GAI LAUNCHES NEW LOGO



Guild of Architectural Ironmongers

A new logo and corporate identity for the Guild was launched at the GAI Members' Day on 27 May. These changes mark the start of the GAI's new organisational strategy and the next phase of growth.

Simon Forrester, chief executive of the GAI, said: "A key part of our strategy is now about integrating the two halves of the organisation – the Guild and the Institute of Architectural Ironmongers (IAI) – and retaining the best from both.

"As part of this, we want to show how the two complement each other; with the GAI and its education programme sitting alongside the IAI with its regional reach and well-established CPD programme. Like the two halves of a hinge that work together with flexibility and strength, the GAI is now an integrated organisation that serves and supports the industry's businesses and individuals at every stage of their professional journey."

When creating the new logo, the GAI and IAI wanted to incorporate a door element into the design and give the branding a general refresh. Alan Field of Field Marketing Design helped the GAI to create its new logo.

"The symbolism of the hinge most resonated with the working group; two sides of a hinge working together to get the job done," said Alan, adding that "the logo incorporates the colour palettes of both the GAI and IAI on either side of the hinge and signals each organisation working together in the next phase."



CALL FOR ENTRIES TO SPECIFICATION AWARDS

The Architectural Ironmongery Specification Awards are now open for entries.

The awards, organised by the GAI in conjunction with the Royal Institute of British Architects (RIBA), reward excellence in the specification of architectural ironmongery.

The 2020/22 awards consist

of seven categories including the Jubilee Award, an exclusive award to commemorate 60 years of the GAI. This category can be entered by any projects that have previously won an AI Specification Award over the last 40 years.

The Best New Product Design and Innovation Award, first awarded at the 2018/19

Specification Awards, will be formatted differently to recognise both mechanical and electronic products in separate awards.

The remaining categories recognise projects within the following sectors: commercial and hospitality; public health and education; residential; and international. Any projects that have been completed or products launched over the past three years, from 1 October 2018 to 30 September 2021, will be eligible. For each category, there will be a first, second and third place awarded. The judges will also decide an overall Winner of Winners.

Architects, specifiers, building contractors, clients and their architectural ironmongery advisers and suppliers across the world can nominate projects for the awards from now until 19 November 2021. Entries can be submitted via gai.org.uk/SpecificationAwards.

GAI MEMBERS DAY FORECASTS SAFETY, SUSTAINABILITY AND DIGITALISATION



The GAI members' day on 27 May saw more than 200 door hardware professionals from around the world join the virtual event to see what the future holds for the architectural ironmongery industry.



Laura Frye Weaver of the DHI

The first keynote session of the day, The Future of Architectural Ironmongery, saw an expert panel debate the construction industry trends that could significantly impact on the role of door and window hardware professionals.

Hannah Mansell, UK group technical director Masonite UK, Paul Martin, UK managing director of dline, Steve Bewick, chief operating officer for access control EMEA dormakaba and Richard Waterhouse, a consultant and former chief executive officer at NBS, joined chair Liz Male, director of PR and communications consultancy LMC, to discuss the key issues affecting the sector and the implications for businesses, individuals and for the Guild itself.

The panellists identified three major themes exercising the sector over the next five years: the

changing fire safety regulatory landscape, an increased focus on sustainability, and the significant shift towards data and digitalisation.

They also explored issues such as whether they would recommend architectural ironmongery as a career – and the skills and attributes that would be needed by newcomers for a successful future in the industry.

The event continued with the GAI's AGM, at which Mario Del-Signore, managing director of CES Security Solutions UK, was announced as the new president of the Guild, alongside Kaz Spiewakowski MD of GEZE UK as vice president and Steve Bewick as the Guild's new treasurer. The rest of the event consisted of a customisable agenda.

Attendees could choose between a selection of sessions covering standards, key business issues and member benefits.

As part of a virtual product showcase, attendees could preview new products from a wide range of manufacturers and suppliers, including from GEZE, Forza Doors, HOPPE (UK), Codelocks, Croft, Strand Hardware, Mann McGowan, Masonite UK, Simonswerk, ABLOY and others.

The final keynote of the day was a comparison between British, European and American standards by Laura Frye Weaver, vice president of education, certification and technical activities at the Door Hardware Institute in the USA and Douglas Masterson of the GAI.

The event can be watched at www.gai.org.uk/GAIMD

COMPETENCE STANDARDS ON THE RISE

The construction industry is seeing positive change in the wake of the Hackitt Review, carried out after the tragic events of Grenfell Tower.

One positive step is the publication of the new BSI Flex 8670v3.0 standard. This will provide a set of core principles of competence, including leading and managing safety, communicating safety, delivering safety, risk management, regulations and processes, building systems, ethics, and fire/life safety.

The BSI has also announced the development of the new

PAS 8673 standard. The objective of this PAS, which is sponsored by MHCLG, is to specify a framework, setting out the skills, knowledge, experience and behaviours that will be required for building safety managers. It is still at an early stage in development, but comments will be welcomed in July 2021.

In a further positive move, in March 2020, the UK Home Office introduced the new Fire Safety Bill, in an effort to improve fire safety in buildings in England and Wales. The Bill became law on 29 April 2021 and is entitled The Fire Safety Act 2021. It has

been set to amend the Regulatory Reform (Fire Safety Order) 2005 – sometimes referred to as the RRO or RR(FSO), and has been designed to “ensure that people feel safe in their homes, and a tragedy like the Grenfell Tower fire never happens again” in England.

It clarifies who is accountable for reducing the risk of fires i.e. the duty-holder/building owner for multi-occupied, residential buildings (any building which contains two or more sets of domestic premises). They must manage the risk of fire for:

- The structure and external walls of the building

(e.g. cladding, balconies and windows)

- Entrance doors to individual flats that open into communal areas

The fire risk assessment for a building/premises will therefore be required to cover both of these two areas. Its aim is also to increase enforcement action in these areas. The Fire Safety Act is also designed to provide a foundation for secondary legislation which will not require another Act of Parliament, based upon the recommendations made from the Grenfell Tower Inquiry.

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OPINION...

TIME BOMB

Douglas Masterson asks if the industry is ready for the imminent product marking changes

As reported in a previous AIJ article on this topic, the UK has developed a new National Compliance Mark as CE marking will cease to be used in Great Britain from 1 January 2022. The UKCA (UK Conformity Assessed) marking is a new UK product marking that is used for goods being placed on the market in Great Britain (England, Wales and Scotland). Northern Ireland will be able to continue using the CE mark or use the CE+UKNI mark due to the implementation of the Northern Ireland protocol.

One question being asked not just in our ironmongery industry, but also the wider construction industry is: are we ready for CE marking to be phased out at the end of 2021? The answer to this appears to be “no”.

Graham Hulland, dormakaba product marketing manager and GAI

The industry needs more time to get ready for the move to UKCA says Douglas Masterson

Technical Committee member, told me: “The UKCA mark is causing issues for us in terms of implementation. The requirements are clear in terms of mirroring CE marking, however the delay in agreement with MHCLG, UKAS and Approved Bodies has taken five months to agree and implement.

“With the Approved Bodies now being inundated with work to provide Certification to Manufacturers such as us we believe obtaining the Certification for UKCA Marking will take at least three months. Once we have this, we then have to apply the UKCA to product, packaging and installation instructions. This takes time with tooling needed on products for the UKCA and with a product portfolio of over 4,000 products that will be affected, four months is not sufficient time to implement the requirements into production, manufacture and ship into the UK for 1 January 2022. We believe the delay in clarifying the requirements justifies an extension to the transition period and that 1st January 2023 for mandatory UKCA Marking is more realistic for producers.”

This response is not untypical of where many of our GAI members are. As we move past the mid-way point of 2021, we have a very short space of time to get ready.

We are not alone in this thinking either, Peter Capelhorn, chief executive of Construction Product Association recently stated in *Building* magazine that switching to the new certifications has been “immensely complicated” and admitted the changeover was now “in a bit of trouble”. So concerned is he by the issue, he said there was an argument for the UK to unilaterally extend the transition period for CE

“ With a product portfolio of over 4,000 products that will be affected, four months is not sufficient time to implement the requirements”

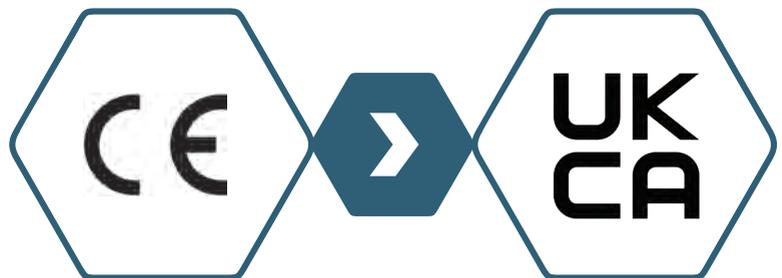
Graham Hulland, dormakaba

marking’s co-existence beyond the end of this year and he has already raised the issue in a meeting with UK construction minister Anne-Marie Trevelyan. He said that Trevelyan did not comment on the detail of his concerns but told him that her team would look into the points raised.

The GAI continues to make its members views heard on these matters. I represent the GAI in both the Construction Leadership Council Product Standards and Regulatory Alignment Group and the BSI Trade and Regulation Forum. Both these groups debate the impact of Brexit and UKCA marking on the construction industry and also provide opportunity to put views directly to Government. We will continue to lobby on our members’ behalf to extend the co-existence date beyond the end of 2021 and give industry a chance to be properly prepared for such a major change in product marking which will have a huge impact on the entire construction industry. ■

Douglas Masterson is the GAI technical manager.

Further detail on UKCA marking can be found in the GAI Specifiers Guide to UKCA marking available on the GAI website.



OPINION...

A STEP FORWARD

The results of the CPA's second consultation show strong support for the Code for Construction Product Information (CCPI), says **Adam Turk**



The Grenfell Tower disaster has put the construction industry, its products and its practices under intense scrutiny. The construction industry is on trial, and the safety of our buildings is increasingly being questioned. However, we are now one step closer towards making buildings safer following the latest industry-wide consultation on the Code for Construction Product Information (CCPI).

The Code

The CCPI, developed by the CPA's Marketing Integrity Group (MIG), addresses how product information is presented and marketed by manufacturers. It responds to Dame Judith Hackitt's report 'Building A Safer Future', which was commissioned in the wake of the Grenfell disaster. The CPA formed the MIG to tackle the

Consultation on the CCPI attracted extensive feedback

shortcomings highlighted in 'Product Information', identified in Chapter 7 of the report.

Analysis from a first stage industry consultation in 2019 concluded that for product and performance information to be trusted it had to be clear, accurate, up-to-date, accessible and unambiguous. These five acid tests underpin the framework of the CCPI.

On 1 February, the MIG opened a second industry-wide consultation to gather feedback on the Code. Its 11 Clauses were published in a consultation report in order to give everyone across the industry the widest opportunity to comment. Results came in May and all entries have been included in the analysis. The results make positive reading.

Summary findings

The highly-publicised consultation attracted extensive feedback from 35 trade associations and organisations representing the views of over 37,000 provider and user members, and 180 individual providers (manufacturers) and users (installers, architects, consultants, distributors and others).

Nearly all trade bodies (97%) said the Code was very or fairly important for members to comply. Among Providers, 87% thought it was very or fairly important to their organisation to comply.

The majority of respondents – 94% of trade bodies, 93% of providers and 83% of users – said the Code met their expectations either completely, almost or in part.

Users expect the Code to have the most positive impact on availability and consistency of manufacturer product information (63% and 67% of users respectively). The lowest expected impact of the Code was on the process for making product substitutions.

Forty-seven per cent of users said they would 'always' or 'often' specify, stock or install products from companies that are signed up to the Code over those that are not. Sixty-five per cent also said they would report a manufacturer not abiding by the Code. No-one wants another Grenfell!

// It is vital that products in buildings are safe and perform as expected and the CPA recognises that the CCPI is just one piece of the jigsaw”

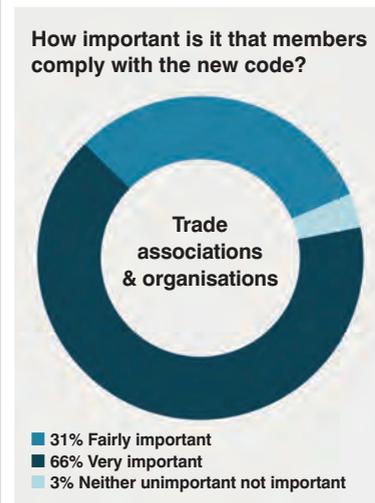
Next steps

The MIG has published all the results and comments in detail and all the feedback will be considered in order to finalise the Code before it is transferred to Construction Product Information Ltd (CPI Ltd) – an independent not-for-profit organisation set-up by the Considerate Constructors Scheme to administer and manage the CCPI. The CPI Ltd website is due to go live by July.

It is vital that the products specified and installed in buildings are safe and perform as expected, and the CPA recognises that the CCPI is just one key piece of the jigsaw in the drive for safer buildings. However, it is important to recognise that those using construction product information must also be competent to do so, which has been the subject of work undertaken by WG12 on competency. ■

Visit www.buildingsafely.co.uk.

Adam Turk is CEO of Siderise and chair of the Construction Products Association's Marketing Integrity Group.



MIRA RESEARCH 2021



OPINION...

OUT WITH THE NEW, IN WITH THE OLD

Luke Pearson and Tom Lloyd on why retrofitting is the only viable future for the built environment industry

The word ‘palimpsest’, which derives from Ancient Greek, denotes a writing surface that has been reused, the original text having been removed to make way for the new. Despite the act of erasure, traces of the original text remain.

Buildings can be palimpsests: they are repositories of stories, richly layered with the lives and preoccupations of their occupants. This interplay of old and new gives period buildings a resonance that can be felt as much as seen – it’s what we call ‘character’. Humans have always built like this but in an era of climate crisis, it is more essential than ever before.

Buildings don’t store only memories; they also store carbon. Between a third and a half of a building’s lifetime emissions are concentrated in the construction phase. If we are to take responsibility for our impact on the planet and be genuinely environmentally accountable as a society, we have an

urgent collective duty to retrofit and repurpose before building anew.

In recent decades, architects have been addicted to novelty, levelling whatever’s there and starting again from scratch. That’s not a perverse approach – new builds are often cheaper and almost always easier to deliver than retrofits – but in the long term, it’s not a sustainable one.

With our recent project at Yorkton Workshops in east London, there’s no doubt that knocking down the largely dilapidated Victorian block and constructing our own purpose-built structure would have been the most logical approach in terms of timelines, complexity and balance sheet. However, the strength of the sustainability argument for renovation – coupled with the opportunity for creative engagement with a historically rich structure – proved much more compelling.

By reacting to the existing fabric of the structure rather than forcing our own ideas upon it, we became

“It will require a significant act of willpower on the part of the industry, a paradigm shift in how we think about a project’s ‘value’, and meaningful policy change to actively incentivise retrofit”

conservators as well as constructors, actively connected to the building’s heritage, and part of its ongoing story. We reused as much as possible, recycling bricks, timbers and steels. If we couldn’t find what we needed on site, we turned to local reclamation yards.

Where it was necessary to use new materials, we chose those that shared the durability and adaptability of the old. That meant raw, unfinished surfaces such as concrete and spruce plywood. Raw-form materials such as these tend towards longevity, but most importantly, they can be easily recycled or repurposed.

For us, Yorkton Workshops is a success story, but its impact will be negligible unless retrofit-first approaches become the default, a paradigm shift in how we think about a project’s ‘value’, and meaningful policy change to actively incentivise retrofit.

The onus is now on us to build ‘for the afterlife’. To return to the palimpsest analogy, we have to write with the knowledge that we will one day be overwritten, and do everything we can to make it easier to do so.

Luke Pearson and Tom Lloyd are co-founders of design office Pearson Lloyd. This article first appeared in ICON magazine. ■

What products would you specify for a project brief prioritising sustainability, retrofitting and durability? Share your ideas by emailing nicky@atompublishing.co.uk.

The Yorkton Workshops project involved the sensitive restoration and conversion of a derelict Victorian block in east London. It won the Architects Journal Retrofit of the Year award.



MEET A MEMBER

Tom Jenkins DipGAI MinstAI

Principal Consultant & Director ATAJ Secure LTD



Tom started work as a 'barrow boy' at Leadenhall Market in London. He went on to become an apprentice locksmith rising to fully trained Master Locksmith.

Tom is now a specialist in security specification and has been a speaker and trainer for governmental and security service departments including the Counter Terrorism Security Advisors, the Military Police (MP) and the Civil Nuclear Constabulary (CNC). He works closely with Secured by Design.

After 40 years of experience shared between ASSA ABLOY, Bramah Security, and distribution Tom has partnered with 10 UK security product manufacturers and launched ATAJ Secure Ltd.

Tell us about ATAJ?

By providing a single channel to 10 manufacturers, we are offering a vast shared knowledge of product specification, British and European standards and effective multiple security solutions to keep buildings safe

without them having to look like fortresses. Our aim is to provide architects & design teams, system integrators & locksmiths, as well as end users alike with a complete physical security package offering the initial consultancy, risk assessment, and the draft proposal, to a full specification detail with a contract offer, then the project management to deliver on time, and in full.

Or we can simply provide any one of these services and support your own approved contractor. ATAJ Secure can also provide training on a number of subjects.

Why did you want to start up your own business?

To celebrate my 40th year in the industry, and to do it 'my way'.

What project you've been involved with are you most proud of?

The Tower of London. I've also worked for the Royal family, and on the Crown Jewels, and have also worked for MI5, (but that's all I am saying). I am very proud of every single project.

What are the challenges and the rewards of this business?

The challenge is getting the telephone to ring! The reward is answering it.

How do you spend your spare time?

With my family, cooking, DIY, listening to music and drinking IPA and fine whiskey! I did spend 30 years going to watch Crystal Palace, but have retired from football now after visiting some 70 grounds. ■

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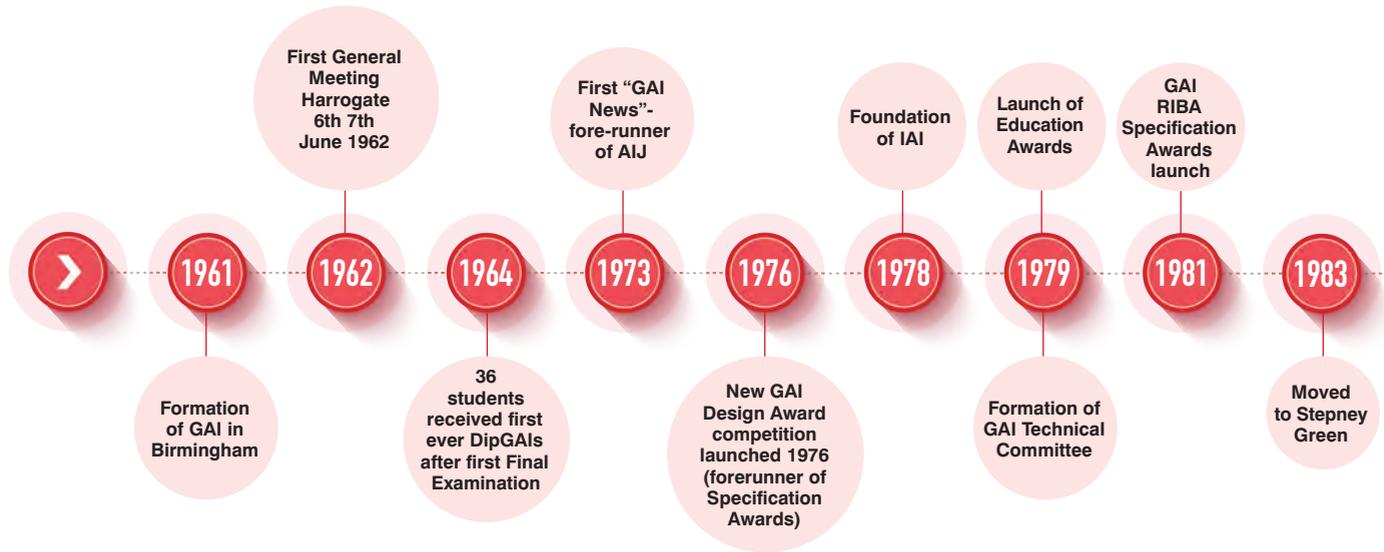


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SHINING DIAMOND

The GAI turns 60 this year. To celebrate its jubilee we look at a few of its milestone achievements

Opposite page clockwise from top left:

- 1976 GAI Conference at the Royal Bath in Bournemouth.
- Douglas Masterson receiving his award for top first year student. He went on to become the GAI's first technical manager, taking

over from technical consultant Jacky Sinclair.

- Gleneagles 1978 with Graham Shirville who is a GAI Honorary Life Member.
- Education Award winners 1994.
- Education Awards with chair Jim Smith in 1980.

SUCCESS IN NUMBERS SINCE 2015

17%

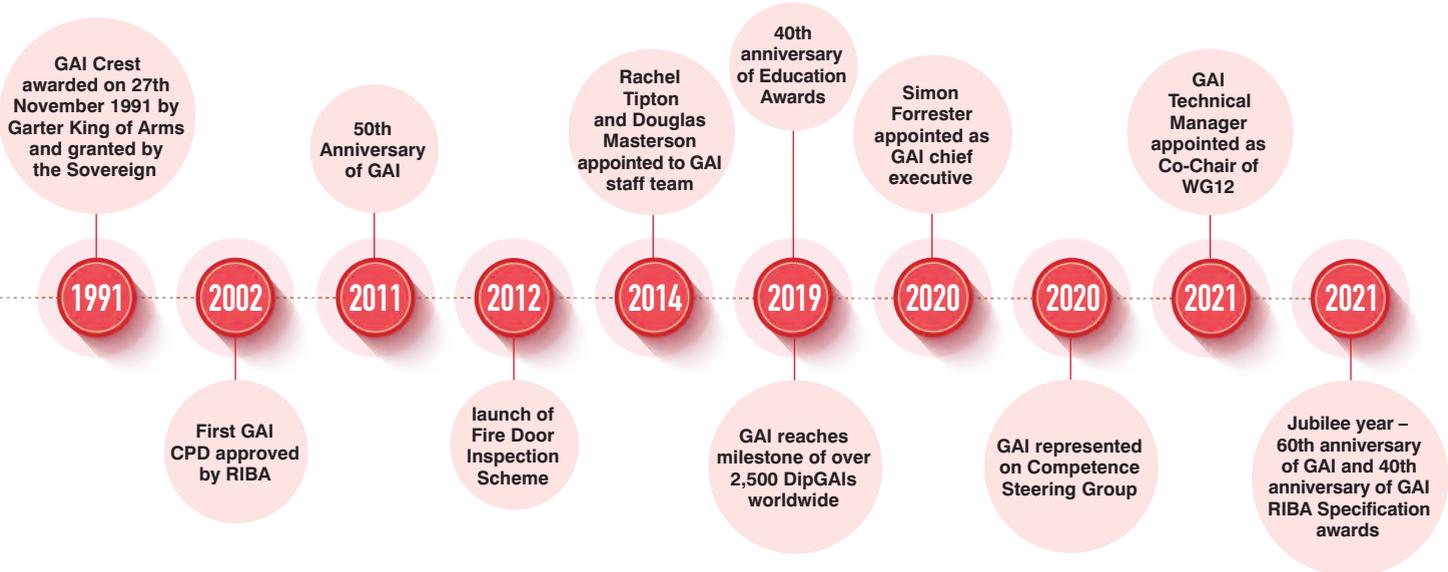
Increase in membership

43%

Increase in RegAI membership

364

People achieved RegAI in the past two years



856

People trained in the past two years

20

Guides to Standards

12

Technical reviews

33

Product Data Templates

9

Specifiers' guides

10

Riba-approved CPDs issued

133

Events

315

Member bulletins

1700

Online CPD attendees



// We have themed the strategy around ‘delivering more’ – whether that’s more value for money, more engagement or more influence
Mario Del-Signore

How far do you think the GAI has come in the past five years?

MDS I think there has been significant progression. The One Future Vision strategy was designed to elevate the three pillars of the Guild: education, technical and community. We’ve developed, and continue to develop our course programme, massively increased the range and quality of technical support for members, and extended our branch network too.

SF Since taking up my role I’ve spoken to a lot of members, and they have commented on a much greater level of professionalism and focus – the Guild has changed from a talking shop to something that is really starting to deliver.

MDS People tell me things are moving on at a pace, but there have been frustrations that things haven’t been finished off. I’ve tried to get to the bottom of this and move our strategy on. We now have the right people doing the right jobs – which to me is just good management practice. We understand where we are headed now. I’m picking up the baton from Julian Newman and, I hope, running with it. Keeping up the pace is the key to our continued success.

SF One of the things that I’ve really been pleased with is the clear vision for GAI’s future. A lot of work has

been done over the past six months, and people can now visualise the new strategy. We have a lot to do to get ready for whatever the future throws at us, but the Executive Committee and staff team are all committed to deliver the vision.

MDS Simon has already made quite an impressive impact with both his understanding of associations and his enthusiasm for our industry and has helped us clarify our strategy and start to change the culture to deliver it.

SF From my own experience of associations, culture is the hardest thing to change, and as an organisation GAI is no different. The Guild has modernised in the past few years, bringing in new back-office systems and staffing expertise from outside the sector, which has been hugely beneficial, but there is more to do. Luckily the membership is already quite far along the cultural journey to professionalism; I believe GAI has to be at the vanguard of that.

MDS External bodies are saying the same thing. What we do is too important to get wrong, and we can’t keep doing what we have always done. If we don’t adapt we will be left behind.

Why did you want to lead the GAI?

MDS It’s my industry! I think if you cut me open it would say ironmongery through and through. Being able to take on the presidency is a high point and a privilege of my career, definitely.

SF I was drawn to the Guild because of its reputation, its strong education and technical offering, and of course its very passionate membership. The structure is there to really make something bigger.

How does the partnership work?

SF Associations are led by and for their members; it’s my role to interpret the needs of the membership, pull together a strategy and get buy-in from the staff and volunteers. I work with the officers on a weekly basis, but I’m in contact with the president daily. As the most senior volunteer,

DYNAMIC DUO

AIJ caught up over a coffee with new GAI president **Mario Del-Signore** and chief executive **Simon Forrester** to discover their plans for the Guild, and how they will work together to achieve them.

the president is a great sounding board on all matters. This has been especially useful as my normal induction process to a new industry has been stopped by lockdown; normally I'd be travelling round meeting members. In the meantime Mario and the committee members have been great at filling in the blanks for me.

MDS It's very much a team effort. I'd like to take a moment to thank Julian for his hard work – he's done a sterling job as president under very difficult circumstances. Going forward a new officer group comprising me, Kaz Spiewakowski from GEZE UK as VP and Steve Bewick from dormakaba as treasurer will oversee the Guild's strategy and ensure we deliver. But we also need input from all the membership; we need new ideas and to take collective ownership of them.

I suppose I would say I'm the principal shareholder in the 'business' of GAI, but every member has a stake too, and I want to get more of them engaged and involved with what we do, to everyone's benefit. We have some ideas about how we change our structure to accomplish that.

Tell us about the new strategy for the GAI. What is the focus and why?

MDS We have themed the strategy around 'delivering more' – whether that's more value for money, more engagement with and between our members, or more external influence.

SF The goal is to future-proof GAI itself and our membership. On the company side, we want to help them promote their businesses and products, set standards that allow them to raise the bar on quality, and give them the tools they need to survive and thrive.

MDS For the individuals we are developing 'best in class' education programmes, creating greater awareness about the value of RegAI in clients' minds, and a steady stream of CPD to keep AIs and architects up to date.

What are the priorities?

MDS While we are still working on some of the details, Simon and the team are bringing the Guild and Institute together under a single banner (launched at the GAI Members Day on 27 May), and improving some of the structures that underpin the work of GAI.

SF I think there is a lot of work to do to make a better website, and finish off some of the projects that are nearing completion like the Best in Class initiative.

There's a renewed focus on regulation from Government post-Grenfell; what is GAI's role?

SF We've allowed manufacturers to take up the mantle of product safety, but there is also a role for AIs to support this.

MDS Regulation allows us to take back control of our destiny. I'd like to see tenders state that the door hardware must be specified by a RegAI. We can use this vehicle to drive quality in our sector.

But is more red tape what our sector needs?

MDS Members do like regulation and structure, as long as it's appropriate; they can identify with that. We want certainty and a level playing field for all, and regulation can provide that by excluding the cowboys.

Clients want a value chain with a proper pedigree, and I believe they will be willing to pay for this.

SF The goal is to make RegAI and GAI membership a shorthand for quality and reassurance, through qualifications and CPD, audit and regulated competences.

What about FDIS?

MDS Both Simon and I sit on the Advisory Board for FDIS, and we are very pleased with progress. A lot of work has been done around UKAS accreditation and ensuring standards are set and maintained.

Fire door inspection is likely to become more regulated, and we are very pleased to be partnering with the British Woodworking Federation on FDIS. »»



// The goal is to make RegAI and GAI membership a shorthand for quality and reassurance, through qualifications and CPD, audit and regulated competences.

Simon Forrester

The Guild celebrates its 60th anniversary this year. What is the role of a professional body in modern times?

MDS. It's a voice of reason in a changing world – we offer stability, support and the kudos of being part of a recognised body.

SF I call it the three Rs: times are moving ever more quickly, and we need to help members be more resilient, demonstrate our relevance to them, and reassure them.

MDS I think Simon's right; reassurance is very important. The name 'Guild' has 60 years of recognition, history and credibility and accurately summarises our work to oversee the practice of our 'trade', encompassing education alongside standards.

How do you see the industry as a whole developing?

MDS That's an interesting question and I genuinely wish I had a crystal ball. With both Brexit and the global pandemic still having a sizeable impact it really is too early to tell, but from the GAI perspective we really need to ensure we keep relevant with our overall offering, focussing on our highly revered education system and much admired technical services. We cannot of course forget our community, although we haven't managed to see each other face to face, the Guild quickly switched to online gatherings. The GAI team deserves an awful lot of credit for its hard work and dedication.

SF For me it's a bit early to start forecasting. What I would say is that the seminar at Members Day on the Future of AI will give me some food for thought – I'd recommend you listen to it.

What are the key challenges and opportunities for members?

MDS. The industry has suffered over many years through a culture of value engineering which leads to buildings that don't last or do what was intended, and ultimately unhappy clients. This means that some don't value what we do, and decide to do it without input from quality suppliers or RegAIs. Through the strength

of our association we should be outwardly communicating that quality specified by a competent person and delivered by a reputable supplier or manufacturer is the only way forward.

SF We all benefit from these issues being tackled and put out in the open, but to stop the devaluation of the RegAI role I think that regulation is key. Another common issue is time. Time to record your CPD, time to look at new products, time to develop your career. An association can support in all these areas.

MDS Yes, during my presidency I intend to put GAI at the heart of professionalism. If we can create that definition of 'professional' around RegAI we can add value.

Which trends should members be preparing for?

MDS. In legislative terms I think we are likely to see more regulation of construction products and the people that manufacture, test, specify and install them.

SF. Digitalisation, BIM and eventual divergence of standards – AIs are very well placed to become experts in these areas and capitalise on this.

What are the 'elephants in the room'?

SF. The value a RegAI brings to a project isn't visible in the short term – we need to change the conversation with clients so they realise the benefits. If the customer sees us as just an overhead, and thinks they can do it cheaper without us, we are doomed. We need to demonstrate the value to clients, starting with education of our industry to explain to clients the value of using professionals. The best way is to be properly trained, and the best place for that training is GAI.

MDS. I want to address how the rest of the world outside the UK can benefit the GAI. Our role is about raising standards worldwide, and we are working alongside sister associations in other countries to do just that.

SF One of our previous strategic goals was to engage with opinion formers (architects, journalists, politicians, regulators) in order to raise the

// We have turned GAI from a cosy club into an association and now it's becoming a proper business."

Mario Del-Signore

importance of what our members do, and we've done well so far but we have more to do here.

Thanks both – anything to add?

MDS. In the past few years we have turned GAI from a bit of a cosy club into an association, and now it's becoming a proper business. In the next two years I intend to strengthen that position, and anyone that knows me understands that I deliver on my promises.

SF. I'm looking forward to getting out there and meeting the members I serve – get in touch and I hope to see you soon! ■

Email Simon at simon@gai.org.uk

ABOUT SIMON



Simon Forrester is an award-winning association leader with over 25 years' experience in a variety of trade bodies and professional institutes across the public health, business tourism, construction and most recently jewellery sectors. He took on the role of GAI CEO in December 2020. His role encompasses strategic direction for the association, and supports the Guild and Institute Executive Committees. An MBA graduate from Birmingham City University, Simon lives in Staffordshire with his wife and two children.

simon@gai.org.uk

ABOUT MARIO



Mario has been involved in the industry since 1984, when he first took a role in one of his local ironmongers. Following 12 years in a very successful retail ironmonger, he then joined CISA UK, leading its mechanical business division. Then, after roles with both Ingersoll Rand and GU, Mario established the CES UK business in the UK in 2009. Mario has a passion for cylinders and security, having served on the GAI technical and marketing committees as well as serving the IAI as vice chair 2013 to 2015 and chair 2015 to 2018. He was also the recipient of the GAI Trophy for services to the IAI in 2011 and the was voted a Fellow of the IAI in 2019. Married with two children and a dog (Vialli) he dotes on, Mario is a passionate amateur cook and Chelsea FC fan.

president@gai.org.uk

A longer version of this interview can be found on the AIJ website. Most sessions from the GAI Members Day are available via the GAI website.



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PEAK PERFORMANCE

Exponential growth has enabled KCC Group to position itself in a unique position in the Irish architectural ironmongery market.

Nicky Roger talks to **Chris Kilpatrick** about its success.

KCC Group's recent accolades are almost an embarrassment of riches. The Irish firm was awarded the Business All Stars Award of Excellence from the All-Ireland Business Foundation earlier this year – a national accreditation organisation charged with promoting enterprise growth and best-in-class practices for Irish companies.

The company was also named as one of Ireland's Platinum Best Managed Companies in the Deloitte Best Managed Companies Award programme in 2020 for the seventh consecutive year – the highest level possible. It picked up the Public Sector Award for excellence in architectural products and services for the past two years in a row; and was shortlisted for sub-contractor of the year at the Irish Construction Industry Awards

2020 for its work on Project Fitzwilliam (see opposite page). And when we met for this interview, Chris Kilpatrick, the company's managing director, had just been awarded the Lifetime Achievement Award from the All-Ireland Business Foundation.

However, this clutch of gongs is nothing new for KCC. These awards will sit alongside the firm's European Business Award for Innovation which it picked up in 2016. Chris says the 'innovation' was the fact that it managed to expand its business during one of the worst recessions the construction industry had ever experienced.

"We opened up branches in Qatar and London," says Chris. "While others were struggling, we went knocking on doors."

Above: Chris Kilpatrick, MD

Right: A fully worked up prototype of the windows for ESB HQ in Fitzwilliam Street

// We call it 360 scheduling. It's a unique package. It takes months of work off the architects. We are a trusted partner, not just a supplier"
Chris Kilpatrick

Chris also says that the firm's work with the hotel sector and its provision and maintenance of automatics and access solutions helped the firm thrive during this difficult time.

Growth chart

KCC Architectural, as it was previously known, has its origins in the 1998 management buy-out of the Ingersoll Rand Group's Irish operation. Primarily a specifier and supplier of ironmongery and access control the firm acquired Skelly Doors in 2005, expanded further with the takeover of MMF Architectural in Mullingar in 2008 and eight years later partnered with MHB and other international brands to supply its high end range of facade, window, door and internal steel glazing systems. These are currently being used on the Fitzwilliam Project (see opposite). The most recent acquisition was Elite Doors in Northern Ireland.

"We have four main business units: hardware; automatics and access control; facades, partitions and door; and maintenance and inspections," explains Chris. "These are the four pillars that underpin our strategy."

The company rebranded in 2020 from KCC Architectural to KCC Group to better reflect its ability to be a total solutions provider.

"We call it 360 scheduling," explains Chris. "It's a unique package from KCC. We go to an architect and ask them to give us their drawings and then we can specify the whole project including issues around warranty and testing. It takes months of work off the architects; we go from initial design to specification and then installation and

maintenance. The full lifecycle. We are a trusted partner, not just a supplier.”

The group works with high end suppliers in the facades, partitions and doors business unit including Sky-Frame, MHB and Schueco Jansen.

Under the group’s maintenance division, it provides fire door inspections. KCC’s skilled team not only inspects doors across all sectors, but crucially, offers the ability to carry out any remedial work required.

Future focus

The construction industry in Ireland was closed down due to Covid from January to May in 2021, the only country in Europe to do so. However, a project for an Amazon data centre in Cape Town was a lifeline for KCC, as it kept its fabrication shop open making bespoke high security doors.

“Like most companies we were affected by Covid but we are optimistic that we will be very close to our 2021 plan,” says Chris.

The group is about to move Elite Doors to new 27,000 sq ft premises in Antrim. “We have invested heavily in new machinery and equipment for Elite in order to increase our production capacity,” says Chris. “We are looking forward to driving the business forward through 2021 and beyond. ■



OTHER STANDOUT KCC PROJECTS

● **Amazon Web Services – Datacentre Project, Capetown**

Design, supply and deliver 500 high security steel doorsets.

● **University of Ulster Belfast Campus**

A full ironmongery and door automation solution (still ongoing) on this £100m education project.

● **Olympic House Belfast – Grade A Office Block**

Provided a full KCC 360 solution for this large commercial project. Providing all ironmongery, automation, riser door systems, fire rated glazed screens and doors, automated revolving door entrance system, automatic opening vents for smoke and heat ventilation.

● **Royal Victoria Hospital Maternity Hospital – Belfast**

Working with Graham BAM contractors, Architects AECOM and Isherwood & Ellis on this £80m project to provide a full ironmongery and door automation solution.

● **Rugby Museum, Limerick**

KCC is at design stage on the €10m international rugby experience museum in Munster. The group is working to design and provide all internal steel glazed screens and doors.

● **Charlton Park Academy, London, UK**

KCC worked closely with Farrans Construction and Watkins Gray on this educational facility purpose-built for young people with special needs. The company provided a full ironmongery, automation and surface protection solution for the project.



HIGH STAKES HERITAGE

KCC Group is heavily involved in the prestigious Project Fitzwilliam which involves the restoration and redevelopment of the existing ESB (Irish energy provider) buildings on Fitzwilliam Street, Dublin. It is the longest Georgian facade in Europe.

The project encompasses the retention and refurbishment of a number of protected Georgian structures and the construction of a new seven-storey office block. The group has been shortlisted for sub-contractor of the year in the Irish Construction Industry Awards for this iconic project.

Site works for Project Fitzwilliam began in 2017 following a design competition for the prestigious building so it is one that is being watched by all in the architectural and conservational world. The new 45,000 sq m development will provide a near zero energy-rated building as one of the most sustainable and efficient office developments in Dublin city. The project has been carefully and respectfully designed in sympathy with the surrounding Georgian streetscape.

The specification for the Fitzwilliam Street facade was extremely detailed and the design, development and approval process between the design team and KCC took approximately two years and included numerous collaborative workshops between all key stakeholders. In collaboration with the design team from Grafton Architects, KCC designed and developed a proposal for a completely bespoke, thermally-broken MHB

steel window system with its partners in Holland. Full-size prototype units had to be designed and fabricated which were then tested rigorously by approved testing bodies in Holland for thermal modelling, acoustic testing, wind/pressure and water testing. The initial concept had to be developed into a full prototype window for inspection, testing and approval. As these units were entirely bespoke and purpose-built for this project, extensive testing was undertaken at various test facilities in Europe. KCC subsequently built two full-size prototypes in a mock-up version of what the end result would look like. The design team was not only able to view and inspect the proposed windows but also check that the surrounding brick coursing was in accordance with the aesthetic requirements of the Georgian facade.

Additionally KCC was commissioned to design, fabricate and install internal Schuco Jansen doors and fire-rated screens on the new office space of the project as well as internal steel fire-rated and non fire-rated doors and screens in MHB slim profiles to be installed internally on five luxury apartments.

Bespoke oversized external glazed steel-framed doors were also designed and developed to compliment the various glazing elements on the project – these doors provide access control and automated features whilst serving as fire escape doors in some applications.

Images courtesy of Grafton Architects.



Grafton Architects’ elevation of Fitzwilliam Street (above) and view of the street (top)



When you think of projects that need a master key system, commercial or educational settings or other large buildings spring to mind but access rights exist across a wide variety of environments.

Hean Castle Estate in south west Wales covers 1,200 acres and has complex key control issues. It owns and manages a diverse portfolio of land and property around the village of Saundersfoot in Pembrokeshire and operates a range of different enterprises, including beef farming, forestry and biofuel production, two substantial holiday caravan parks and a beach centre, together with a significant portfolio of leased commercial properties.

Previously, the Estate used a mechanical master key system, which posed a number of specific challenges. The first of these was around lost keys, with one lost key potentially compromising the entire system. The second challenge was around the inflexibility of the mechanical master key set-up. Due to the number of different departments on the Estate and the areas they each required access to, this often involved members of staff having to swap keys, or members of the management team having to attend remote sites in order to provide access.

The solution was ASSA CLIQ® Remote from the ASSA ABLOY Door Hardware Group. Supplied and installed by local distributor Lock-Tech, ASSA CLIQ® Remote is an electromechanical solution, using high-end micro-electronics and programmable keys and cylinders. The solution enables the team to grant key holders, regardless of their location, remote access to properties and facilities on the estate, saving time and money around key control.

The system was first installed in the Estate’s administrative office and a series of adjoining workshop buildings, and has been expanded across Hean Castle Estate ever since. Almost 80 cylinders and padlocks have been fitted across the site, with 40 CLIQ®

Above Hean Castle Estate spans 1200 acres.
Below: The Estate’s administrative office, where the ASSA CLIQ® Remote system was first installed



keys in use and seven wall PD units installed, which allow users to update their key credentials without having to visit an administrator.

David Lewis, trustee at Hean Castle Estate, explains: “ASSA CLIQ® Remote has proven to be a great success across the Hean Castle Estate. Firstly, lost keys are no longer an issue. For instance, we had one case where an employee forgot to return their key when leaving the business. With ASSA CLIQ® Remote, this problem was quickly remedied, by simply revoking their access rights. From a security and peace of mind perspective, it’s difficult to fault.

“Secondly, the ease with which access rights can be set up is a big benefit. For example, we programmed the system so that our staff’s access credentials end half an hour after their shift has finished. And with many different contractors, such as electricians and engineers, visiting our site, ASSA CLIQ® Remote lets us give these professionals access to only the areas they need. In comparison, with a mechanical master key system, a member of our team would have to escort them to the building and wait for the job to be done. Given how geographically dispersed the Estate is, this would waste a lot of our team’s

// ASSA CLIQ® Remote lets us give professionals access to only the areas they need. In comparison a mechanical system would waste a lot of our team's time"

time, but this is no longer an issue with ASSA CLIQ® Remote.

"We have worked with Lock-Tech for a long time and always receive excellent service, and the same can be said of ASSA ABLOY too, who have been very quick to respond to any questions we may have."

Nojmol Islam, category product manager, El mech & new technologies at ASSA ABLOY Door Hardware Group, said the Hean Castle Estate is "a perfect example of how versatile the solution is, with it being used in a range of applications, from outbuildings and doors to gates and residential properties".

He added: "This includes ASSA CLIQ® Remote's weatherproof padlocks, which have been fitted to a number of gates and car park barriers across the site. Meeting the highest rating for IP68, these padlocks are ideally suited to withstand harsh outdoor conditions, in applications that are exposed to the elements all the year round."

David Lewis says the system is also future proofed. "As the Estate expands, the ASSA CLIQ® Remote system can grow with it. The system is now simply part of the infrastructure of the Estate; should we need more cylinders or padlocks added to it, then this is an easy and hassle-free process." ■

Access problems are a thing of the past



GREEN DESIGN

Automatic doors were integral to a building where environmentally friendly criteria was at the heart of its design

The Centre for Agriculture and Biosciences International (CABI) recently moved to a new, state-of-the-art headquarters in Oxfordshire. The challenge was to design an energy efficient, purpose-built home for the not-for-profit organisation that was in keeping with its values of protecting the environment and enhancing biodiversity. It provides a workplace for up to 180 members of staff and is an impressive local landmark.

Designed by Scott Brownrigg CABI's new premises is highly energy efficient

CABI's new low-carbon HQ with entrance doors from GEZE

with a passive ventilation system and a careful selection of materials for the building fabric, which will absorb carbon dioxide, to embrace the aim of a low carbon construction. The new headquarters features a photo-voltaic solar array system to harvest the sun's energy, an extensive lightweight sedum green roof and a curtain wall system to allow for natural ventilation. Rooflights also provide natural top light to help reduce demand for electric lighting.

The new entrance had to meet the same environmental values. A GEZE Slimdrive SCR automatic curved sliding door was chosen to provide a light and airy all-glass lobby entrance which blends seamlessly into the facade.

The circular entrance features two sets of automatic bi-parting curved glass sliding doors, creating a lobby that minimises heat loss or gain and so helps to contribute to the building's environmental credentials. In addition the Slimdrive SCR combines high performance with unobtrusive operation – the drives are just 7cm in height and very discreet.

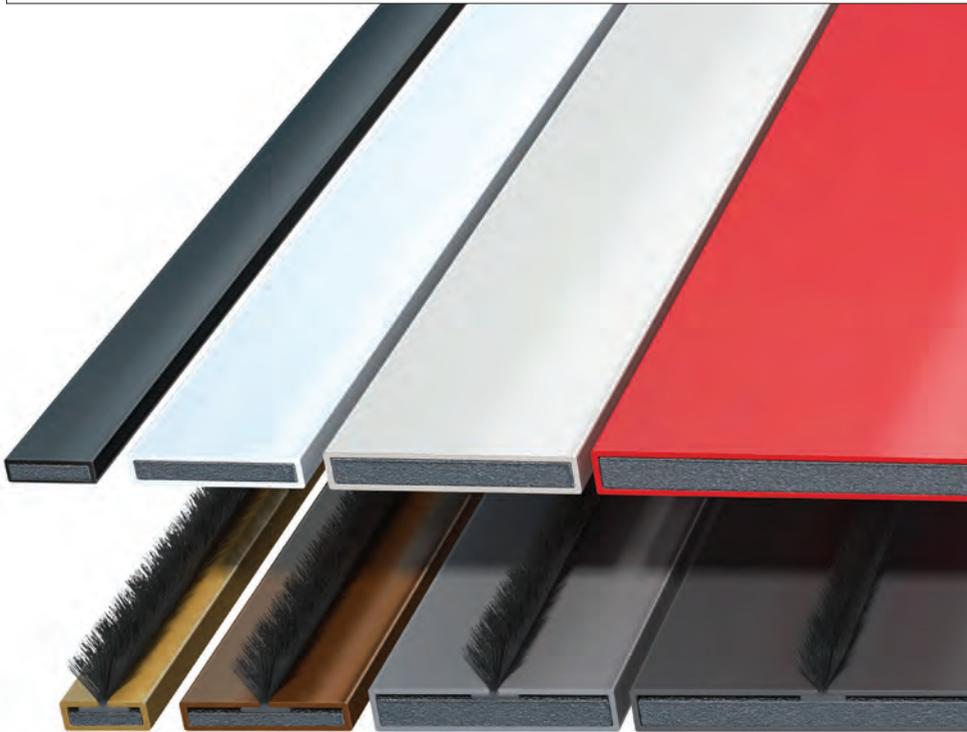
GEZE UK national specification manager Richard Richardson-Derry said: "Creating an environmentally friendly building was essential to CABI and we were delighted to play a part in achieving this. The Slimdrive SCR is perfect for providing an entrance that limits temperature variation".

Ed Hayden from Scott Brownrigg echoes this: "GEZE's solution of a lobby entrance fitted perfectly with what we wanted to achieve."

The CABI headquarters has been shortlisted for the ArchDaily Building of the Year 2021. ■



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UNSEEN HEROES

Intumescent products are often hidden from view but are a vital part of the construction of a fire rated doorset. **Dave Boulton** and **Russell Smith** explain the applications and characteristics of these key products.

To the casual onlooker, a fire door is a fire door. Not much thought is given to the parts you cannot see with the naked eye, however intumescent seals and gaskets make a significant contribution to the performance of a fire rated door set. It must be emphasised that the correct intumescent as recorded within the test report is used in the intended assembly.

Before looking at where intumescent products fit on a fire door, first a brief overview of the materials themselves, and three main intumescent types: Mono Ammonium Phosphate (MAP), Hydrated Sodium Silicate and Intercolated Graphite. Intumescent are also categorised as non/low pressure generating and pressure generating. It is important to realise the difference

between the two categories as using the wrong type in the wrong location can and will have a dramatic effect on the intended fire performance of the system it is used in.

Mono Ammonium Phosphate (M.A.P)

MAP is commonly used under and around ironmongery items as well as in fire rated glazing applications. MAP is categorised as a non-pressure generating intumescent and will produce high levels of expansion when activated at around 180°C. Depending on the thickness used it can exhibit an expansion of up to 40 times its original thickness and, as the expanded char exhibits no significant pressure, the material will have a minimal impact on the item it is designed to protect.

Hydrated Sodium Silicate

This is typically used as door edge seals for both timber and steel applications as well as glazing and ventilation grilles. Silicates are often encased in PVC sleeves as the product has limited protection against atmospheric moisture. It is categorised as a pressure generating intumescent and will produce a level of expansion of up to 12 times its original thickness. The expanded char is rigid in structure and it is this rigidity that provides the pressure generating characteristic of this intumescent type. Expansion starts around 100°C when steam blisters are formed by evaporating water contained within the product which, when released as part of the expansion phase, can have the added benefit of cooling the area around its location.

Intercolated graphite

Typically used as door edge seals for both timber and steel applications as well as glazing, pipes and cable penetrations. Intercolated graphite is manufactured by many different organisations and depending on the formulation of the product can provide low through to high pressure generating capabilities. Typical expansion ratios can be up to 25 times its original thickness. The expanded char is unique in as far as each flake of graphite when heated will react in a corkscrew manner and as the individual expanded flakes interlock the structure is formed. Expansion starts from around 180°C through to 250°C. Graphite has the ability to re-expand if movement within the sample occurs or if part of

Above: Pyrostrips
Below: Pyrogrille options



// Manufacturers spend a significant amount of a research and development budget on fire testing”

the expanded char falls away as a result of erosion or movement. Graphites are generally suited to high moisture and external environments and are often used in offshore applications.

Application

● Hardware protection

Hardware protection kits are manufactured from MAP material, and precision cut on CNC machines to suit any lock, hinge or door closer detail.

The requirement for ironmongery protection kits will form part of the fire test evidence of either the hardware manufacturer or the door set manufacturer. They will be key to maintaining the integrity of the door in a fire situation. It is imperative that the correct material, material thickness and kit design is used to ensure compliance, as incorrect specification could have a detrimental effect on the fire door integrity.

● Fire rated Air Transfer Grilles

Where there is a need for air transfer through a fire door the integrity of the door must be maintained. Fire rated air transfer grilles manufactured from Hydrated Sodium Silicate or graphite offer the solution. Slim in design they allow ease of installation and can be supplied with decorative cover grilles of various designs. Fire test evidence of size and location should be examined to ensure they meet the requirements of the application, e.g. low or high level. Also, fire door test evidence should be reviewed to ensure the fire door has been tested with an aperture of the required size and location.

● Glazing

Glazed apertures are an important part of a building. When required in a fire resistant door or fire compartment wall they must be a fully tested system, of glass, bead and intumescent seal. There are various products available

which include channel systems, PVC encapsulated systems, which offer flexibility in colour finish and single strip systems. Timber bead detail is also important and fire test evidence should be viewed to ensure correct design detail, fixing detail and material; e.g. softwood or hardwood.

● Threshold seals

The threshold of a door is often forgotten about but fire, smoke and acoustic requirements must be considered. Cool smoke is less buoyant and therefore not protecting the gap at the bottom of a fire and smoke door could allow potentially harmful gases to pass under it. The use of an automatic threshold seal (where the seal lifts when the door is opened) offers an ideal solution to this problem. These products can be face fixed or rebated into the bottom of the door. Fire test evidence should be reviewed to ensure when fitting to a fire door, as there may be a need for an intumescent kit of some kind to meet the fire test evidence. These products by their very nature also offer acoustic sealing properties.

● Fire and cold smoke seals

The fire seal forms part of the fire test evidence of the door so the correct seal size and intumescent material used must be adhered to. Different intumescent materials should not be used around the door perimeter as this could have an adverse effect on the door in a fire situation. As well as being the 'seal' between door leaf and frame, in a fire situation, for 'S' rated doors (require cold smoke protection)

Right: Graphite expanded
Below: MAP expanded



the seals would have a brush or fin detail. These ensure that there is a seal between the leaf and frame before the heat activates the intumescent, thereby prohibiting the passage of cold smoke around the perimeter. As a retrofit product, assuming the intumescent seals are in good condition, a finned perimeter seal, that is fitted in against the door stop can be used.

The importance of testing

It is essential that the correct intumescent as recorded within the test report is used in the intended assembly. Manufacturers spend a significant amount of a research and development budget on fire testing and often assemblies have to be re-tested to get the desired result. Not only is the correct type of intumescent required it should also be matched to the manufacturers actual brand used in the original fire test. Only then can you be certain that any potential intumescent variation has been removed. Controlled substitution of intumescent materials is possible under third party approved certification schemes.

As always, the test evidence or certification should be studied and understood before selecting an intumescent product. ■

Dave Boulton is commercial director and Russell Smith is technical manager at Mann McGowan.

Below: Pyroglaze





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■ GEZE MANAGES PEDESTRIAN TRAFFIC

A pedestrian traffic control system that complements automatic doors has been introduced by GEZE UK providing safety and security.

PACE (Pedestrian Access Control Equipment) is a range of speed lanes and turnstiles that offer a control of pedestrian traffic in and out of buildings. More cost effective than manual checks and providing round the clock control in buildings that are operational 24 hours a day, they are ideal for controlling access to any part of a building.

The product range includes a tripod system suitable for buildings such as leisure centres through to sophisticated security with anti-tailgating sensors designed for the most demanding government buildings or banking institutes.

The PACE range can be tailored to the needs of any specification with a choice of control devices: push button, card reader or single or bi-directional use, and different lane widths. To complement the design or match automatic doors different finishes can be

specified – brushed stainless steel, polished stainless steel, or RAL powder coating.

Where security is a high priority, options include high panels, anti-tailgating functions, IRIS reader, finger-print or face recognition.

Controlling large numbers of people entering or leaving a building ensures their safety but in an emergency, the power is turned off and all motorised systems can be used freely in both directions.

www.geze.co.uk



■ ALLGOOD REENGINEERS REDLOCK

After four years of research and development, Allgood's Redlock has been re-engineered to improve performance and installation.

The 'fit-and-forget' system, is designed to perform with minimal fuss and is engineered for reliability – using only the essential electronics and built with all-metal components. Compatible

with every Allgood lever, Redlock meets ANSI, BS, UL and EN standards.

The ease of installation has also been improved with fitting times reduced by 80%, with every lock made to a uniform size making both mechanical and solenoid options interchangeable.

www.allgood.co.uk

■ LORIENT RELEASES NEW SEALS BROCHURE

Lorient, manufacturer of high-performance sealing systems has issued a new edition of its Acoustic, Smoke & Fire Seals for Door Assemblies brochure. The new brochure showcases its product portfolio of intumescent seals.

The new Acoustic, Smoke & Fire Seals for Door Assemblies brochure features a wide range of intumescent seals and details their technical performance in a structured, clear format.

Many of Lorient's door seals are multi-functional and can provide the highest standard of protection against sound (Approved Document E); smoke at all temperatures and fire (Approved Document B); while offering low frictional resistance for ease of door operation (Approved Document M). Finishing touches can make all the difference, at Lorient you have a choice of standard colours and a range of beautiful woodgrain finishes to complement any project.

Highlights from the new digital brochure include interactive buttons that link directly to acoustic test reports, product certification, NBS Source; new FD30 and FD60 product applications; a product selector to help choose the right seals; FAQs and much more.

Download the digital brochure at www.lorientuk.com.





FORZA DOORS RELEASES NEW DYED VENEER RANGE

Forza Doors has expanded its offer with Createo Dyed Veneers, a range of 12 finishes for doors and panels.

The range, available across three different wood substrates, is designed to reflect the most popular styles for the

residential, hotel, education and commercial sectors.

Forza Doors annually manufactures thousands of BS 476-22:1987 compliant doors and frames, all fully tested in UKAS approved testing centres, for the Commercial fit-out (Cat A and

Cat B), education, residential and hospitality sectors.

Forza Doors says the Createo range will “give specifiers a wider choice and exceptional turnaround times.”

www.forza-doors.com

NEW DOOR CLOSER LAUNCHED FOR NON-INSULATED STEEL FIRE DOORS



HOPPE has launched a new door closer to help specifiers choose a compliant solution specifically for non-insulated steel fire doors.

Market information provided by Robust Doors, suggests that 95% of steel fire doors supplied in the UK are non-insulated. This has a direct impact on the architectural ironmongery that should be used, and it is vital that specifiers are aware of the risks associated with using a product that has not been tested with this type of door.

The functions of a mechanical door closer are controlled by the movement of oil between chambers. If the closer that has been fitted is not compatible with a non-insulated steel fire door, the intense heat experienced during a fire could compromise its integrity and cause the oil to escape. If the oil comes into contact with the door, it is likely to ignite and the fire could spread.

ARRONE, a brand of the HOPPE Group, has developed the

AR5500SD and AR9500SD to offer specifiers a compliant door closing device for use on non-insulated steel fire doors. The products contain a non-flammable fluid with a chemical composition that provides consistent functional and fire performance.

Both door closers have been included in successful fire tests on both sides of a non-insulated steel fire door and have achieved compliance in accordance with BS EN1634 Part 1. Both products are CE marked to the requirements of BS EN1154 in accordance with current legislation, making them suitable for use on non-insulated steel fire doors up to 240 minutes.

The AR5500SD is a power size unit of 2-5, designed for use on steel doors up to a maximum door weight of 100kg and width of 1250mm. The AR9500SD is a power size 2-6 unit and intended for use on heavier door assemblies up to a maximum door weight of 120kg and width of 1400mm.

www.hoppe.com

NORSEAL GETS IN THE SWING

Norseal has launched a seal that enables double swing doors with a pivot hinge to be acoustically sealed effectively. The Schall-Ex® L-15/30 WS PIVOT Automatic Drop Seal creates an effective acoustic barrier, as well as affording compliant smoke and fire protection on double swing doors, even in heavy traffic settings such as corridors.

The Schall-EX seal is a self-levelling, unobtrusive drop seal fitted to the bottom edge of the door. When tested with Norsound perimeter seals it achieved a range that offers sound reduction performance of up to 42dB_{RW}. Its internal mechanism drops the seal when the doors close to prevent the transfer of unwanted sound, draughts, heat and light and is perfect for residential properties, office spaces, schools, hotels and hospital settings with single or double swing doors on a pivot hinge.

The Norseal Schall-Ex® L-15/30 WS PIVOT Automatic Drop Seal was acoustically tested in accordance with ISO 10140-2, it has also been smoke tested in accordance with BS 476-31.1 and included in the Certifire scheme.

www.norseal.co.uk



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David Stacey
Product Sales Director UK & Ireland,
dormakaba

"The course was very straight forward and I'd definitely recommend it, especially to people in sales and other customer facing roles. It gives you a basic understanding of hardware that means you can help with all technical queries that come your way. It's also a great stepping stone to the Diploma, which I will definitely be doing in the future."

Jasmine Downer
Customer services department,
SDS London

To view the full prospectus visit www.gai.org.uk/prospectus or contact us on
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A DISPLAY OF OPTIMISM

Dubai 2020 to go ahead this year with a return to 'normal'

Dubai is gearing up to host the World Expo – one year after it was originally supposed to be held. It will now run from 1 October 2021 to 31 March 2022.

More than 190 countries will participate in the event, showcasing innovations around the themes of sustainability, mobility and opportunity.

Held every five years, expos see hundreds of countries using pavilions to show off the latest in architecture and technology.

Before the pandemic forced the event to be postponed, the organisers had expected 25 million visitors during the course of the six-month international fair. However, despite restrictions on travel, and the recent lockdowns in some parts of Europe,

the organisers are holding on to the pre-pandemic target. The UAE has managed to roll out vaccines at a rapid pace, with more than 68% of the population inoculated*.

For the first time in World Expo history, every participating country will have its own pavilion. The UK pavilion (pictured) will take the theme 'Innovating for a Shared Future', inspired by one of Stephen Hawking's final projects, 'Breakthrough Message' around what we would communicate to alien visitors. ■

Take a virtual tour of the UK pavilion at www.ukpavilionvirtualltour.co.uk

*Source: Reuters, correct at time of going to press



- More than 190 countries are taking part, in the first such event to be held in the Middle East.
- The Expo is expected to boost Dubai's economy by £24bn and to create up to 300,000 jobs.
- The site covers 4.3 sq km, or 613 football pitches, and the Expo will have its own metro station.
- Uber will be testing flying cars during the event.
- Some 90% of the materials used in construction will then be used to create permanent buildings afterwards.

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