

SALES AWAY

FROM WINDMILL
TO UNIVERSITY: AN
AI'S SUCCESS STORY

inside

Why architects
need to do more
than design space

Improving offices

Balancing hotel
access security with
guest experience

CE marking,
Brexit and the CPR



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PLANT CONTROL ROOMS SECURED FOR LOUGHBOROUGH UNIVERSITY



Loughborough University selected the ASSA CLIQ® Remote system from the ASSA ABLOY Door Hardware Group to help secure its plant control rooms.

With more than 18,000 students at the University, the ASSA CLIQ® Remote technology has been used across the site for a range of different applications, including teaching laboratories and offices. Its success as a security and access control solution has led to it being extended to cover the university's plant control rooms too.

The electromechanical locking system uses micro-electronics and programmable keys and cylinders to offer flexible control over access rights.

Loughborough University can programme and update each key remotely, removing or granting access privileges for the key holder in real

time. This allows only those with the necessary authority at the university to enter a plant control room. It also removes the security risks associated with lost or stolen keys, eliminating the time and cost spent on replacing a mechanical lock.

For staff that have access to these areas and then leave the university, their access rights can be easily removed by using the system's, web-based interface, ensuring ex-employees and contractors never pose a security risk.

Phil Sheppard, senior clerk of works at Loughborough University, said: "For us, a big advantage is that its electronics effectively extend the patent of the key indefinitely. The audit capabilities of the system are also really useful, ensuring we know exactly who accessed a plant control room, and when."

Electromechanical locking system at Loughborough University



GEZE CPD SPECIFIES VENTILATION

GEZE UK has revised and updated its RIBA-approved CPD: Designing Effective Natural Heat and Smoke Ventilation.

The training seminar offers architects and specifiers advice and guidance on natural heat and smoke ventilation

systems in residential and commercial properties.

The seminar covers all the relevant standards and regulations including Approved Document B, BS 9999:2017, BS 9991:2015, BS 7346-8:2013 and BS EN 12101 as well as Scottish Technical Handbook 2019, Northern Ireland Technical Booklet E and the Construction Products Regulation. By

outlining the factors affecting the choice of ventilation systems and explaining how ventilation systems for natural heat and smoke extraction work, the seminar will show how to make the correct calculations and select the best equipment and system for both the location and application.

Traditionally CPD presentations take place at architects' practices

but in the current situation seminars can be presented digitally using a variety of platforms and at a time to suit.

The revised CPD fits into the core curriculum subjects of: design, construction and technology and health, safety and wellbeing for the general awareness knowledge level.

To book a CPD seminar, email cpd@geze.com.

SMES WEATHER COVID DOWNTURN

Recent figures have shown that construction SMEs sales have bounced back since lockdown showing no decline in like-for-like revenues.

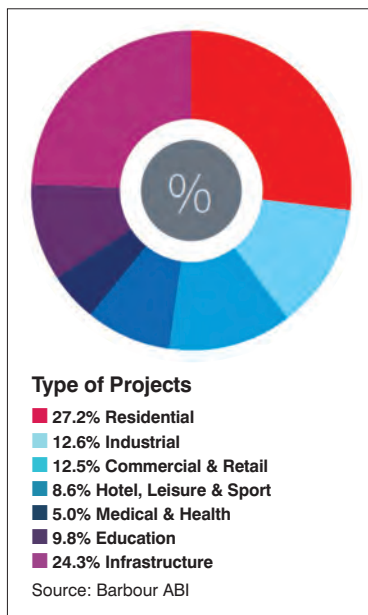
Research from back-office solution provider, Powered Now has shown signs of growth among small businesses and the balance sheets returning to pre-lockdown levels. Based on study of 1079 SMEs across all trade sectors, 179 of building and construction firms showed total sales by month for 2020 as: January £2.2m; February £3m; March £2.7m; April £0.9m; May £1.4m and June £2.8m.

SMEs that had figures available for both 2019 and 2020 showed that the sector, despite Coronavirus, has not gone into decline, with sales figures for the first half of both respective years equating to £7.4m.

Research released from Barbour ABI in August showed that the total value of construction contract awards in July 2020 was £6.3bn which compares to £3.1bn in June and £1.6bn in May, underlying the magnitude of the growth trend for contract awards over the two months to August.

The latest edition of the Economic & Construction Market Review from the industry analysts highlights levels of construction contract values awarded across Great Britain.

Every sector had at least 33% growth in July compared to June,



with up to 98% growth in certain sectors. The residential sector contract awards increased by 65.9% on June; infrastructure climbed 75.4%; and education contract awards increased by 43.5%.

London was the leading region in July accounting for 18.5% of awards. The second largest region was Scotland with a 17.1% share and was followed by the South East with 12.8%.

Find the full report at
<http://ubm.io/2FRLrwm>

ARCHITECTS ADJUST TO COVID-19 LIFE WITH A SURGE IN ONLINE LEARNING

As many aspects of professional and social lives have moved online during the pandemic, so too have professional development programmes for architects and specifiers with online CPD content experiencing a surge in demand.

Figures from specification-led marketing and data specialists, SpecifiedBy, reveal that as more CPD content becomes digitised, they have been receiving interest for 1,000 sign-ups to webinars and on-demand sessions on average every week.

The desire from industry professionals to use downtime to sharpen their skills and broaden their knowledge while working from home has been matched by a response from building product manufacturers who have converted over 400 courses to online content since lockdown begun, and the number keeps growing, reports SpecifiedBy.

Founder and CEO, Darren Lester, said: "Architects and specifiers have generally remained pretty active throughout

the lockdown, but it would appear that any slowdown in normal day-to-day activities is being filled with additional learning to keep up with the latest products, regulations and construction solutions.

"Early on in lockdown we surveyed our network of architects and specifiers and found that 81 per cent of them had already engaged with online CPD content or intended to over lockdown. This information helped to nudge product manufacturers to convert more of their courses and make content available online."

Details of all upcoming online sessions were sent to 30,000 professionals every Monday. There were over 20 submissions on the first day it was announced and almost 50 by the end of the first week. This has now passed the 400 mark with around 23 CPDs from 17 or 18 different manufacturers each week.

"For manufacturers, there's a really big opportunity to engage with an important audience, relatively easily," said Lester.

ARCHITECTURE AWARDS WINNERS TO BE DECIDED BY VOTE



The shortlists for the Dezeen Awards 2020 have been announced. For the first time ever, the Awards introduced a public vote allowing readers to choose their favourite projects. Projects with the highest number of votes in their category will win.

Shortlisted projects this year

are from 23 countries, including Iran, Costa Rica, Japan, Vietnam and Chile.

China is the country where the most shortlisted projects are located, with seven buildings on the list. They were selected from the 302 longlisted projects announced in August by judges. The winner of each project

category will be announced online in October. All 10 winners will then go on to compete for the title of architecture project of the year. View the shortlist and vote at www.dezeen.com.

Left: Maggie's in Leeds is shortlisted in the civic building category.

CITY LANDMARK DEVELOPMENT EMERGES FROM LONDON PRACTICE

Pan Pacific London will be the newest landmark in the City of London when it opens in 2021 just across from Liverpool Street Station. The 43-storey high-rise residential and hospitality development will comprise 160 luxury apartments and a 237-bedroom, five-star hotel.

The hotel, designed by PLP Architecture, the practice behind 22 Bishopsgate – the tallest building in the City of London – will feature a meeting and events space, including a double-height ballroom, the Square Mile's first dedicated ballroom, which will be able to host a banquet for up to 370 guests. The property is also set to have a fourth-floor pool, spa and fitness centre.

Pan Pacific is one of two hotel brands owned by Singaporean

property group UOL, in conjunction with its wholly-owned hotel subsidiary Pan Pacific Hotels Group (PPHG). Pan Pacific Hotels Group has a portfolio of nearly 40 upscale hotels, resorts and serviced suites in Asia Pacific and North America. The Pan Pacific London will be the group's first in the UK.

PLP is also creating Bankside Yards, a new destination on London's riverside between the Tate Modern and Southbank Centre. Expected to complete in 2023 it promises five towers housing 341 residential units (with 37 affordable homes), a luxury hotel, office and cultural amenities along with a series of public spaces.

The full £1bn development will open up and reinvigorate a 1.4m ft² area around the historic railway viaduct leading towards Blackfriars Station.



WHITE PAPER FOR SPECIFIERS ON INCLUSIVE DESIGN LAUNCHED



With misunderstandings around inclusive design potentially leading to discrimination charges, costly legal disputes and damaged brand reputations, ASSA ABLOY Opening Solutions UK & Ireland has published a free new white paper advising specifiers on the standards door opening solutions need to meet.

Architects and specifiers must remove any barriers that might prevent an individual from using an environment freely and easily. This approach must be reviewed in line with the guidelines governing inclusive design, which includes Approved Document M, the Equality Act 2010 and, crucially, BS 8300-1 and BS 8300-2:2018, which sets out how buildings should be designed, constructed and maintained to create

an accessible and inclusive environment for all. It applies to both new builds and refurbishments.

The white paper also advises on how specifiers can ensure door opening solutions meet the necessary fire safety standards too.

"While it is the owner that ultimately bears responsibility for the design of a building, should a legal dispute arise then a specifier would be called upon to explain why a solution was recommended," explains Eryl Jones, managing director of the ASSA ABLOY Door Hardware Group. "In the event of a discrimination claim, those that can demonstrate that they have adhered to standards such as BS 8300-1 and BS 8300-2:2018 will be on safer ground than those that cannot."

The white paper also outlines the commercial impact of doing the bare minimum.

Inclusive Design – Why Should You Care? can be downloaded from www.assaabloyopening.com/solutions.co.uk/inclusivedesign.

ILLUSTRATION SPACE TO BE REDRAWN



House of Illustration, the UK's only gallery and education space dedicated to illustration and graphics, has announced an £8m project to redevelop New River Head in London into the world's largest public arts space dedicated to illustration.

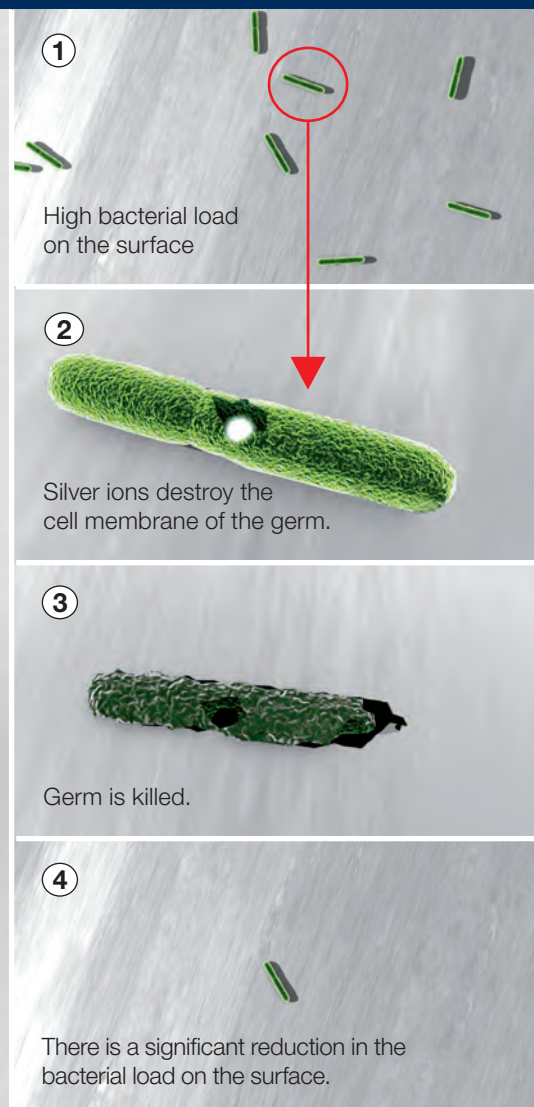
The renamed Quentin Blake Centre for Illustration

will become a permanent home for the archive of the organisation's founder, Sir Quentin Blake, with selections from his archive of more than 40,000 works on permanent display.

Work is scheduled to begin in June 2021, with the organisation repurposing four

18th and 19th century industrial buildings and half an acre of surrounding land into exhibition galleries, an education centre, event spaces, plus retail and catering facilities. It is planned to open in autumn 2022.

Tim Ronalds Architects has been appointed as the lead designers for the project.



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POLE POSITION DEVELOPMENT FOR SILVERSTONE

A brand new branded residence concept at Silverstone race circuit, the motorsport mecca, launched this August 2020. The development called 'Escapade Silverstone', will see 60 high-spec residences and a clubhouse being built that will be available for short-term rental. London-based architecture firm Twelve Architects, who won the commission to design the concept will create residences with spectacular views of the track, to attract visitors with a passion for motorsports from all over the world.

The masterplan for the site sees four types of residence. The front-row residences ("Trackside") all have direct views over the circuit. The articulation of their form and appearance has been inspired by the notion of 'Slipstreaming', where a vehicle follows closely behind another vehicle, travelling in its slipstream and awaiting an opportunity to overtake. The "Countryside" Residences provide greater privacy and an outlook across woodland and stunning landscapes, whilst the middle-row Residences ("Dual-Aspect") offer views of both the track and rolling countryside.

Large windows to the living rooms of all residences will maximise views to the racetrack, whilst smaller windows and timber louvres to the bedrooms will aid with privacy. The terraces to the front row residences are 'wrapped' with an angular tensile material that

provides privacy and shading whilst supporting the creation of a distinctive brand identity.

Every residence has ample secure parking, so that guests can bring their own vehicles to race around the world-famous circuit. A clubhouse at the south end of the site will provide guests with a wellness centre, swimming pool, driver-focussed gym, treatment rooms, track-briefing area, state-of-the-art simulator rooms, concierge, restaurant and bar promoting social interaction amongst neighbours. A roof terrace will sit directly above the most exciting complex of corners on the circuit.

The aim is for the project to start on site in late 2020 and with the luxury branded residences ready from May 2022.

Escapade Silverstone will provide residential space to rent (above) and a clubhouse (below).



UK DOOR FIRM DONATES HARDWARE TO SCHOOL REBUILD IN NEPAL



A UK sliding and folding door hardware manufacturer has recently donated materials to help with the rebuild of a primary school in Nepal after it was left devastated by an earthquake.

Situated on a mountainside, the village of San Bhorle was left in ruins when the 7.8Mw earthquake hit, levelling every one of its 43 houses and primary school.

Learning Planet, a charity which helps remote communities design, finance and construct new schools, stepped in to help. As the only communal building in the village the local community required a school building which could also be used for other events.

In order to achieve this flexibility, large bi-folding doors were needed in the centre of the building. This would allow the area to be used as a classroom when closed off or put to other uses when opened up. A folding partition wall was also installed in one of the classrooms, allowing teachers to create a private office space when necessary.

Ten solid hardwood doors measuring 225cm high x 50cm wide were provided installed in five sets of two – meaning they can be moved around in pairs to create gaps for fresh air, light and easy access. The doors can also be stacked completely clear of the opening – creating a huge, open, covered atrium – a perfect space for performances, and for hosting all kinds of village events.

A few small pieces of building work remain but the school should be in full use in the near future.

LORIENT RELEASES EDUCATIONAL WEBINARS

Lorient, a designer and manufacturer of sealing systems, has released a number of educational webinars that covers its specialist field of acoustic, smoke and fire containment.

The three RIBA-accredited CPD seminars are available to watch via live webinar, and pre-recorded versions are also available. These include 'Performance Door Design: The Basics of Sound Reduction'; 'The Role and Performance of Fire & Smoke-Resisting Door Assemblies'; and the 'Regulatory Reform (Fire Safety) Order 2005 & its implications for fire doors'.

Lorient has also launched a new seminar entitled: 'The Specification & Design of Air Transfer Grilles/Dampers'. This explores: the latest test standards and building regulations; the major difference between intumescent air transfer grilles and dampers; the importance of correct specification, installation and maintenance; plus it offers practical solutions to fire and smoke containment over a range of applications.

The webinars are presented by a variety of speakers including Lorient's technical director, Doug Law and its specifications manager, Sarah Lewis. The webinars are free of charge and all industry



professionals are welcome to join. Certificates of completion are available to all registered attendees who complete the live webinar.

The firm supported this year's Fire Door Safety Week (21st – 27th September 2020) with a series of events and interactive seminars, including an indicative fire test streamed live from its Testing & Technical Services centre in Devon highlighting the critical role of intumescent seals.

Four live webinars by expert speakers were held throughout the week. They were: 'The Role and Performance of Fire & Smoke-Resisting Door Assemblies'; 'The Specification & Design of Air Transfer Grilles/Dampers'; 'The Regulatory Reform (Fire Safety) Order 2005 & its Implications for Fire Doors'; and 'Ironmongery for Fire and Escape Doors' by GAI technical manager Douglas Masterson.

Lorient also released a video of its Certificated Fire Door Inspectors carrying out a five-step fire door check.



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GAI TALK ANGIE CORKHILL



Just over a year ago, a major report was published which set out one of the most fundamental and hard-hitting questions for all of us within the construction industry and its supply chain:

are we all actually competent to do what we do?

The 'Raising the Bar' report was published in response to the Hackitt Review following the Grenfell Tower fire. It was created by an industry Competency Steering Group that involved more than 150 institutions and 300 professionals, including with input from the GAI. Its most recent report 'Setting the Bar' has now been published, and the GAI has had a major role in that (see the news story opposite).

This time, the question is even more demanding: to what degree can we demonstrate our competence and professional standing to our colleagues, clients and wider stakeholders.

It's a very timely question in the light of the COVID-19 pandemic too, as people who are concerned about job security or even trying to find a new role are now doing everything they can to boost their knowledge and skills and to make their competence more evident.

Within our sector, many are responding by pursuing formal qualifications in architectural ironmongery via the GAI's education programme. For others, especially those with a lot of experience under their belt, the commitment to Continuing Professional Development (CPD) becomes even more important.

CPD is the way we track and document the skills, knowledge and experience that we gain both formally and informally as we work, beyond any initial training. It's not just a matter of attending courses and webinars, although via the Institute of Architectural Ironmongery (IAI), we are currently delivering a record number of CPD sessions, delivered online to our members all across the world. Some CPD also happens almost automatically, it feels – through the reading of technical articles in journals like AIJ, for example, or through the learning gained by tackling a particularly tricky project.

But undertaking CPD properly also requires some reflection on that learning and development. So the Setting the Bar report is a very useful tool for all of us, against which to review our skills, knowledge, experience and behaviours and to think how best we can prove our professionalism.

Angie Corkhill

Director



GAI VIRTUAL CLASSROOM TRAINING

For the 2020/21 education programme, the GAI has decided to move some of its face-to-face classroom training courses online.

The new webinars will be delivered by members of the GAI Education Committee. The committee is made up of experienced industry professionals, each with their own fields of expertise.

Students enrolling onto Stage 2 of the Certificate in Architectural Hardware will be able to access a range of online modules covering a range of specific door hardware products, access control systems, scheduling,

commercial awareness, manufacturing and sourcing. The new webinars will be provided in support of these modules.

For those starting Stage 3, the GAI Diploma, the online webinars will cover key control, electric hardware, interpreting architects' drawings and more advanced aspects of access control. Due to the complexity of the final Stage 3 exam, the scheduling element will still be delivered in a classroom environment, although in line with strict social distancing and health guidelines. There will be two full days of practical scheduling, followed by a mock exam.

Rachel Tipton, manager of the GAI education programme, said:

"We strongly recommend that, where possible, students attend the practical scheduling course, particularly those who do not schedule on a daily basis. These additional webinars and classroom courses are an invaluable opportunity for students to work closely with technical experts to prepare them for their exams and for their career."

This year, the GAI will also be offering mock examinations for both stages of the Certificate in Architectural Hardware to help students identify areas to work on in advance of the final examinations.

Once students have enrolled, further information about how to access the online webinars will be sent.

For further information on the GAI education programme, visit the GAI website. www.gai.org.uk

NEW CPDS TO ADDRESS CURRENT SPECIFICATION ISSUES FACING ARCHITECTS



Architects and specifiers can now access two new CPDs on door hardware, covering specification post-COVID and fire door installation.

The new CPDs have been created by the GAI for delivery online or in person to architects via GAI members across the country.

The 'Ironmongery Specification in a Post-Pandemic World' CPD outlines the different types of hardware that can be introduced into buildings to help minimise contact with surfaces without compromising safety or security. The presentation gives specific detail on specialist closing devices, door automation, access

ENROLMENT OPEN FOR THE GAI EDUCATION PROGRAMME



Door hardware professionals can now enrol for the 2020/2021 GAI education programme.

The GAI has developed its education programme for over 50 years. It is the only internationally-recognised architectural ironmongery qualification to British and European standards.

The GAI education programme is separated into two qualifications. The Certificate in Architectural Hardware (CiAH) a self-led, online course and examination in two stages. It is particularly useful for those working in related warehouse and trade counter roles, procurement, scheduling and estimating, customer service, technical support, sales and administration.

Once learners have gained their CiAH, they can continue their studies to achieve the GAI Diploma. The diploma focuses on the skills needed for scheduling the architectural ironmongery, electric hardware and key control for a project. This is of particular importance for architectural ironmongers working on projects constructed to UK and European standards. Once they have completed the diploma, they become a DipGAI, an industry recognised symbol of professionalism.

The latest education prospectus has been published on the GAI website, outlining the qualifications, course content and training support available. It also gives further information on becoming a Registered Architectural Ironmonger (RegAI) through the GAI's CPD programme.

Enrolments are open from 1 September until 18 December 2020. Download the prospectus from the GAI website: www.gai.org.uk

control and anti-microbial products. It also looks at ancillary items that may be used in more specific areas such as washrooms and things to be aware of when retrofitting hardware.

The second CPD launched by the GAI is on 'Installation of Fire Door Assemblies and Associated Ironmongery'.

This presentation, which was co-written with Forza Doors, is designed to improve awareness of how fire doors should be fitted to ensure they will perform in the event of a fire. It covers all stages of the fire installation process including the door frame, door leaf, associated

ironmongery, door stops, gaskets and architraves.

It also focusses on compliance and best practice, giving further information on testing standards and regulations.

Both CPD presentations are RIBA-approved so architects will receive double learning points for attending. The GAI now has 10 RIBA-approved CPDs covering a range of issues.

For further information on the CPD seminars, contact the GAI's technical manager, Douglas Masterson on technical@gai.org.uk. www.gai.org.uk

WORKING GROUP 12: THE NEXT STEPS FOR BUILDING PRODUCTS



Douglas Masterson, technical manager at the GAI, has been appointed as deputy chair of Working Group 12, focussing on competency in the construction products sector. Following the Grenfell Tower disaster and the subsequent Hackitt Review, an industry response group was set up in July 2017 to take responsibility for implementing the recommendations of that review.

Its work has since been continued by the Steering Group on Competences for Building a Safer Future, and by 12 sub-groups looking at specialist areas of construction practice and consisting of representatives from installers, fire, housing, construction and professional organisations from within the industry.

The groups' first report, 'Raising the Bar', was published in August last year. Now the follow-up report, called 'Setting the Bar' has been published, providing further recommendations on how the construction industry can improve competency levels.

Douglas said: "For the GAI to be helping to lead this initiative that will shape the future of the wider construction products industry is important recognition of how vital our sector is in the overall picture.

We know our products are not the biggest or most expensive in the construction supply chain – our own research showed that the average spend on ironmongery is between one and two per cent of the value of a new-build. But the impact of what we do is huge. You try using a building without hinges!"

Working Group 12 is identifying the skills, knowledge, experience and behaviours (known as SKEB) that will define a construction products professional, and will describe what good looks like. While it has contributed an initial summary of its approach in the Setting the Bar report, readers will need to wait until the end of the year to see the full WG12 construction products competency matrix.

Douglas adds that competence in building products inevitably leads to a much wider discussion, which is why its SKEB matrix is taking longer than others.

"We have collaborated with other working groups to help them understand the competencies required. From procurement and specification, through to installers and building management, we've been looking at the skills, knowledge, experience and behaviours that are needed among those groups too, to ensure all these people will be implementing best practice construction processes.

"Continued professional development is at the heart of the whole report, not just for those working directly with construction products, and one recommendation is to mandate CPD for all roles within the construction industry."

GAI MEMBERSHIP

By joining the Guild of Architectural Ironmongers, your organisation joins a growing network of companies taking advantage of a wide range of benefits, enhancing their profile, gaining technical knowledge and receiving preferential rates on learning opportunities.

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- Targeted advertising choices to promote your company.



Find out more at gai.org.uk/GAIMembership

Expand your resources

- Learn about new developments on standards, regulatory updates and industry news with regular email bulletins.
- Access to over 70 pieces of technical guidance on the members area of the GAI website.
- Use of statutory documentation support, including easy-to-use DOP and BIM templates.
- Members only RIBA approved CPDs available to purchase.
- Receive the quarterly Architectural Ironmongery Journal (AIJ).
- Utilise the GAI helpline for free technical advice.

Join a wider community

- Invitations to a host of events providing outstanding networking opportunities.
- Contribute the views of your company to be represented in the standard-making process (BSI and CEN).
- Affiliated membership of the Construction Products Association (CPA) with access to economic, technical and sustainability publications.
- Fire Door Inspection Scheme (FDIS) training discounts.
- Benefit from PR and marketing campaigns raising awareness of the GAI and the importance of the Architectural Ironmonger.

Membership options

GAI membership is open to any company complying with the GAI code of conduct and criteria of the relevant member type.

Various types of GAI membership are available as follows:

- **Full member**
- **Associate member**
- **Affiliate member**
- **Enterprise member**

Today more than 300 companies across 27 countries are members of the GAI and more than 2,500 people hold the globally recognised GAI Diploma. Join today and take your company to the next level.

OPINION • PAUL REES

Good buildings will answer the client's brief whilst the best buildings will do that and more; including providing adaptability. The capacity for a building to accommodate changing uses with little alteration each time to either the layout or fabric is an often-overlooked benefit.

The ongoing uncertainty due to the coronavirus pandemic seems to reinforce the need for adaptable buildings; as we attempt to modify our built environments at work, recreation and home to suit the need for increased safety in our lives.

Achieving a balance between the need to stimulate a now desperate economy against ensuring the safety of staff, visitors and customers is one many are struggling with. Businesses have been severely financially affected by the pandemic, and will continue to be so for some time, but when enticing staff into workplaces is an issue some find difficult, safe solutions must be found as cost effectively and quickly as possible to avoid further closures.

The 'new normal' is not a 'normal' that any of us have previously designed for and subsequently most of us have been reviewing how we approach, enter and use buildings, as those who own, operate and manage them seek advice on how to provide safe places for staff and other visitors.

Offices more than any other building type have seen some of the biggest design developments in modern times, from individual offices to large open plan areas, and the more recent trend for breakout zones; both of which encourage interaction and participation in group discussion.

AN ARCHITECT SPEAKS



Paul Rees wonders on specifying post Covid spaces

// The 'new normal' is not a 'normal' any of us have previously designed for and subsequently most of us have been reviewing how we approach, enter and use buildings"

These can result in increased staff movement throughout a building and the ability to monitor and control this would be a huge benefit.

Access and door controls can play a key (no pun intended) role in achieving this; allowing buildings to be zoned with personnel afforded entry with keyless technology and sensors linked to automatic opening mechanisms, thus minimising physical interaction with door handles and the like; a primary aim in any attempt to control the spread of the virus. We already know certain materials like copper are naturally anti-microbial. Could now be the time to see an increase in the specification and use of these materials, especially in door ironmongery?

However, the occupiers themselves must also be considered. School children and those in care homes are prime examples where their age or ability may mean they do not understand the technology and will still require supervision moving through a building at unprescribed times to ensure risks are minimised; to avoid getting locked in a room for example.

Obviously, the cost of retrofitting our existing buildings with these will not be cheap, but compared with dangerous alternatives such as keeping doors wedged open, especially fire doors, to assist movement, or the increased cleaning regimes which also have cost implications, both time and financially, it is an option that should be fully explored and possibly phased.

Whatever happens, there are solutions that can be considered for both existing buildings and new buildings alike, but they must be appropriately specified and suitably managed. ■

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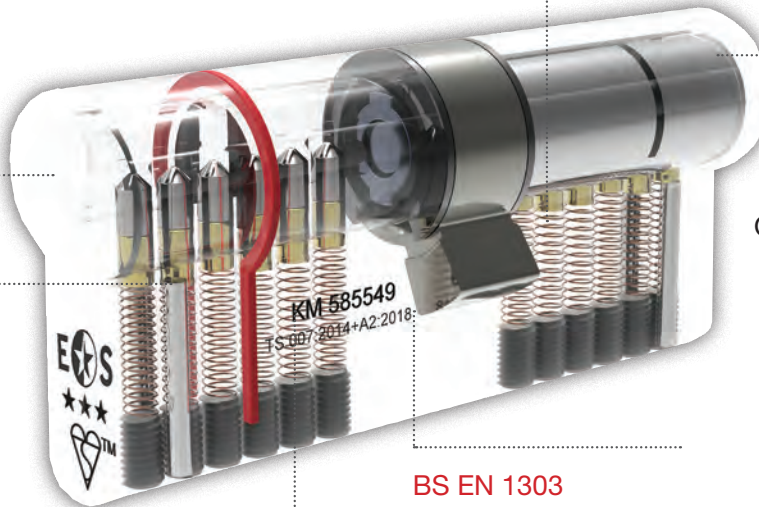
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FANTASTIC

Nicky Roger meets BJ Waller and talks specs, Covid and optimism

AMANDA SLATER

BJ Waller is a small but highly successful architectural ironmonger based in Cambridgeshire. Started 38 years ago by Bev Waller, an Allgood-trained AI, it was bought out by Luke Piper and Simon Adams 15 years ago from Bev's widow Allison after Bev sadly passed away. In April 2016 Luke bought out Simon to take sole ownership.

Luke explains that when he first took the reins with Simon they had to radically overhaul the way the company was organised. "We changed how it looks in a big way and put systems in place. Bev had held everything just in his head while he ran it!"

But the market has changed too. "Bev wrote the specs, sent them and filed them. He never had to chase them. Now we do," says Luke.

Since the business was taken over from Bev Waller, business has increased from around £700k per year to £1.4m. A key income stream comes from the joinery industry. "We have a big desire to grow and where work was 80% spec work in the past we now supply into the joinery industry. We are looking to grow the spec side more as it's long term work, whereas joinery, works on a 'quote today and order tomorrow' basis," says Luke.

CASTLE KEEP

Working closely with John Wright of Weston Allison Wright, BJ Waller produced an ironmongery schedule for high end Frank Allart door furniture for the historic update of Oakham Castle. The products were specified in polished brass un-lacquered to operate the new doors but still in keeping with the existing furniture in the Castle.

Oakham Castle – one of the finest examples of Norman domestic architecture in the UK used a grant of £2.1m from the Heritage Lottery Fund for restoration works.

The ironmongery had to be robust and fit for purpose to cope with the many visitors but

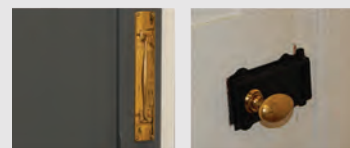
also to compliment the history and grandeur of the Castle.

Working very closely with the main contractor Woodhead Heritage, the firm also provided new locks and latches. Where possible existing horizontal locks and door furniture were retained.

"One of our biggest concerns with this project was the deadline," says Mark Lord, operations manager. "When John Wright approached us regarding this project, Oakham Castle had already announced the grand re-opening only four weeks away. Frank Allart furniture is manufactured and finished in the UK and they

really pulled out all of the stops and supplied the entire order in just over three weeks, enabling Woodhead Heritage to take delivery and install the products in time for the grand re-opening.

"With all parties working tirelessly together to reach the end goal, we were able to supply some fantastic products that fitted in really well with the existing ironmongery, creating a brilliant end result. Woodhead Heritage was very clear about its goals for this project. They worked long hours to ensure the goods were installed ready for the grand opening, they were a pleasure to work with."



Oakham Castle renovation made use of Frank Allart door furniture



Above: Luke Piper
Left: England's only surviving eight-sailed windmill

// We brought people back gradually from furlough as we get busier day by day

Operating out of affluent Cambridgeshire delivers great clients including Cambridge University with a diverse range of work but the firm works on projects across the UK covering education, commercial, residential, healthcare and community sectors.

Rinse and repeat

The firm attracts business by marketing to architects, specifiers, manufacturers and contractors but repeat customers and word of mouth delivers much of the work. "Sometimes we are contacted because certain product lines are unique," says Luke. "Architects come along for technical detail specifying the Imago lift and slide system and before you know it we've helped them solve other areas of the project."

Like many Als, Luke is disheartened with design and build. "The shame of the industry is the design and build trend: it's boring, not exciting and frustrating when you are involved in a

project and care about the end result. I've had some bizarre conversations with contractors over the years around design and build but it's the bottom line that always wins. We want to increase the amount of architect-led work we do because there's earlier involvement and of course there are bigger profits."

Pandemic panic?

The firm rode the wave of Covid-19 well. "We shut on 27 March and reopened a month later on 27 April," says Luke. "We actually fared ok with Covid. We don't manufacture and work a lot on computer so could continue."

The firm kept one person in the office (usually there are eight) with everyone else working remotely or furloughed. "We brought people back gradually from furlough as we got busier day by day," says Luke who is optimistic about the future. "We'll be slightly better off than when we went in as we have got some nice projects coming back on stream. I predict we'll get a rush – there will be a huge peak in business but we can't be sure how long it will take to settle back. There has been delay on projects, but people are enquiring again." ■



Glass doors allows light in

WIND SALES

Heckington Windmill is the world's only eight-sailed windmill. It underwent wholesale restoration over many years. Funding came from various organisations but included a £1.4m grant from the National Lottery Heritage Fund. BJ Waller worked closely with a number of parties on the Lincolnshire site.

The firm produced a detailed specification for Cowper Griffiths Associates and over the duration of the project this was constantly reviewed and amended accordingly to keep in line with the historic site. Mark Lord, operations manager at BJ Waller, attended site meetings to ensure all ironmongery was not only fit for purpose and conformed with all standards and legislations, but also was in keeping with the traditional buildings.

"This was a unique project where no two doors were the same and each had their own specific requirement in the building," said Mark.

BJ Waller supplied the ironmongery to Newman Moore Ltd who in turn worked very closely with Jim Bailey, the site manager for Heckington Windmill. With the help of our door-packed ironmongery and detailed schedules they were able to deliver the project on time and in budget.

"Even with a building over 125 years old we were still able to supply high end modern fittings with our AGB Lift and Slide Doors on the rear of the mill," says Mark. "This not only gives the building a distinctive look but also provides a high level of security. Even when the doors are fully closed the large expanse of glass allows maximum light into the building."

UNIVERSITY CHALLENGE

Westminster College in Cambridge underwent a year-long £7m refurbishment a few years ago. B J Waller supplied a full and comprehensive ironmongery package for its updated rooms.

Working closely with architects Bland Brown + Cole from Cambridge, B J Waller specified, scheduled and supplied products in both polished brass and satin stainless steel within different areas in the College.

A Kaba Pextra Master Key System was used throughout the building to work in conjunction with access control; the safety of staff,

students and visitors was of the utmost importance during the renovation.

Also provided were Royde and Tucker H102 Hinges, dormakaba TS92 & TS93 Slide Channel Cam Action Door Closers, Pocket Door Gear, Powermatic door closers and automatic door operators.

Luke Piper, said it was enjoyable working on something with so much history. "There were 76 hardware sets for this project and no door was the same, so there was a huge mix of ironmongery to consider. During the project there were many changes, as can often happen on a project of this size.

We ended up with 11 revisions and spent a lot of time on site working with the architect looking at each individual door set, going over the changes and alterations to ensure the right products were selected," said Luke.



Westminster College, Cambridge

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MORE THAN A PRETTY FACE

Architects need to do more than design spaces. They need to help clients deliver on business goals. **Paul Milner** from Ryder Architecture on how the practice's design for Tombola's office is helping the tech giant to flourish.



The UK's tech industry is a cornerstone of the economy, with investment in the sector totalling £6.3 billion during 2018 alone.

Its ongoing success will play a key role in supporting the country's future in uncertain times.

It is therefore in all of our interests for our tech businesses to thrive – to achieve this they must be enabled to innovate better and faster than their rivals around the world. In the quest to stay one step ahead, the environment in which they work becomes increasingly important.

Consequently, an architect simply responding to a client brief to create an identikit open plan office with the compulsory ping pong table will no longer suffice. As buildings become more advanced and the purpose they serve more niche, there is a growing



need for architects to think of design as a research process rather than just responding to a client's initial demands.

In order to create a building that allows businesses to reach their potential while pushing technological boundaries, it is imperative that architects take a deep dive into a company's culture and ethos in order

For Tombola House Ryder took a 'deep dive' into the business

to design a building that creates the perfect environment for staff to innovate.

Having roots in the North East ourselves, Ryder was very proud to win the competition to design Tombola's new home. This was not just an opportunity to create a building that could help push one of Sunderland's most successful companies to the next level but to also bring back to life the city's quayside.

Tombola is one of the most successful tech companies in Europe, and its commitment to Sunderland will be a huge factor in the health of the city's economy in the years ahead.

As architects it was our job to tap into what had driven that success over the past two decades and create a workspace that reflected the culture, in a building that would help the company reach its long term goal of »

doubling its turnover and workforce over the next five years.

In order to originate and develop the best gaming software, Tombola needed world class facilities – both for its current staff and to attract and retain the best talent in an exceedingly competitive market.

In a world that is overflowing with new ways to communicate, the importance of face to face interaction has never been more important in fostering innovation. For Tombola to continually create dynamic and disruptive gaming technology it needs different members of its team to regularly interact face to face – both within and between departments.

Tombola House is set out over three floors with a total area of 2,485sq m and a workspace density of 10sq m per person. This figure is significantly higher than many similar UK office developments, reflecting Tombola's commitment to creating an environment in which its staff can flourish.

This is further evidenced by Tombola House being one of the few UK buildings to incorporate Saint-Gobain's pioneering SageGlass. Like many tech companies, the vast number of staff at Tombola operate

multiple screens, meaning glare has the potential to be a particular irritant and not conducive to productivity.

SageGlass is an electrochromatic glass that greatly mitigates glare and solar heat gain, while preserving views to the surrounding environment.

Other features of Tombola House include a grand atrium space accommodating a central oak staircase with tiered benching, which encourages staff to congregate for informal meetings, seminars and social events – such as screening films or hackathons on the feature video wall opposite.

Flexible space

An external landscaped area maximises proximity to the River Wear – the space can function as a riverfront breakout, meeting or event area, providing the ability to have meetings in a truly striking environment.

It's adaptable too, as the structure of the building supports a flexible space planning approach for the open plan office floorplates, allowing tombola to adjust layouts to reflect departmental changes as the company continues to grow.

The elements of Tombola House I have described are not perfect for every company looking to innovate and fulfil its potential – they are bespoke to Tombola.

By working with a wide variety of team members – from junior designers to the CEO – we were able to drill down into the core of what it meant to work for Tombola, and to understand how each person's creativity could be enhanced by their surroundings, both through the creation of spaces that encourage collaboration and through the implementation of pioneering technology.

This approach will become more prevalent as UK tech companies continue to diversify and develop increasingly niche products that help shape the world around us. It is the job of architects to create the environments that will allow them to prosper. ■

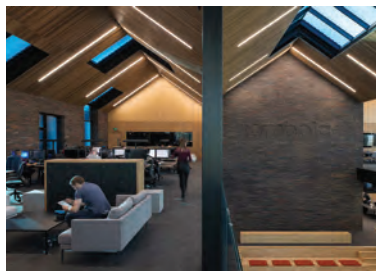
This piece first appeared in BusinessCloud.com



Tombola House uses electrochromatic glass to reduce glare and its atrium design encourages staff to congregate

“By working with team members we were able to drill down to the core of what it meant to work for Tombola and understand how creativity could be enhanced by their surroundings”

Adaptable space was key



BUILDING A RELATIONSHIP



Since 2013 RIBA through its Client Liaison Group has engaged clients to develop architectural knowledge by listening and learning and feeding back to the profession.

In Phase one from 2013-15 it engaged with 500 clients to develop architectural knowledge by listening and learning and feeding back to the profession. The objective is to provide architects with researched insights into the changing needs of major categories of clients to better shape

services and support client outcomes.

RIBA covered contractor-led procurement, housing, retrofit, local authorities, schools, workplace, commercial developers, healthcare, heritage, transport & infrastructure and sport & leisure sectors. The findings are summarised in the influential report Client & Architect – Developing the Essential Relationship.

Phase two includes the inaugural 'Working with Architects' Client Survey and work to pilot the Clients into Schools of Architecture programme, where RIBA sets up opportunities for students at various stages of their education to hear directly from clients.

Download Client & Architect: Developing the Essential Relationship from the RIBA website.

contactless control for smarter access

Featuring a stylish, slimline design, the new KL1100 RFID from KitLock by Codelocks gives any environment a modern, contemporary feel. Operate as a standalone unit, or manage multiple locks using Codelocks' offline software.



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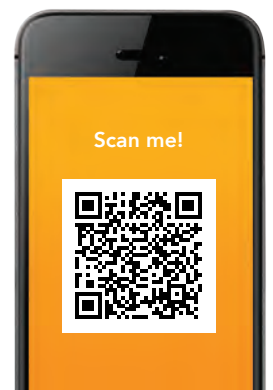
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With offices currently standing empty or minimally staffed **Colin Campbell** talks about how to improve facilities as we prepare for the gradual return to work in a post COVID-19 world.

There's no doubt that the COVID-19 pandemic has had a huge impact on our working lives. When social distancing measures were first introduced, most office workers quickly switched to remote working. The return to work is expected to be gradual, with physical contact being kept to a minimum. We can't predict the longer-term effects – though it's likely to be a game-changer for the way we work. In the meantime, while properties are standing empty, business owners, facilities managers and landlords have a chance to press

the reset button and make changes and improvements to their offices.

Securing the modern workspace

If you're looking for ways to upgrade your premises while they are lying empty, installing smarter access control is a good place to start. The landscape of the office has changed in recent years – with many featuring breakout spaces, shared meeting rooms, multi-purpose agile areas, and more. This new style of office brings new challenges for access control. With more open areas, it is harder for businesses to keep track of

who is in the office at any one time. It can also be necessary to restrict access to some rooms. The solution Codelocks provided for Porsche Centre, Preston, illustrates how smart access solutions can provide flexible access and different levels of security when required.

Due to its showrooms and workshops containing high value cars and equipment, Porsche Centre needed a way to restrict and permit access to certain areas in line with its business hours and needs. We recommended the CL5500 smart locks, as the NetCode technology enables staff to generate and send codes for easy access. The locks' audit trail data can also be downloaded and viewed – allowing the Centre Principle to keep track of who enters which lock-controlled room, and at what time.



Colin Campbell

// As we return to work many businesses will need to look at ways to facilitate social distancing for customers as well as employees"

A smart lock solution is also ideal for larger office buildings and campuses. The flexibility it offers is ideal if you have a lot of people on site at different times – and even more so if staff are returning to work gradually and working staggered shifts. It can also reduce security costs and help to manage visitor, delivery driver and maintenance staff access.

Codelocks' NetCode allows you to generate time-sensitive codes and grant temporary access, using either the Codelocks Application Programme Interface (API), the K3 Connect App or the online NetCode portal. It enables you to set codes that will only work for specific date, time and duration and send them by email or SMS. Time-sensitive codes are more secure as they will not work outside the specified time slot. This makes them ideal for granting temporary access to service engineers and delivery personnel and for short or medium-term locker rental.

Contactless solutions

As employees return to work gradually, working in shifts and on alternate days to minimise contact, they will need secure storage for devices, laptops and personal belongings. Upgrading lockers with a contactless solution provides convenient access to valuables and reduces the need for physical contact between users, and with the locker. A card-operated lock, such as the new KL1100 RFID, is ideal for this situation. It has a slimline front plate that also acts as a locker handle.

For forward-thinking employers that seek to promote fitness and wellbeing within work premises, in the form of on-site gyms, cycle sheds, shower facilities and changing rooms, the KitLock range removes the need for the allocation and management of keys. It uses a four-digit code rather than a key and, when

operated in Public Function, allows the user to enter a code to secure the locker. When it's time to leave, the user can enter the same code again and the locker opens. The code is then automatically erased, leaving the locker free for the next person. An upgrade to the Classic is the upcoming KL1000 Classic+. This model includes a one to 24-hour auto-unlock function and up to 20 user codes.

Preparing for the new normal

As we return to work and embrace the 'new normal,' many businesses will need to look at ways to facilitate social distancing for customers as well as employees. One way to do this is to offer self-service, thereby reducing the need for personal contact. Innovative start up Pirate Studios was ahead of the curve when it decided to offer musicians self-service access to its rehearsal studios.

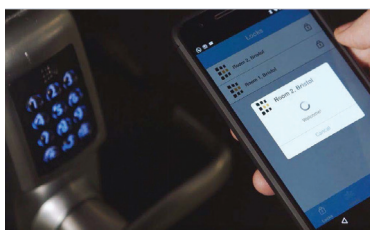
Codelocks fitted CL5510 Smart Locks on the front door and individual

studio room doors, and KitLock by Codelocks on the storage for music equipment. These locks allow codes to be created via an online portal and issued to customers via email or SMS. This eliminated the need for staff to be onsite. Musicians now receive personalised codes for self-service access to the rehearsal space and storage lockers. If a musician needs to access their kit, but not a rehearsal space, they are given two codes: one for the front door and one for storage. Or, for studio room hires, musicians can be given a code for the front door and one for an individual rehearsal studio door.

As well as providing a better experience for musicians, Pirate Studios has reduced overheads by eliminating the need to have staff on site 24/7.

Solutions like this could also play an important part in helping to maintain social distancing as lockdown measures are gradually eased and hospitality and retail businesses begin to re-open. ■

Colin Campbell, is managing director of Codelocks.



Above: Pirate Studios uses self-service access

Right: Porsche showroom in Preston needed to manage access



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FUTURE COURSE

During lockdown Kevin O'Reilly, operations director at Securefast, delivered webinars for GAI students. Here he talks about his education role and how Securefast has weathered the pandemic storm.



// We have worked on a new format ready for next year's curriculum which will include all the products that Covid has created a demand for"

How did you become involved with the GAI Education Committee?

I have been involved with GAI education for over 18 years, which stems back to when I was sales and marketing director at Exidor. I helped set second year student coursework for panic and emergency exit hardware, marked their examination papers and lectured on the residential course. Since then I have also worked on access control and mechanical lock content. My background is very technical as I have also sat on the Technical Committee for the Door and Hardware Federation for over 20 years.

I really enjoy the role as you can never stop learning, a bit like coaching in sport (Kevin is a judo coach) When you are teaching, you're learning too – there are always new products being placed on the market and the industry is constantly changing. Developing access control coursework required me to get more insight into the technicalities; I am learning more all the time and you also gain insights from other committee members.

How has Securefast been affected by the Covid-19 pandemic?

Securefast was having a successful year until lockdown. We were launching new products. New electromagnetic items had helped to increase sales over the last 12 months but then with lockdown sales dropped to 50% of turnover – although that was better than we expected.

We are now up to 80% of expectations of normal budget. Not all staff are back full time – some still furloughed and some part time – but we have a sales role and one tech support full time.

We did get involved with the Nightingale hospitals – supplying exit buttons – and that helped business.

We anticipate it could be October before we see a return to normality of sales. But the restrictions to get on site have delayed installations which then has slowed sales.

We are developing new products and have patents pending. We had hoped to launch them this year but the bottle neck is in getting them through testing; that process is suffering from time shortages as a result of the pandemic so it has a knock-on effect. But it does mean that when we return to normal Securefast is in a good position.

What's next for you in your Education Committee role?

The challenge for the GAI education committee this year has been with the third year students – it has been tricky. We are working on a new format which will include all the products that Covid has created a demand for – such as non-touch exit buttons and proximity readers. We will put those products into the curriculum as we want to ensure the students are up to date with the latest hardware and know where, when and what can be specified in non-contact electrical panic hardware and anti-virus products. ■

SERVING HIS INDUSTRY

Kevin is a RegAI and qualified as a DipGAI 21 years ago. He is a member of the DHF Technical Committee and the GAI Education Committee. Kevin lectures to second year students for the Guild on panic and emergency exit hardware, carries out CPD's for the IAI meetings, helps set and mark exam and is currently heavily involved with the GAI education in upgrading the modules to

help increase the knowledge in access control and electrical hardware for students and members.

He has been involved in a number of new standards that have been introduced over the past few years to improve the quality of products on the market including BS8607 for digital locks, TS007 for security cylinders and TS010 for electro-magnetic locks, as

well as sat on a number of sub-group committees.

Earlier this year Kevin was awarded the IAI Fellowship Award. The Award is given to an individual who has shown a longstanding and ongoing commitment to the IAI over at least 10 years, and who is still actively involved within the industry and Institute.

Kevin receiving his IAI Fellowship



SAFE BREAK

As the hotel industry reopens to guests, **John Hardman** offers tips on balancing robust access security measures with guest safety and experience.

Safety and security are an ever-prominent consideration within the hotel industry. Hoteliers want to instil reassurance for staff and guests with effective security measures whilst maintaining a safe environment – and all without detracting from the guest experience. Hotel owners will be looking for security specialists who can demonstrate that these factors have been well considered, to manage these concerns.

Risk assessment

Undertaking a risk assessment will identify the levels of security required and any specific vulnerabilities. A hotel adds layers of complexity. It's a bustling site, different people use the facility on a daily basis at irregular hours and a hierarchy of employees will require different levels of access at a variety of times. Third party contractors will also regularly need to be on site. As such, given the flexibility

it can offer – an electronic system that can be centrally managed is an ideal starting point to build the system.

Ease of access and appearance

A robust security solution is of the utmost importance, so that guests and staff feel safe but for the hotel environment, it is essential to maintain a welcoming and impactful atmosphere and the layout of the system should ensure that authorised users can navigate the venue without effort or delays.

Online RFID (radio-frequency identification) electronic locks enable operators to remotely monitor and audit their entire hotel from a centralised location, typically the front desk. Hotel employees can cancel lost cards or fobs, extend a guest stay, or change a guest's room quickly and remotely. The solution can also

The Landmark Hotel
in London





provide staff with locking-system notifications for low batteries, doors left ajar, and clean room alerts.

For hotels that have not yet installed RFID locks, specifiers should recommend hoteliers to consider these options when upgrading their system. Mobile access provides choice and flexibility for hotel guests, with the option to check-in, using their own device via an app and bypass the reception desk on arrival. This touchless means of access ensures guests can then go straight to their room using their device as a 'virtual key' to gain access.

Electronic systems help manage access and offer aesthetically pleasing fittings that complement décor without detracting from the guest experience. These include contemporary designs with a small footprint, such as the dormakaba Saffire LX.

After sales care

Upon installation, hotel staff need to be trained on the system. This is an opportunity to deliver added value to the client by working with a manufacturer that can provide system training as part of your service offering.

In addition, offering system maintenance packages is another layer for added value and client care, by helping to reassure the operator that should a system fail; security should not be compromised. Leading manufacturers should supply all relevant system documentation and offer service plan schedules.

Electronic systems help manage access and offer aesthetically pleasing fittings that complement décor without detracting from the guest experience

The Village Hotel
in Portsmouth

Integration

Access control is only one element of the overall security system and it should support other security measures. To demonstrate that you have considered an integrated system, work with a manufacturer and supplier that can assist with appraising the site, that can manage compatibly with other systems or ideally, to specify a total solution – from the front entrance to guest rooms and all staff areas. For example, dormakaba's mobile access key delivery system can be extended to other applications such as accessing parking areas or elevators. This end-to-end approach not only helps to ensure a system has been designed and tested to work together but it also offers an improved after sales experience for the hotelier – with only one service plan and maintenance manufacturer to deal with in the future.

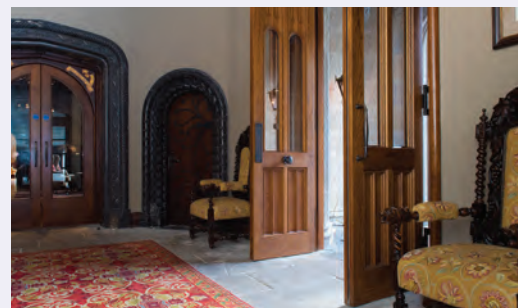
Compliance

Finally, you will want to ensure that your work is compliant, and your reputation upheld. It is strongly advisable to only work with a supplier that offers certified products. ■

John Hardman is product marketing manager for Electronic Access and Lodging Systems at dormakaba.

IT'S IN THE DETAIL

Hardware in hotels can enhance the guest experience



An 18th century manor house hotel in Ireland won the global 'winner of winners' in the biennial Architectural Ironmongery Specification Awards, organised by the GAI in association with the Royal Institute of British Architects (RIBA).

The Adare Manor Hotel and Golf Resort is a luxury hotel in Limerick that was renovated and extended to add more guestrooms and facilities including a ballroom, spa, golf club and function suite.

The renovation project was led by Richmond International, an interior design consultancy that specialises in hospitality buildings.

The team enlisted the help of two architectural ironmongers; Carrson International, a division of Harbrine Limited, and Mooney Architectural. The brief included a hardware specification for approximately 1,500 doors that was in keeping with the gothic style of Adare Manor.

The hotel boasts a range of bespoke ironmongery including products from Sun Valley Bronze of Idaho, USA for the guestrooms and public areas. Stainless steel was used for bathrooms and back of house areas.



Gothic hardware to match the architecture helped secure an award for The Adare Manor Hotel and Golf Resort

Douglas Masterson, technical manager at the GAI, and assessor of the Specification Awards projects, said: "Every piece of hardware had been carefully considered and was perfectly in keeping with the gothic nature of the original manor house. The bespoke ironmongery was particularly impressive. Every piece of hardware mirrored the smaller details of the hotel; from wardrobe fittings and light switches, even down to the badges of the hotel's staff. It's a truly striking building."

The original Adare Manor was built in 1832 and is a rare example of a Calendar House. It has 365 leaded windows, 52 ornate chimneys, seven stone pillars and four towers to mark the number of days, weeks, and seasons in a year.



YOUR MARKS

New rules have come into force regarding CPR, Brexit and the UKCA Mark. **Douglas Masterson** tells us what we need to know

On 1st September the UK Government published new guidance providing practical information for placing construction products on the market from the end of the transition period on the 31st December 2020. This is in particular regard to CE and UKCA marking. This article will summarise the key issues from this new Government Guidance.

Advice in this article mainly relates to Great Britain only therefore excluding Northern Ireland. Separate information regarding NI will be released in due course as the rules relating to product marking and CPR will be different according to the "Northern Ireland Protocol."

// It will be necessary to prepare for the end of recognition of the CE mark in GB and to affix the UK marking using a UK-recognised 'approved body'

This article is based on guidance issued by BEIS (UK Department for Business, Energy & Industrial Strategy) and may differ in some areas for construction products so further clarification from MHCLG is awaited. That said this gives good guidance on the direction of travel from the UK Government.

It is also worth noting that this briefing is based on UK Government advice which sets out its intentions as to what the forthcoming legislation will say. This legislation needs to be approved by Parliament so may change. All information given is only correct at time of going to press.

Placing construction products on the GB market

The UKCA (UK Conformity Assessed) marking is a new UK product marking that will be used for goods being placed on the market in Great Britain (England, Wales and Scotland). It covers most goods which previously required CE marking. The UKCA marking alone cannot be used for goods placed on the Northern Ireland market, which will require the CE marking and/or new UKNI marking, with further detail to follow.

Businesses will be able to use the UKCA mark from 1 January 2021. To allow time to adjust, some CE marked goods that meet EU requirements, may continue to be placed on the UK market. This arrangement will end on 1 January 2022 therefore all should ensure they are prepared for the new system before it comes into effect.

It will be necessary to prepare for the end of recognition of the CE mark in GB and to affix the UK marking using a UK-recognised 'approved body'. From 1 January 2021, UK notified bodies currently operating under the EU Construction Products Regulation 2011 and based in the UK will be granted new UK 'approved body' status and listed on a new UK database.

To provide sufficient time for businesses to transition to the new requirements, products can continue to be placed on the UK market without any need for reassessment or re-marking if EU requirements are met (including CE marking). Any third-party conformity assessment must continue to be carried out by an EU-recognised notified body until 1 January 2022. Products that meet UK requirements and bear the UKCA mark can only be placed on the GB market if third-party assessments have been carried out by a UK approved body.

From 1 January 2022, CE marking will not be recognised in Great Britain for areas covered by this guidance and the UKCA marking. However, a product bearing the CE marking would still be valid for sale in the UK so long as it was also UKCA marked and complied with the relevant UK rules.

Be aware also that the UKCA marking will not be recognised on the EU market. Products currently requiring a CE marking will still need CE marking for sale in the EU from 1 January 2021.



Douglas Masterson

For an individual product already circulating on the GB market prior to the end of the transition period, no additional action is needed. A certificate issued by an EU notified body that was valid immediately before that date continues to be valid for the purposes of the GB market.

All existing harmonised European standards will become UK 'designated standards'. This will mean that immediately after the end of the transition period harmonised European standards and UK designated standards will be identical. The UK government will publish and maintain the list of these designated standards on a UK database.

Distributors in the EU who bring products in from the EU to the GB market will, in most cases, now be classified as 'importers', bringing in products to the GB from a third country.

Using the UKCA marking

UKCA marking will need to be used immediately after 1 January 2021 if all of the following apply. If the product:

- is for the market in Great Britain
- is covered by legislation which requires the UKCA marking
- requires mandatory third-party conformity assessment
- conformity assessment has been carried out by a UK conformity assessment body and you haven't transferred your conformity assessment files from your UK body to an EU recognised body before 1 January 2021

This does not apply to existing stock, for example if your good was fully manufactured and ready to place on the market before 1 January 2021. In these cases, your good can still be sold in Great Britain with a CE marking even if covered by a certificate of conformity issued by a UK body.

In most cases, you must apply the UKCA marking to the product itself or to the packaging. In some cases, it may be placed on the manuals or on other supporting literature. This will vary depending on the specific regulations that apply to the product. ■

UKCA is a new UK product marking for goods on sale in GB



GAI 10-POINT SUMMARY OF ADVICE

- 1** Businesses will be able to use the UKCA mark from 1 January 2021.
- 2** Businesses should be aware that they must affix the UKCA marking using a U.K.-recognised 'approved body' by 1 January 2022.
- 3** UK notified bodies will be granted new UK 'approved body' status.
- 4** UKCA marking will not be recognised on the EU market.
- 5** A product bearing the CE marking would still be valid for sale in the UK so long as it is also UKCA marked and complies with the relevant UK rules
- 6** Some CE marked goods, that meet EU requirements, may continue to be placed on the UK market although this arrangement will end on 1 January 2022
- 7** Existing stock which was fully manufactured and ready to place on the market before 1 January 2021 can still be sold in Great Britain with a CE marking after January 2022.
- 8** Products currently requiring a CE marking will still need a CE marking for sale in the EU from 1 January 2021.
- 9** All existing harmonised European standards will become UK 'designated standards'
- 10** Northern Ireland will be subject to a different system of marking including UKNI and CE marking under the Northern Ireland Protocol.

Further detail is available to GAI members in Technical Briefing 32C

A MAN OF INFLUENCE

The GAI represents the industry in a variety of ways. Here we highlight the roles Douglas Masterson plays



The GAI has provided technical input and support on behalf of its membership to the industry over many years. Much of this is through time spent at various committees and panels.

Douglas Masterson, GAI technical manager, has been appointed deputy chair of WG 12, the Construction Products Competence Working Group. This group was set up specifically with the goal of improving levels of competence across the entire construction products sector. A key aspect of this work is the creation of a new competence matrix which will help determine levels of competence at each stage of a construction project.

Douglas is also a member of the Competence Steering Group (CSG). This is a group of senior industry figures and UK government representatives which was established to develop proposals for oversight

// Involvement in these groups allows the GAI to liaise with government, to influence competence across all levels of the construction sector and to have input at the highest level"

of competence across design, construction, inspection, maintenance and management of buildings. A key output of the CSG is the report known as 'Setting the Bar' which has just been published. It sets out the final recommendations of the entire construction industry in response to the Hackitt Review.

Involvement in these groups allows the GAI to liaise with government representatives, to influence competence across all levels of the whole construction sector and to have input at the highest level.

Standard bearer

Douglas has also just been appointed as the new UK expert on the CEN committee TC33/WG4/TG1. This committee is currently tasked with providing a new European Standard relating to Product Category Rules for building hardware Environmental Product Declarations.

Douglas also represents the GAI as UK expert for:

- TC33/WG4/TG7 for Lever handles (which oversees the EN 1906 standard)
- TC 33/WG 9 for Powered Pedestrian Doors which oversees a number of key standards including EN 16005 and EN 16361.

The GAI has had a longstanding involvement in the creation of European Standards. Although the UK is no longer part of the EU, European Standards will continue to be a part of our lives for the foreseeable future and it is important that the GAI continues to provide technical knowledge and expertise at this level.

Flying the kite

The GAI is also a member of a number of BSI Committees and panels. This means representing the industry in drafting and revising standards on a continuing basis. Recent standards the GAI has been involved with include: PAS 24, PAS 14191, BS 9999, BS 3621, BS 8613, BS 8607 and BS 8214.

In addition to ironmongery and doors, the Guild also sits on committees that look at areas such as BIM, fire precautions, security, accessibility, power operated

pedestrian doors and graphical symbols and safety signs.

Douglas is also chair of BIM Fenestration Relevant Authority. This is a group of 12 Trade Associations who are tasked with creating Product Data Templates (PDTs) for wider industry. The GAI has already created 35 PDTs for the ironmongery sector for GAI members, and Douglas is now overseeing work on creation of PDTs for doorsets which is currently work in progress and which will be made available to GAI members once completed. The GAI is also represented on the new CPA LEXICON working party which will look at how data dictionaries and PDTs will be structured going forward as well as how Relevant Authorities will be set up.

GAI involvement in BIM is not just in UK: Douglas is also a member of four separate BIM working parties set up by the French hardware trade association UNIQ. These groups are creating a number of Product Data Templates in French to the new ISO 23386 standard, which will in turn be translated in to different languages and rolled out across Europe by ARGE. The GAI will be able to update its own English PDT templates to this standard in the next phase of its own work in this area.

Industry collaboration

The GAI also collaborates on a technical basis with a number of other Trade Associations and organisations. These include the Construction Products Association (CPA); Passive Fire Protection Forum (PFPF); Door and Hardware Federation (DHF); Automatic Door Suppliers Association (ADSA); and Finishes and Interiors Sector (FIS).

This provides members with a broader scope of technical information through collaboration on technical documents, as well as a wider view of the construction industry and fire sector.

Output of the time the GAI spends representing the industry includes the creation of BS and EN standards, as well as influence over key industry issues such as BIM and competence. It is time which is well spent on members' behalf. ■

GAI EDUCATION

Develop your staff and company with the GAI's internationally renowned and respected education programmes. The best place for those in the architectural ironmongery industry to learn with a range of online training resources.

Foundation in Hardware

The Foundation in Hardware module is intended to provide a basic knowledge of the subject of architectural ironmongery to enable the learner to go on to further study in that field.

Certificate in Architectural Hardware (Stage 1 & 2)

A commitment which will give you a thorough grounding in the understanding of the what, how and when of ironmongery. Upon successful completion of Stage 1 and 2, learners can undertake the GAI Diploma.

GAI Diploma

This GAI Diploma builds on the product knowledge already gained in the Certificate in Architectural Hardware and seeks to bring application through developing scheduling skills. The course imparts how to write accurate hardware specifications and have confidence in discussing ironmongery requirements with clients.

CPD Programme

The CPD programme is the single most important way that those who have attained the GAI Diploma can develop their abilities and set themselves apart as architectural ironmongery professionals and become a Registered Architectural Ironmonger (RegAI).

Fire Door Inspection Scheme (FDIS)

FDIS provides education which is essential for anyone working with fire doors and escape doors. Transforming knowledge and understanding about the critical role of fire doors and how they can save lives and protect property.

Find out more at [**gai.org.uk/GAIEducation**](http://gai.org.uk/GAIEducation)

NEW PRODUCTS >>



■ BRIO GROWING PORTFOLIO

Brio has expanded its product range. It has extended its established range of sliding door hardware with the new Brio Pocket Slide 80. Hidden from view once installed, the universally-sized pocket door kit offers a flexible, simple-to-install solution for installers and original equipment manufacturers (OEMs), while reducing cost and valuable inventory space for architectural ironmongers (AIs) and builders merchants.

As the only universal fitting kit, the Brio Pocket Slide 80 can cover installation widths ranging from 600 to 1000mm and can be fitted by a single installer. Included in the pack is an adjustable stopper, forward and back spacer, a black anodised track and wheels with narrow channels for a stable slide of

the door. With a multilayer wooden beam, the Brio Pocket Slide 80 also absorbs vibrations and noise, making it suitable for en-suite bathrooms.

Brio's straight sliding range has also been expanded to include Simultaneous Action and Telescopic Action Kits. Used in conjunction with Brio's Single Run and Zero Clearance systems, these accessories allow OEMs and distributors to offer an additional product to the standard straight sliding hardware, whilst enabling end-users to move doors with less effort, but with increased control.

Suitable for commercial and residential applications, both accessories can accommodate different building designs with panels sliding to one or both sides.

Users also have the freedom to choose how to install the accessories as both can be surface mounted and hidden in pockets.

Enabling a safer and quieter operation, the Brio Simultaneous Action Kit allows bi-parting doors to operate in unison, creating an opening of two metres. A first for Brio, this kit is perfect for use in residential, healthcare, education and commercial buildings.

The Brio Telescopic Action Kit allows two or three stacked panels to open or close progressively, so that they arrive in the open or closed position at the same time, across an opening for a three metre-wide doorway. This eliminates the need to manually handle each door, making it ideal for residential, commercial, office fit outs or hospitals.

Included in the Simultaneous Action Kit is a clamped pulley, belt connector, belt clamp, floor guide and toothed belt, whilst the Telescopic Action Kit comes with a clamped toothed belt, floor guide, pulley, datum block, clamp retainer, belt clamp and door guide. The fully functional kits allow these to be easily installed on site.

With a discrete hardware design, the kits do not require a bottom guide channel. This allows for a clear passageway with no interruption when entering a room - reducing tripping hazards and making them ideal for schools or care homes.

The Simultaneous Action and Telescopic Action kits have been tested in Brio's Regents Park Facility to ensure it meets local standards.

www.briouk.com



■ CODELOCKS ADDS TWO NEW PRODUCTS

Codelocks has expanded its access control portfolio with a new range of key control cabinets. Using a single or unique access code, Key Secure is a solution for environments where multiple keys need to be organised and secured, ideal for industries where the security is high priority and access is required 24 hours a day.

The cabinets feature a crisscross door and with mechanical or electronic digital coded locks, provide secure storage for keys, fobs and padlocks. Key Secure's Key Control range of cabinets feature a peg-in, peg-out control board allowing authorised key management.

Key Secure cabinets are available in a variety of sizes with varying options: wall mounted, freestanding, light duty, heavy duty, clear fronted, self-closing slam shut and preferred locking device.

The firm has also added a smart card operated lock designed for both public and private lockers. KL1100 RFID is part of the KitLock by Codelocks range.

Users can lock and unlock the KL1100 RFID at the touch of a card. Public Function is suitable for short-term multi-occupancy applications such as gyms, hotels and hospitals. Private Function is

best for users that require regular access to a personal locker, such as a student's or employee's. The KL1100 RFID can be operated in two modes – standalone or remote card authorisation offering versatility depending on number of users, access times and authorisations.

KL1100 RFID is available in a metallic silver or gloss black finish.

www.codelocks.co.uk/keysecurebycodelocks

www.codelocks.co.uk/kl1100-rfid-kitlock-locker-lock





■ GEZE GOES HANDS FREE AND MAKES DISTANCING COUNT

GEZE has introduced two new products in response to the Covid-19 pandemic.

The firm has launched a 'touchless' manual activation solution for automatic door operation for environments where hygiene is paramount.

The non-contact proximity switch GC 306 meets the rigorous standards required in hospitals, laboratories, care homes and food preparation areas, and is also suitable in other buildings where 'touch-free' opening is desired. It eliminates the need for individuals to press the same spot on conventional activation switches.

Its non-contact activation can be set as required and has a range of 10 to 50 centimetres to open automatic swing, sliding, folding, revolving or curved sliding doors seamlessly. The low voltage operation of the GC 306 conforms to radio equipment directives and can be used in the vicinity of sensitive medical equipment and IT server rooms.

Positioned at hand height, its structure permits simple and time-saving installation both in flush and surface mounted sockets. It can be fitted into walls, behind tiles, wood, plaster, plastic and glass without its activation range being affected, maximising

protection from bacterial contact.

The GC 306 offers two switching modes – 'pulse' where the door closes automatically after the hold-open time, and 'toggle' where it remains open until the switch is activated again.

GEZE has also launched two products to help manage the flow of people in and out of a building.

Two systems, GEZECOUNTER Plus and GEZECOUNTER Connect integrate with automatic doors to provide controlled admission by a traffic light system and meets the need for social distancing.

GEZECOUNTER systems provide analytics by hour, day or week to give management greater control and ensure the health and safety of employees and customers.

The systems employ a traffic light arrangement – wait whilst the light is red and the doors are de-activated, and enter when the light is green. There are two versions available, meaning there is a system for every building – an internet or cloud based system for full analysis, control and management either locally or at head office, or a local network system to a designated PC or smart phone to view, control or manage analytics in store.

www.geze.com

■ DORMAKABA APP ENABLES VIRTUAL FIT

An augmented reality app "3D Entrance" from dormakaba enables users to visualise design options for an existing façade with revolving and circular sliding doors or even entrance areas with interlocks and turnstiles from dormakaba by integrating desired products directly into an image of the current entrance. This allows existing entrance areas to be virtually fitted out with current products from.

This then creates a realistic impression of how the selected door fits into the actual surroundings. To do this, the selected product is configured, e.g. its height, width, surface colour, and placed in perspective in the camera image or snapshot of the entrance in question. The resulting image can then be saved and sent.

The app is available for iOS tablets (iPad Air 2 upwards) and phones (iPhone 6 upwards) and Android devices.

www.dormakaba.com



■ NORSEAL IS A CUT ABOVE

Door seal specialist Norseal has become the first company in Europe to develop a custom-made drop seal cutting machine. The machine will cut any drop seal to the exact size required, ready for next day delivery, without damaging it, and so keeping the fire, smoke and acoustic integrity of the door intact. Every door seal cut to size by Norseal with its new equipment comes with a one million cycle guarantee.

Norseal claims the machine will revolutionise the fitting of drop seals for door manufacturers and contractors.

www.norseal.co.uk

■ NEW ANTIBACTERIAL KEYS FROM MUL-T-LOCK



Mul-T-Lock has launched a new antibacterial key solution for *all of its cylinders, locks and padlocks.

Mul-T-Lock's new keys help to reduce the growth of bacteria, via an antibacterial plastic head,

featuring an agent that suppresses the growth of unwanted bacteria.

The new keys have been successfully tested to ISO 22196, showing significantly lower bacterial contamination compared to other keys.

With the plastic heads available in a dark green colour for easy recognition, the antibacterial solution is also offered as a full metal key, should a customer prefer this. Metal keys from Mul-T-Lock that adhere to these requirements will include the antibacterial logo on the key head and also meet ISO 22196 testing standards.

**Mul-T-Lock antibacterial key solution unavailable with the Break Secure 3DS platform.*

www.mul-t-lock.co.uk



DECO DELIGHT

A 1930s gem, Len House in Maidstone is being faithfully restored

Classicus Estates, a property development company, is on the path to bringing a well-known art deco landmark back to life. The planning application for a £30m renovation and redevelopment of the 1930s Grade II listed Len House in Maidstone see ambitious plans for the former car showroom.

The proposed plans are for a renovation and restoration project that will provide 3,612sq m of commercial space and 159 apartments at the former 'Rootes Building'.

The development includes establishing a vibrant new 'square' off Mill Street, connecting public space to the adjacent riverside. It will also allow residents, locals and visitors to benefit from a newly landscaped environment, with a central communal area. A

commercial ground floor will include a proposed food emporium and parking. Plans also include a two-story extension to the roof and the original style Crittall windows and high interior spaces of the existing building will be retained.

A 'green' roof will incorporate solar panels and restoration of the River Len, which will include extensive ecological and biodiversity enhancement including wildlife protection and works to minimise flood risk.

Architect Hollaway has been contracted by Classicus Estates to make sure the 1930s modernist features of the building are absorbed into the design. ■

See video and sketch footage from Guy Hollaway at: <https://vimeo.com/433581295/9702fed42>



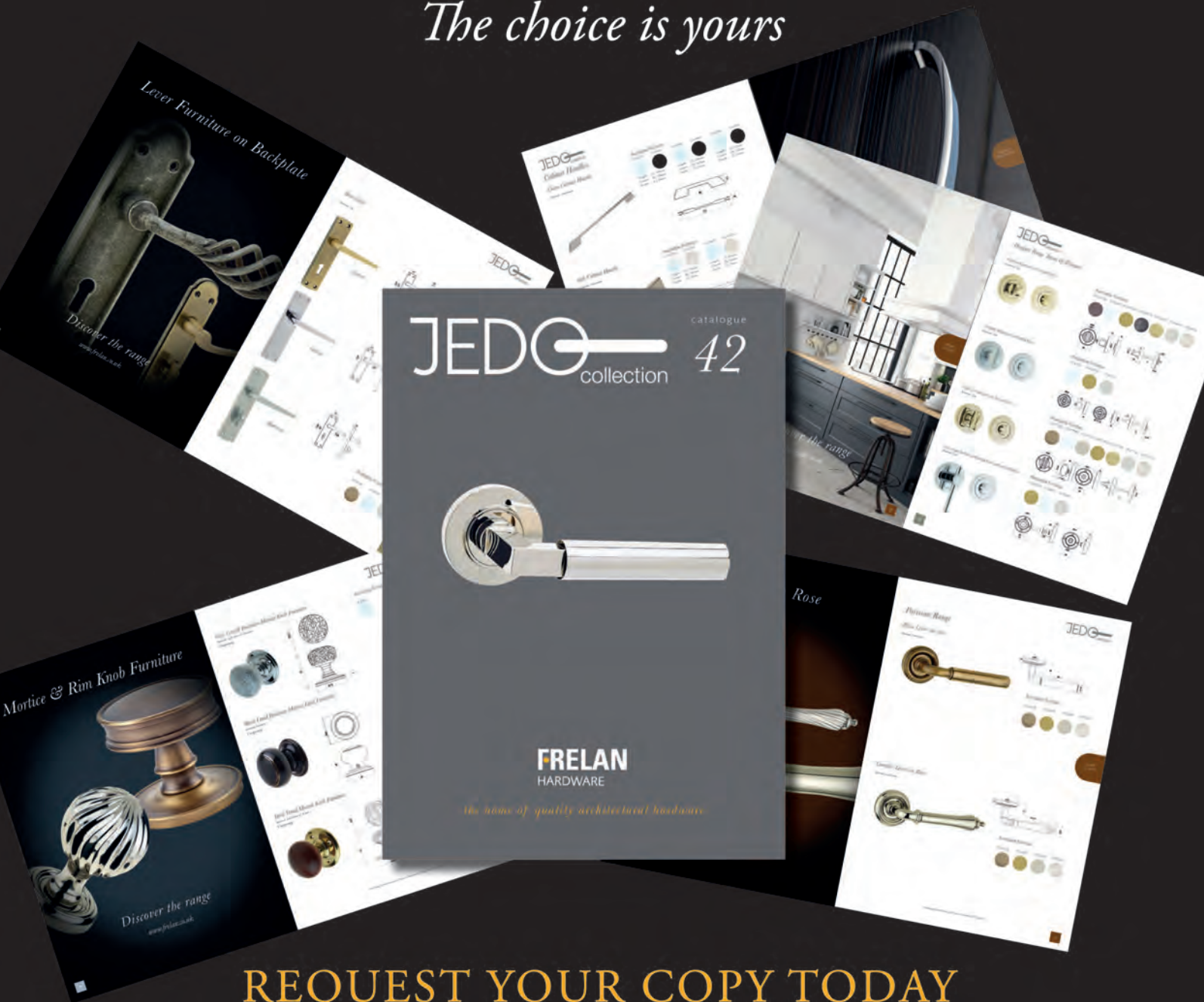
Hollaway is the architect behind the plans for the former 'Rootes Building'.

// Architect Hollaway has been contracted to make sure the 1930s modernist features are absorbed into the design. Crittall windows will be retained."

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