

**Sustainable Repairs and Maintenance
in
Social - Affordable Housing and Public Buildings
New Build - Decent Homes - Void Properties - Adaptations**

There are approximately **4.3** million Social Homes and Public Buildings in England.

Sanitary Ware Manufacturers:

Never consider the cost of installing - fixing WC pans, the cost of future repairs and maintenance or the serious effect their products have on the **ENVIRONMENT** [CSR]. Their attitude is **"It's not their problem"**

Are you aware that:

£22 million per annum of **Taxpayers** money is wasted on Social Housing for replacement WC pans, repairing floors and installing the new pans.

This creates **2000** tonne of broken WC pans annually, which are dumped on landfill, without any regard of cost or concern for the environment.

CLIENTS can change 150 years of PROBLEMS.

1. **Testimonials:** Professionals in the Social Housing Sector.
2. **19th Century:** Installation, Repair and Maintenance Solutions.
3. **21st Century:** Installation, Repair and Maintenance Solutions.
4. Product Guide.

Testimonials: Professionals in the Social Housing Sector

Steve Gill, Head of Responsive Repairs: [Manchester City Council](#) [MCC]

“As soon as we saw the product, we realised immediately the pan fixing could lead to a significant cost saving for MCC in the future. **It was site trialled on the basis that there would be no increase in the cost of fixing toilet pans.** The result was Housing Services specifies **BFL** toilet pan fixings as standard, and are specified in the brief for the Decent Homes Program”

- To date MCC [ALMO's] have used **6,000** BFL toilet pan fixings.

Paul Wignall, Service Manager: [Knowsley Housing Trust](#) [Vivarc]

“**We have a policy of specifying materials which reduce future maintenance costs**” We decided to try it and found that the real pay back comes when the pan as to be removed and re-fixed this becomes simple, quick, clean and more cost-effective. A further benefit is it helps to significantly reduce the number of damaged pans. As a result of this KHT now specifies the **BFL** toilet pan fixings for responsive repairs, void properties and the Decent Homes program”

- To date KHT have used **2,000** BFL toilet pan fixings.

[New Prospect Housing](#) [Salix Homes]:

We have a policy of reducing our spend in the long run. We realized immediately that the **BFL** toilet pan fixing, although only a small item, could save us a lot of money in the future.

- BFL had approached us with a novel way of fixing toilet pans to the floor. Their proposition would not increase the fixing cost, but would save a considerable amount of money when replacements are required.
- For the trial, we decided to specify it for the Chapel Street bathroom refurbishment, which involved **262** dwellings [Decent Homes Program].

The pan fixing has met the claims made for it and there is no reason that it won't deliver the lifetime savings expected. Based on the trial at Chapel Street, the BFL pan fixing will be specified for the future.

- Type of building process used: Partnering form of contract using NEC2000
- New BFL Client June 2013: [Northwards Housing](#) [Manchester]
- **CLIENTS** must dictate change in order to achieve efficiency savings of **75%** on installation and repairs plus reducing associated landfill waste by **90%** [CSR].

■ There is compelling evidence that a standard WC pan - fixing for Social Housing and Public Buildings would present **Architects, Surveyors, Asset, Procurement, Maintenance** and **Repair Managers** with a real solution that will eliminate **150** years of problems and guarantee **Whole Life** savings of **75%** on installation, repairs and maintenance, it would also eliminate **90%** of damaged and broken pans that subsequently dumped on landfill.

19th Century: Installation, Repair and Maintenance Solutions

- The current method used to fix WC pans on concrete type floors, is permanently on a bed of sand and cement or a cement adhesive.



Concrete Type Floors

- This is the repair procedure, even for the simplest repair & maintenance job that requires the removal of the pan.

Wood floors

- Because plumbers-installers have to use excessively long fixing screws, similar problems exist with pans fixed to wood floors.

These problems are typical and indisputable.
There are no alternatives unless the **CLIENT** dictates change.

What happens the next time?

- Another damaged floor - Another repaired floor.
 - Another replacement pan [£30.00+]
 - No future cost effective repair and maintenance solutions.
 - Continued negative impact on the **ENVIRONMENT** [CSR].
- Annually 2,000 tonne of broken pans are dumped on land fill.

Manufacturers are aware of these problems yet choose to ignore them.

- Its the **CLIENT** who picks up the repair cost of **£200** plus.

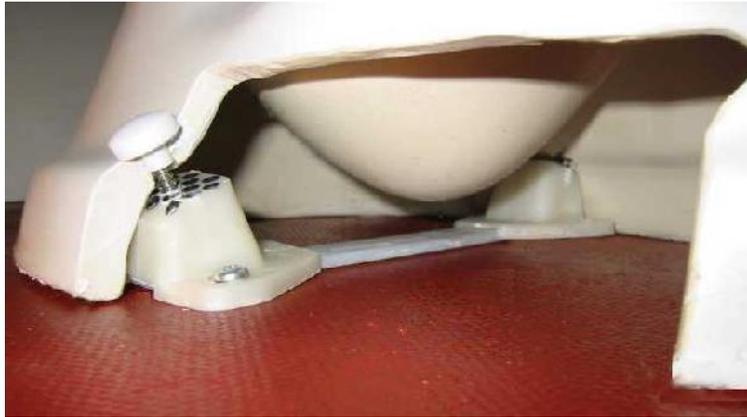
THERE IS A BETTER WAY !!

- Specify a **lifetime** standard for installation, repairs & maintenance. **BFL Toilet pan Installation and Repair Systems** **guarantee** to reduce **lifetime** repair and maintenance costs by **75%** plus reduce associated landfill waste by **90%**.

21st Century Installation, Repair and Maintenance Solutions

- BFL as produced the first ever, simple, WC pan **Installation** and **Repair System** which eliminates **150** years of problems. It enables the simple removal and re-fixing of a pan for repairs and maintenance and or decorative improvement at any time [a facility never previously available].

Client: Manchester City Council [Almo's]
Chose **Whole Life** cost savings of **75%**.



The Future

- No damaged floor.
- No sand and cement.
- No replacement pan.
- **Whole Life:** Sustainable, cost effective, repair and maintenance solutions.
- Similar savings can be made on wood floors.

- BFL toilet pan fixings were used to eliminate all the problems and facilitate easy, straightforward access for installation, repairs and maintenance [cost effectively].

- The 15 fixing holes ● provide the plumber-installer with quick, easy alignment with the pan and a guaranteed secure fixing.

- No increased installation cost.
- **75%** savings on maintenance cost.
- Safe and Secure Fixing.
- No technical Issues.
- No special tools or screws.
- Adjustable - interchangeable.
- **Sustainable.**



■ *Design and innovation is about solving a problem... making something better.*

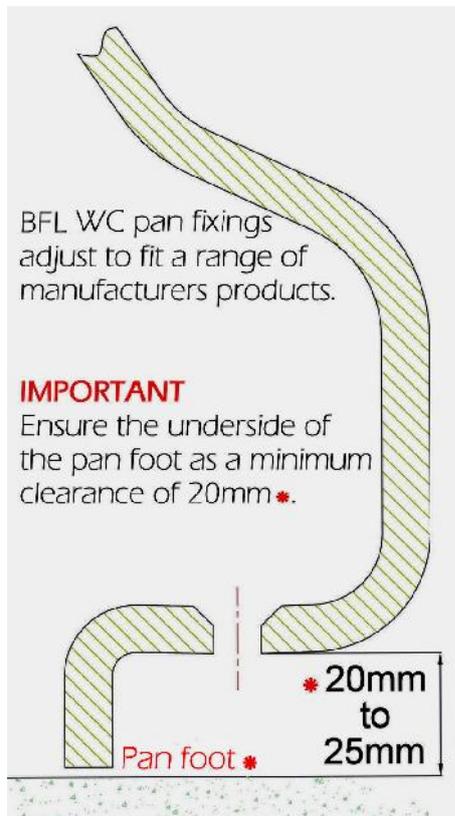
- The real benefits come when carrying out future repairs and maintenance. Just remove the pan, complete the job and re-fix it on any floor surface, in any building environment with minimum of fuss or mess, first time every time.

- BFL Installation and Repair Systems are **DIY** simple to use.

They can be 100% re-cycled.

Installing: WC pans direct to the floor.

BFL think of innovation as a way to get things done correctly.



BFL fixings adjust to fit a range of WC pans & bidets including:

Twyford:

Alcona
Classic

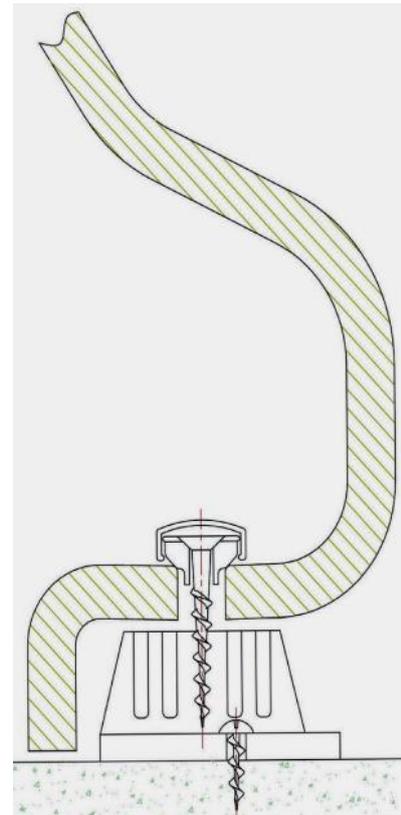
Elite
Refresh

Roca:

Laura
Victoria
plus other suites.

Jacuzzi Fordham:

Standard
Universal
Emily
Bronte



Advice and Guidance using the BFL WC Pan Fixing System.

- **BFL** pan fixing brackets are easy to work with. If the pan foot clearance is only 18mm * the pan fixing bracket can be gripped in a vice or clamped and filed to remove 2mm.

IMPORTANT

A WC pan with a **pan foot** clearance of less than 18mm, the installation and fixing options are:

Concrete Type Floors

Permanently fixing the pan on a bed of **sand and cement** or **cement adhesive**.

Wood Floors

The use of **excessively long/large fixing screws**, which often cause damage to pipes and wiring unseen under the floorboards.

BFL Fixings Ltd – 30 Huntley Road – Cheadle Heath – Stockport – Cheshire SK3 0SE
Phone 44 [0] 161 491 6295 – Mobile 0788 0715 686
Registered in England No 4336155
www.toiletpan-fixings.co.uk Email: info@bfl-fixings.com