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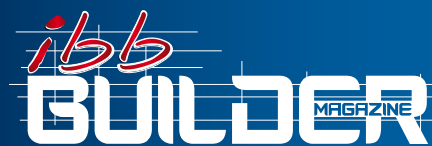
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MOBILE BUILDING CALCULATOR



FROM EDITOR



Hello Readers,

Welcome to the first issue of 2017 edition. We kick off this year with revamped IBB Builder. Let me start with the brief update on what you can expect from the magazine this year. From now on we will publish digital issue only, with limited printed versions for various occasions. Stay tuned. Magazine will be distributed amongst our registered customers and subscribers, over 10,000 readers. If you follow us on Facebook or Twitter from now on you will get there news on construction related matters. Also, do not miss our monthly deals- available for our readers only.

The transition into digital-only magazine went smoothly, but the new strategy means we will no longer include the entertainment or quizzes section and we would like to take this opportunity to thank our partners and distributors for their contribution to the successful 2016 edition.

Coming back to January issue, you will find here updates on building regulations, for instance, the very valuable content on the construction tax relief. Research and development tax credit scheme means your business can apply for the tax rebate and save money. Does your business qualify?

Last month Bonfield review was published setting out 27 recommendations concerning energy efficiency measures. Review titled 'Each Home Counts' was highly expected by the industry and its brief summary is included in builder education section as a part of our sustainability guide. Also, we have included for your next two chapters of the Zero Carbon Hub publication with practical advice for beam and block or door threshold missing insulation problems. Missed the first chapter- check out our last month issue.

What's more - the new BIM kitemark was launched in December last year, so all details are covered in our builder education regular. Also, do not miss the article about landlord obligations with

regards to HMO. Essential content for those of you who invest in real estate market and rent properties. In the news section, amongst others, we reveal more about the first construction pay trends index which has been launched last year.

Often new year brings new ideas and projects. Anyone plans to extend the house? We included for you the guide to house extension. It covers aspects of planning permissions, building regulations and introductory manual guidance. The cost estimation of 30 sqm single storey extension was prepared with our brilliant IBB Estimator app. Hopefully, you will find this guidance a valuable reference for your next project. The selected materials recommended for your extension works are in our January monthly deals- enjoy!

Lastly, with a new year upon us, we have an exciting lineup of construction events filling the 2017 calendar! We have prepared for you the schedule of the most important dates. Hope you will get it handy! I would like to close by mentioning that IBB will remain the active sponsor in the sport this year. Read more about our activities in every issue of IBB Builder. Happy New Year to You All.

Magdalena Rosół
Editor

We are the winner ...



2016's Most Innovative
Business Leaders



Most Trusted Building
Merchant 2016



2016's Most Innovative
Business



Finest in Business
Awards 2016



Most Cost Effective
Building Merchant UK
2015

Dear Readers

Here is to a happy and prosperous 2017!
We appreciate the time you have spent with us
and we applaud your continued backing in the future.

Have a wonderful New Year!

IBB Team

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New Construction Pay Trends Index

The first construction pay trends index has been launched to reveal that Wales has seen the biggest (5.3%) year-on-year increase in earnings amongst self-employed tradesmen – compared to just a 1.8% uplift nationally across England.

The new 'Construction Pay Trends' index has been developed by Hudson Contract, and harnesses payroll data from over 2,000 building firms across England and Wales. The interactive tool reveals weekly pay differences by region, age and sub sectors such as bricklaying and joinery through to roofing and surfacing contractors. Providing tradesmen, building apprentices and other industry analysts with a unique insight into pay levels, it also reveals the impact weather, location and economic factors have on earning potential.

The biggest drop in average weekly pay in the building industry was experienced in the North East which saw a 2.1% decrease in earnings year-to-date in 2016 compared to 2015. It was closely followed by a 0.4% decrease in London, with the regional trends illustrated in the following top 10:

Wales (+5.3%)
Yorkshire & The Humber (+4.2%)
East of England (+1.8%)
North West (+1.7%)
East Midlands (+1.7%)
West Midlands (+1.5%)
South East (+1.3%)
South West (+1.1%)
London (-0.4%)
North East (-2.1%)

Across all construction trades, the highest increase in earnings year-on-year for sub-contractors was within the Roofing industry which experienced 6.1% growth, followed by 4.8% in Plastering and 4.2% in Scaffolding.



Those working in the Equipment and Operator Hire industry witnessed a surprising 4.1% average drop in earnings year-to-date in 2016 compared to 2015. This was followed by a notable yearly pay decrease of 1% in Bricklaying and only a 1.1% average increase in earnings for Civil Engineering tradesmen.

Ian Anfield, managing director at Hudson Contract, said: "We've developed the Construction Pay Trends index to provide the most comprehensive insight into pay levels across the industry. It has revealed some fascinating trends on both a national and regional level, with tradesmen in Wales experiencing the sharpest annual growth in earnings. "The index will update monthly to reveal the latest pay trends – providing the perfect online career resource for building apprentices through to industry analysts assessing the ongoing health of the construction sector."

According to the Construction Pay Trends Index the London average pay per week for all trades and all age groups is £809. To access the index, visit: www.hudsoncontract.co.uk/construction-pay-trends

QUALITY THERMAL INSULATIONS FOR FAÇADES & INTERNAL WALLS

Polystyrene (EPS) Panels | Polyurethane (PUR) Foam Panels
 Mineral Wool Rolls & Slabs | Polyisocyanurate (PIR) Boards
 Kingspan Insulated Plasterboards | Thermal Laminate Plasterboards

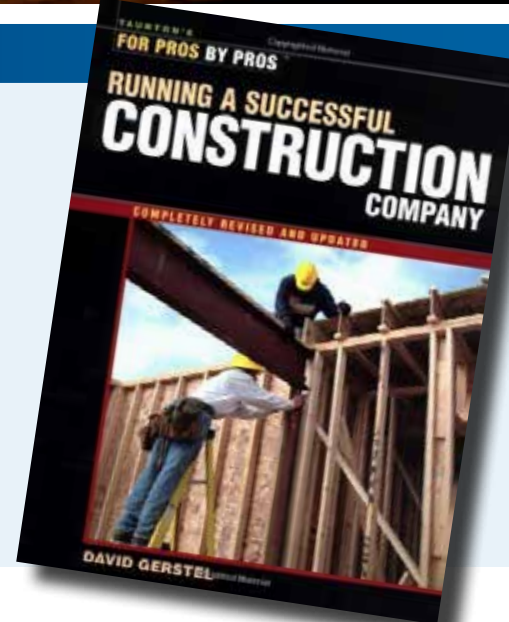


BOOK REVIEW

Running a Successful Construction Company

(For Pros By Pros) 1 Jun 2005 by David Gerstel

This is an excellent position for construction workers wishing to proceed further by building own construction business. It is an useful insight into the construction management and business organisation. It includes tips on estimations, business insurance, tenders and procurement, contracts and orders. Moreover, it includes updates on business information technology. The book consists of graphs, images and drawings with the detailed explanation. It is an comprehensive guide into the reality of the construction industry.



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House in Multiple Occupation: Landlords obligations

UK landlords are being urged to check that they have not become an 'accidental' HMO landlord. With even professionals such as letting agents, lawyers and landlords themselves often unaware of the fact that three unrelated people living in a property may typically be classed as occupants of an HMO, these property owners could be breaking the law and facing a stiff financial penalty.

Home is a house in multiple occupation (HMO) if both of the following apply:

- at least 3 tenants live there, forming more than 1 household
- toilet, bathroom or kitchen facilities are shared with other tenants

Home is a large HMO if all of the following apply:

- it's at least 3 storeys high
- at least 5 tenants live there, forming more than 1 household
- you share toilet, bathroom or kitchen facilities with other tenants

A household is either a single person or members of the same family who live together. A family includes people who are:

- married or living together - including people in same-sex relationships

- relatives or half-relatives, eg grandparents, aunts, uncles, siblings
- step-parents and step-children

An HMO could be:

- a house split into separate bedsits
- a shared house or flat, where the sharers are not members of the same family
- a hostel
- a bed-and-breakfast hotel that is not just for holidays
- shared accommodation for students – although many halls of residence and other types of student accommodation owned by educational establishments are not classed as HMOs

Steve Bradley, MD of one of the UK's leading property insurance broking websites, UKInsuranceNET.com, explains: "There are genuine, law-abiding landlords who may not realise that their let property is actually classed as an HMO – meaning he or she needs to be HMO compliant and have a local authority licence, meet minimum room size requirements, and put in fire doors etc. "In addition, landlords who have a buy to let mortgage on an HMO will need to inform their mortgage provider, as well as make sure they have specialist HMO insurance, as standard landlord insurance typically only covers one household – not several."

Mr. Bradley adds: "Some landlords may also think their let property consists of several bedsits, when again it is actually classed as an HMO, which is completely different and needs to meet different regulations.

"Failure to meet those regulations could see even an 'accidental' HMO landlord face substan-

tial fines. That is why we always recommend that landlords who are not letting to a single household in one property speak to their local authority for clarification."

The landlord of HMO must meet certain standards and obligations:

- Proper fire safety - fire doors, smoke detectors
- Annual gas safety checks
- Electrics check every 5 years
- Landlords make sure the property is not overcrowded
- Adequate cooking and washing facilities in place
- Landlords make sure communal areas and shared facilities are clean and in good order
- Landlords make sure there is enough rubbish bins
- Landlord is responsible for repairs to water and gas pipes, electrical wiring, the structure and exterior of the house-including the walls, window frames and gutters, basins, sinks, baths and toilets, fixed heaters
- Contact local council to report hazards in HMO. The council is responsible for enforcing HMO standards and can make a landlord take action to correct any problems.

The licence is required if the HMO:

- is at least 3 storeys high
- has 5 or more unrelated people live in it
- has 2 or more separate households living there
- Some councils also require other HMOs to be licensed.

- In case if HMO is not licensed, landlord can be fined and ordered to repay up to 12 months' rent (or housing benefit to the council). Moreover, if tenant has an assured short-hold tenancy and the HMO should be licensed but isn't, any section 21 notice (two months' notice) given by landlord is not valid.

Tenants may be able to apply to a tribunal to reclaim some of their rent if their landlord has been prosecuted by the council for running an unlicensed HMO.

UKInsuranceNET have produced a free guide on HMO insurance which can obtained here

<https://www.ukinsurancenet.com/landlord-insurance/houses-of-multiple-occupancy/>

(Source: UKInsuranceNET, Shelter)



Construction Events Calendar



January 2017

17th Jan - FM Key Supplier Day (Meet the Buyer Event) - Hatfields
18th Jan - Flooring Solutions
24th Jan - North Yorks Buildingex - Holiday Inn, Harrogate
25th- 26th Jan - Architect@Work - London, Olympia
31st Jan - Norfolkbuild- Brooks Hotel, Norwich

February 2017

1st Feb - 2nd Feb
BIM Show Live - Crown Plaza Hotel, Newcastle
Buildings Maintenance Show - Manchester Central
Elex - Alexandra Palace, London
Toolbar - Alexandra Palace, London
2nd Feb- Cambsbuild- Cambridge
4th-5th Feb - Build It Live South East- The Kent Event Centre, Maidstone, UK
7th-8th-9th Feb - Surface Design Show - Business Design Centre Ltd, London
7th Feb - Cornishbuild - Penventon Park Hotel
8th Feb - Devonbuild - TBC - Plymouth
9th Feb - Repair, Refurb, Retrofit - AZTEC Hotel
14th-15th Feb - Totally DIY & Totally Tools - Ricoh Arena, Phoenix Way, Coventry
15th-16th Feb - UK Concrete Show - The NEC Birmingham
17th-18th-19th Feb - SelfBuild & Improve Your Home - Titanic Expo Centre
18th-19th Feb - Build It Live North West - EventCity- Manchester
21st Feb - West Yorks Buildingex - Coral Windows Stadium
22nd Feb - Humberbuild - Hallmark Hotel, Hull
23rd Feb - Derbybuild - Hallmark Midland Hotel
28th Feb - North Lancs Buildingex - Blackpool

March 2017

1st March - Repair, Refurb, Retrofit
7th-8th-9th March - Ecobuild - Excel, London
7th-8th-9th March - KBB - Excel, London
9th-10th March - Elex - Manchester
9th-10th March - Toolbar - EventCity, Manchester
9th March - Procurex South - Olympia, London
21st March - Procurex North - Manchester
23rd March - Jerseybuild- Radisson Blu Waterfront Hotel
23rd- 26th March - National Homebuilding & Renovating Show - The NEC Birmingham
24th March - 9th April - The Ideal Home Show - Olympia, London
28th-30th March - Naidex - The NEC Birmingham

April 2017

20th April - UK Infrastructure Show - Olympia, London
25th-27th April - Natural Stone Show - ExCel, London
25th-27th April - Materials - ILEC Conference Centre
26th-27th April - North England Build - Manchester
27th-28th April - Elex - Westpoint Exhibition Centre
27th-28th April - Toolbar - Westpoint Exhibition Centre

May 2017

9th-11th May - Railtex - The NEC Birmingham
26th-29th May - Ideal Home Show Scotland - SECC

June 2017

6th-8th June - PlantWorx - Buntingthorpe Proving Ground
6th-8th June - Vision London - Olympia, London
8th-10th June - Ideal Home Show - EventCity, Manchester
10th-11th June - Build It Live Oxfordshire - Bicester Hotel
11th-13th June - Hearth & Home (Fires & Fireplaces) - Harrogate
20th-22nd June - Facilities Show, Firex, IFSEC, Safety & Health Expo, Service Management Show - Excel, London
22nd-24th June - Demolition Expo - Hertfordshire County Showgrounds
22nd June - Repair, Refurb, Retrofit - Manchester

July 2016

1st-2nd July - Southern Homebuilding & Renovating Show - Sandown Exhibition Centre
4th July - Cambsbuild 2 - Deaf & Blind Centre
5th July - Northants Buildingex - Northants Cricket Club
6th July - West Midlands Buildingex - Roman Way Hotel

September 2017

3rd-6th Sep - Light Show- at Autumn Fair - The NEC Birmingham
6th-7th Sep - Electrical Design & Install - The NEC Birmingham
9th-10th Sep - SelfBuild & Design Show - Westpoint Exhibition Centre
11th-13th Sep - Glee - The NEC Birmingham
17th-20th Sep - Decorex - Syon Park
17th-20th Sep - Flooring Show + Tiling Show - Harrogate
20th-23rd Sep - 100% Design - Olympia London

21st-24th Sep - designjunction - Kings Cross, London
21st-22nd Sep - Toolfair - Coventry
22nd-24th Sep - London Homebuilding & Renovating and Home Improvement Show - ExCel, London

October 2017

5th Oct - Construction Expo (Meet the Buyer) - The Kent Event Centre, Maidstone
10th-12th Oct - UK Construction Week - The NEC Birmingham
21st-22nd Oct - Scottish Homebuilding & Renovating Show - Royal Highland Centre, Ingleston
25th-26th Oct - London Build - Olympia, London

November 2017

1st-2nd Nov - RCI Show (Roofing, Cladding, Insulation) - Coventry
3rd-5th Nov - Northern Homebuilding & Renovating & Home Improvement Show - Harrogate
8th-11th Nov - Ideal Home Show at Christmas - EventCity, Manchester
18th-19th Nov - South West Homebuilding & Renovating Show - Royal Bath and West Showground
20th-21st Nov - Construction & Design Platform - Intercontinental Hotel - The O2
22nd-23rd Nov - Scotland Build - SEC Glasgow
29th Nov - Local Government Procurement Expo - Olympia, London



I found inner peace when I did
my Tax Return online before

31 Jan

Self Assessment | hmrc.gov.uk HM Revenue & Customs

The countdown has begun!

31st January 2017- SELF ASSESSMENT RETURNS DEADLINE

The deadline for sending 2015-16 Self Assessment tax returns to HMRC, and paying any tax owed, is 31 January 2017. Self Assessment customers can now also submit their return via their Personal Tax Account, it takes five minutes to sign up for an account and can be done here: www.gov.uk/personal-tax-account.

If you are submitting your 2015-16 Self Assessment return online for the first time, you will need to register for SA Online. Registering for online filing is simple – you can do it at: www.gov.uk/selfassessment. Help is available from the GOV.UK website at www.gov.uk/self-assessment-tax-returns or from the Self Assessment helpline on 0300 200 3310.

Each year HM Revenue and Customs (HMRC) receives a number of unusual excuses why Self Assessment (SA) customers didn't complete their tax return on time.

These include:

1. My tax return was on my yacht, which caught fire.
2. A wasp in my car caused me to have an accident and my tax return, which was inside, was destroyed.
3. My wife helps me with my tax return, but she had a headache for ten days.
4. My dog ate my tax return reminders.
5. I couldn't complete my tax return, because my husband left me and took our accountant with him. I am currently trying to find a new accountant.
6. My child scribbled all over the tax return, so I wasn't able to send it back.
7. I work for myself, but a colleague borrowed my tax return to photocopy it and lost it.
8. My husband told me the deadline was the 31st March.
9. My internet connection failed.
10. The postman doesn't deliver to my house.

The reasons above were all used in unsuccessful appeals against HMRC penalties for late returns. Ruth Owen, HMRC Director General of Customer Services,

said: "Blaming the postman, arguing with family members and pesky insects – it's easy to see that some excuses for not completing a tax return on time can be more questionable than others. Luckily, it's only a small minority who chance their arm.

"But there will always be help and support available for those who have a genuine excuse for not submitting their return on time. If you think you might miss the 31 January deadline, get in touch with us now – the earlier we're contacted, the better." Customers who provide HMRC with a reasonable excuse before the 31 January deadline can avoid a penalty after this date.

The penalties for late tax returns are:

- an initial £100 fixed penalty, which applies even if there is no tax to pay, or if the tax due is paid on time
- after three months, additional daily penalties of £10 per day, up to a maximum of £900
- after six months, a further penalty of 5% of the tax due or £300, whichever is greater
- after 12 months, another 5% or £300 charge, whichever is greater.

There are also additional penalties for paying late of 5% of the tax unpaid at 30 days, six months and 12 months.



Submit your recent project for the LABC Building Excellence Awards

LABC are the largest awards in the UK, which recognise quality in all types of building project. Enter the awards to:

- Gain recognition and increase your reputation within the industry
- Reward your team for excellent work
- Meet clients and peers at the awards to raise your profile and help secure future business
- Qualify for renowned and respected Grand Finals that attract over 650 attendees from England and Wales

What are the LABC Regional Building Excellence Awards?

The awards celebrate achievements in the construction industry by rewarding excellent buildings and outstanding companies. The LABC network covers all local authorities in England and Wales and is split into 12 regions, each of which holds their own awards. Regional winners in each category are automatically shortlisted for the LABC Grand Finals which are held in London.

LABC award is not only about the visual appearance of the finished building and takes into account:

- High levels of compliance with building regulations
- Effective working relationships with LABC surveyors
- Outstanding craftsmanship
- Technical innovation
- Sustainability and high performance
- Ability to solve technical problems with creative solutions
- Use of innovative products and the skills to overcome difficult site conditions

Entries can be submitted by anyone involved in the project, including contractors, architects, clients and local authority building control surveyors. All entries will be endorsed by a local authority

building control surveyor. To enter the awards you must have been working with your local authority building control team in 2016 and your project must have been finished by 31 December 2016.

Criteria for 2017 entry:

- Building control work will have been carried out by a local authority building control team (not by an approved inspector).
- Projects will have been completed between 1 January and 31 December 2016.
- Entries will have been submitted via the online form.

For the 2017 Awards (projects completed in 2016) there are 12 categories:

- Best extension or alteration to an existing home

- Best local builder or traditional craftsman
- Best change of use of an existing building or conversion
- Best individual new home
- Best new housing development
- Best social or affordable new housing development
- Best public service building
- Best educational building
- Best commercial project
- Best Inclusive Building
- Best partnership with a local authority building control team
- LABC site agent of the year

Source: LABC



You can find an application form at <https://www.labc.co.uk/awards/regional-awards-entry-form>

New BIM Kitemark launched

British Standards Institution (BSI) launched a new kitemark for building information modelling (BIM). The new BSI Kitemark for BIM will help businesses to prove their capabilities in delivering projects at the design and construction phase. The first firms to achieve the kitemark are Balfour Beatty, Bam Ireland, Bam Construct UK, Gammon Construction, Skanska UK and voestalpine Metsec Plc.

BIM is an increasingly important part of the global construction market place, with governments around the world starting to make it a condition of contact. Seen as a game-changer for the construction industry, BIM is a collaborative way of working that uses digital technologies to enable more efficient methods of design and construction, ultimately driving out waste and inefficiency.

The Kitemark has been developed in collaboration with industry stakeholders to ensure that they add value and address the key issues which will help the construction industry with BIM implementation. Andy Butterfield, Product Certification

Director of Built Environment at BSI said: "In a competitive marketplace, companies delivering BIM projects need to find a way to differentiate themselves, regardless of whether they are tendering for public or private sector projects. The BSI Kitemark does just that, helping companies to demonstrate their commitment to best practice."

“BIM helps companies drive out waste and inefficiencies in their projects, reducing costs and environmental impact. Having the Kitemark for BIM will mean that companies are able to build their business in the new era of digital technology and access global markets, giving clients reassurance that they are working with partners at the highest possible standard”.



David Throssell, BIM and Digital Engineering Operations Manager, Skanska UK commented: "The BSI Kitemark is a respected brand. Applied to our services it will reinforce client confidence and prove greater quality in the delivery of BIM projects."

"We believe the BSI Kitemark will not only further strengthen our position as market leader, but also give customers confidence in our ability to work collaboratively with others in the supply chain, and prove we have the expertise to provide a service that goes above and beyond the standard BIM offering," said Alan Harris, Quality Manager, voestalpine Metsec plc.

Ian Askew, Director and Head of Engineering at Gammon Construction Limited said: "We're delighted to be the first contractor in Hong Kong to achieve the BSI Kitemark for PAS 1192-2. This will provide confirmation to our clients that the industry recognized processes and procedures are fully embedded into our organization."

Theo Cullinane, CEO, BAM Ireland explains: "Achieving this Kitemark clearly demonstrates to our clients and greater supply chain that we have the capability and expertise to deliver projects to the highest recognised BIM standards. Gaining this is an important and not insignificant recognition of the effort we have put into developing BAM's business model in Ireland."

Mark Taylor, Digital Construction Manager at BAM Construct UK Ltd comments: "BIM is a major driver for the digitisation of the construction industry, influencing its direction both in the UK and abroad. We were pleased to work with BSI and our peers to develop the certification, providing a clear assessment pathway to achieve the Kitemark. This will reassure clients and partners that we are working efficiently to the highest possible standards and that BIM processes are embedded within our systems."

Tom Loader, Head of Digital Transformation at Balfour Beatty said, "Digital Integrity is an important part of delivering social and economic infrastructure as it reassures our customers that we are delivering the highest quality of information. "Balfour Beatty was one of the first organisations to achieve this Kitemark which demonstrates our on-going commitment to digital transformation and our ability to lead in the industrialisation of information management in infrastructure."

The BSI Kitemark for PAS 1192-2 Information management for the capital/delivery phase of construction projects is available to all companies that have already achieved verification stage and are certified to ISO 9001 Quality Management Systems. It is aimed at both Tier 1 and non-Tier 1 organizations and will provide the most robust measurement of a company's delivery of BIM projects, certifying businesses for their diligence in design and construction, supply chain management and delivery of customer service excellence. As with other Kitemarks, organizations holding the Kitemark will

be routinely assessed, providing clients with complete confidence in their delivery to industry standards.

The BIM Kitemark builds on the verification scheme (PAS 1192-2) and will involve sampling of completed projects, assessment of customer satisfaction through ISO 10004 Customer Satisfaction Guidelines for monitoring and measuring and will use additional assessment parameters through BS 11000 Collaborative Business Relationships. Like the verification scheme, the BSI Kitemark for PAS 1192-2 is an important component of BIM Level 2 and sets out the requirements for the Design & Construction phase.

PAS 1192-2:2013 Specification for information management for the capital/delivery phase of construction projects using building information modelling is an existing code of practice for the collaborative production of architectural, engineering and construction information. PAS 1192-2 builds upon BS 1192:2007 which established the foundations for how to share information collaboratively within a common data environment (CDE). The purpose of the PAS is to define the procedures required for BIM Level 2, including mandating the use of the CDE.

The BSI Kitemark is one of the most recognizable trust marks in existence today and demonstrates that each Kitemark approved product or service, has gone above and beyond the normal requirements to achieve the highest standards.

(Source: www.bsigroup.com)

Internet of Things (IoT)

Internet of Things (IoT) refers to the developed network of physical objects that contain an IP address for internet connectivity and the connectivity that occurs between these devices. The object or machine component can have sensors installed to monitor operating conditions, performance levels and physical states and data.

In what ways the Internet of Things can benefit your construction site?

The Internet of Things is impacting construction industry. IoT influences the whole project life, from design to completion. It is used for the management of workforce, tools and machinery. Through improvement of project productivity and health and safety to the maintenance of the completed buildings. IoT is used from the same beginning, starting with project design. For instance, it might be very helpful to validate the developed plans and specification on site by producing a 3D model in real time. It allows checking if toilets or sockets are designed in the adequate places, how narrow is the corridor

etc. Moreover, the progress of the construction project can be easily monitored thanks to photos and videos taken on mobile phones synchronised with all devices. On the project completion, IoT helps with the building maintenance providing data on air conditioning, central heating, etc. IoT works in conjunction with BIM solutions.

Digital software solutions contribute to reducing the costs of projects realisation. Estimations, pricing, productivity, maintenance, etc. all can be executed using IoT and BIM. The construction is also more sustainable thanks to the IoT which helps reduce the wastage or control the energy efficiency.

Moreover, the IoT is common already in the management of construction tools and machinery. Machine to machine (M2M) monitoring is saving money and generating better project margins.

For most tools, there are now free mobile application available which allow to record the usage data, run diagnostic tests, signal damage or theft. More and more computing and robotics are used on building sites like for instance the smart helmet, infrared cameras, geofencing, etc. Heavy construction equipment is outfitted with sensors, which monitor for the major indicators of potential maintenance issues like temperature fluctuations, excessive vibrations, etc. so workers can intervene early to prevent the damage. The internet software can track and monitor critical assets, tools equipment, vehicles and inventories across multiple building sites, using the GPS positioning, barcode scanning and online workflows. IoT is used to improve not only the performance and project execution but also the health and safety of construction workers. IoT improves the construction site security with the everyday use of drones or tools and machinery tags what effectively minimise the theft.

Another example of IoT are the prefabricated building components. Prefabs reduce the time to project completion and create less waste but in the case of large buildings such projects are very complex to coordinate. The IoT is minimising the problem by allowing tracking of prefab parts through RFID sensors. Data are recorded in BIM and allow for real-time monitoring of project progress.

The IoT is impacting the building site operations. Technologies on construction sites minimise the project execution costs and lead to increase in the overall performance. How do you use the IoT in your construction projects? Share your experiences with us for a chance of publicity and advertisement.

Sustainability Guide

Each Home Counts

A New Approach Into the Energy Efficiency - Bonfield Review

On Friday, 16th December Bonfield review was published under the new title "Each Home Counts". It covers five different areas by asking industry experts from across the UK to participate on each of the designated work streams. It sets out 27 recommendations to boost uptake of energy efficiency measures.

This review looks at the existing framework of standards for the installations of energy efficiency or renewable energy measures. Majority of installations are successful but there are cases where consumers are not satisfied. The aim of this review is to provide the consistent, robust standards for consumers to encourage investment in retrofits and protect consumers. It make recommendations on what measures should be taken to properly protect and advise consumers when they install energy efficiency and renewable energy measures in their homes.

The Secretaries of State for DECC and DCLG, Amber Rudd and Greg Clark have commissioned Dr Peter Bonfield to chair an Independent Review of Consumer Advice, Protection, Standards and Enforcement for UK home energy efficiency and renewable energy measures.

In brief the reports recommends:

- The need for a new quality mark for the domestic retrofit, for all energy efficiency and renewable energy measures, and for all companies operating in this sector. It will work in similar manner to the highly recognised and trusted sector brands and in conjunction with others like the Gas Safe Register, TrustMark and Kitemark. Currently on the market there are numbers of schemes, brands, certification bodies and organisations operating across the energy efficiency and renewable energy sector what confuses both consumers and companies.
- Installers, designers and assessors will be approved by the approved certification body and will be required to adhere to the new Code of Conduct, Code of Practice and Consumer Charter.
- Code of Conduct - will consist of core requirements on how companies operate and how can be certified covering sales practices, pre-contractual information, protection for installers, etc.
- Code of Practice - will consist of standards on installations and assessments
- Consumer Charter - will sets out what the consumer can expect including the appropriate protection and rules including response times, redress processes and financial protections, alternative resolution processes.

- Promote the energy efficiency and renewable energy programmes and their values for consumers.

Access for a guidance for consumers:

- Launching an Information HUB as a first port of call for advice and guidance.
- Launching a Data Warehouse as a first port of call for property-level data and information, including Energy Performance Certificates (EPCs). EPCs are recognised as the important measure of the energy efficiency.
- Develop services and tools linked to the Information Hub and Data Warehouse to provide advice and to enable engagement with all consumers.
- Develop an overarching standards framework document for the end-to-end delivery of retrofit of energy efficiency and renewable energy measures.
- Establish a Retrofit Standards Task Group to address the standards needs in the retrofit sector.
- Ensure the core knowledge is embed into qualifications, training courses and apprenticeships.
- Reduce the poor practice by the compliance checks on the quality of assessors, installers and designers.
- Launch a strong consumer-facing brand in the form of a new quality mark, which provides effective redress for the consumer.

- Establish an organisation to develop and oversee the quality mark including enforcement and consumer protection related activities.
- Insist that all retrofit projects will have an appropriate design stage process which takes a holistic approach, taking into account the home, surroundings, occupancy, heritage, retrofit plan, etc.
- Gather information and the design specification ahead of any installation of insulation and fabric measures to be stored in the Data Warehouse to facilitate continuous improvement,
- Provide tailored home energy efficiency advice to consumers during the smart meter installation visit.
- Ensure the skills of smart meter installers deliver a safe and efficient roll-out.
- Get industry to work together to ensure that smart meters can be installed in as many properties as possible.
- Undertake a review of all technologies and develop action plans for each technology to align with them with the new Framework.

- Develop a set of independent, impartial advice documents for both consumers and the supply chain covering each technology.
- Ensure any new approval process facilitates the entrance of new technologies.
- Develop new standards to cover the efficient adoption of new home energy technologies.
- Involve Housing Associations to ensure that the framework applies to the delivery of improvements in their housing stock, allowing energy efficiency and renewable energy measures to be installed at scale.

How this affect installers?

- New Quality Mark and requirement to adhere to a Consumer Charter, Code of Practice and Code of Conduct
- Focus on quality and Requirement of the certification by the accredited body
- New information HUB and Data Warehouse for guidance, standards, statistics, information, etc.
- Smart Meters - every home and small business in Great Britain will be offered a smart meter by the end of 2020
- Focus on consumer protection

NPTC Group of Colleges' Head of Building Engineering Services, Peter Snowball stated: "If adopted by the government, this will have a major influence on what happens in the area of skills training and development of qualifications. At present we are the only Further Education provider in the UK to be involved with the review and at the last meeting, NPTC Group of College's contribution was referred to as 'excellent' with Further Education training now forming a valuable and integral part of the way forward." Head of Building Engineering Services, Peter Snowball, represents NPTC Group of Colleges as the only Further Education provider in the UK to sit on the Bonfield Review into the energy efficiency of buildings.

(Source: Each Home Counts: Review of Consumer Advice, Protection, Standards and Enforcement for Energy Efficiency and Renewable Energy)



BEAM AND BLOCK FLOOR

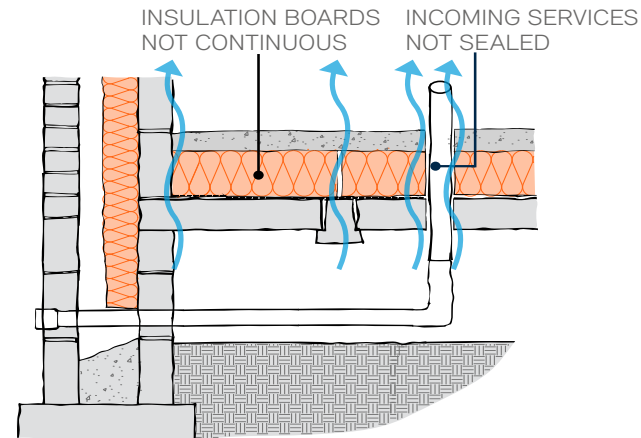


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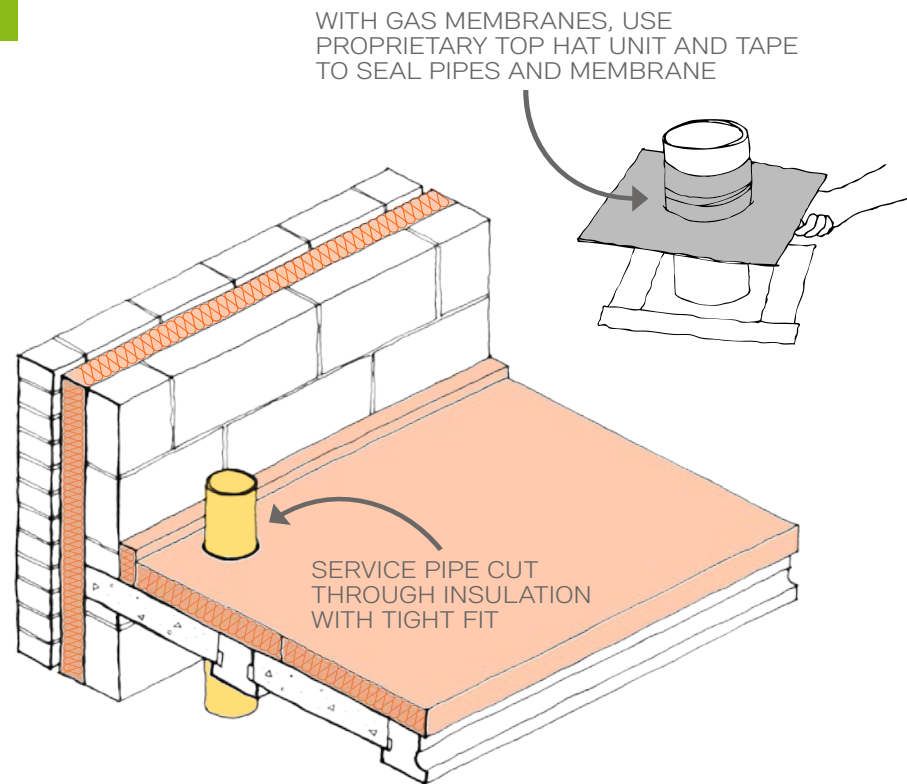
PROBLEM TO AVOID

GAPS IN FLOOR INSULATION



WHAT TO DO?

- Overlay floor insulation with a separating layer (DPM) to prevent screed bleeding through joints
- Fit horizontal floor insulation tight with no gaps between boards
- Install perimeter floor insulation down to the base of concrete floor and tight to blockwork
- Cut through insulation layer with no gaps. If possible, 'core drill' hole to tight fit
- Restrain perimeter floor insulation to prevent 'floating' during screed pour
- Prevent screed bridging the perimeter insulation



WITH GAS MEMBRANES, USE PROPRIETARY TOP HAT UNIT AND TAPE TO SEAL PIPES AND MEMBRANE

GOOD PRACTICE

Fit insulation boards tightly and seal all penetrations



DOOR THRESHOLD

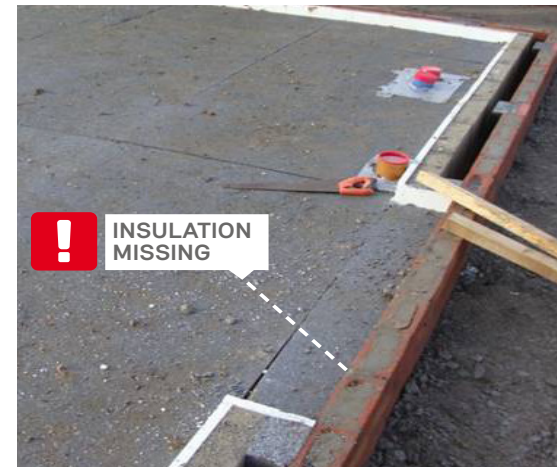


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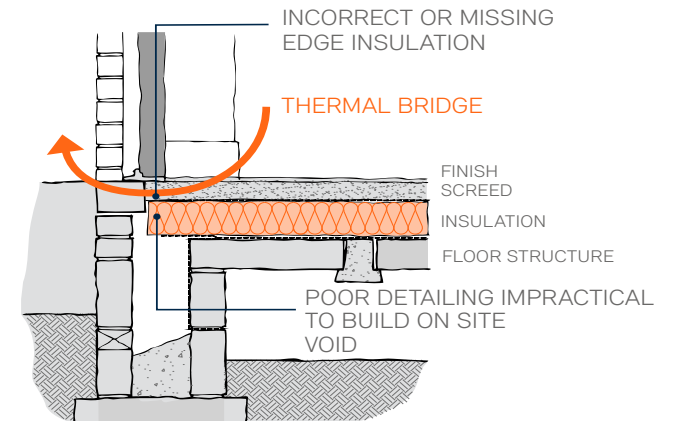


PROBLEM TO AVOID

MISSING EDGE INSULATION



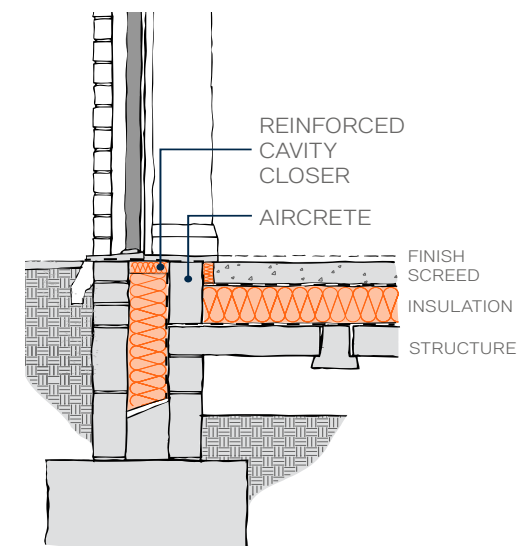
SCREED BRIDGING THRESHOLD



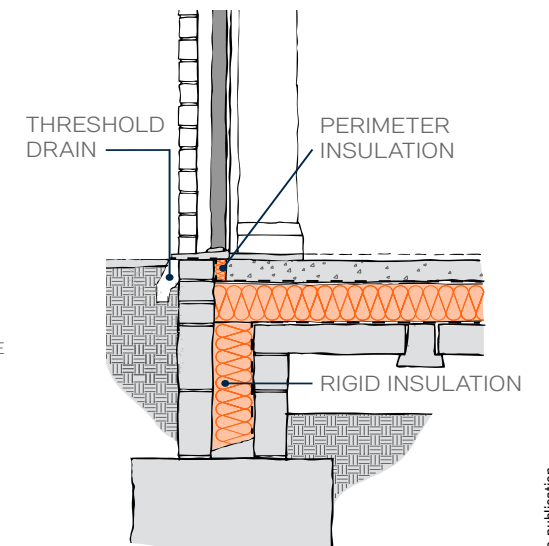
WHAT TO DO?

- Follow the detail drawing or speak with Architect / technical team
- Install a thermal break at the threshold – at least 25mm high performance insulation
- Install damp proof membrane, gas membranes and separating layer as necessary
- Overlap door with cavity by at least 50mm
- Ensure airtight seal under door

OPTION 1 REINFORCED CAVITY CLOSER



OPTION 2 INSULATION AT DOOR THRESHOLD



GOOD PRACTICE

50mm thick insulation at door threshold or reinforced cavity closer



Construction Tax Rebate!

R&D tax relief for the construction sector

A lack of awareness about what counts as Research & Development in construction means companies are missing out on millions of pounds in tax rebates.

The R&D Tax Credit Scheme is a Government incentive designed to encourage innovation in the UK industries, with claims via the scheme totalling nearly £2.5 billion last year. However, out of an industry of 290,000 businesses, only 480 construction companies made a claim via the scheme in 2014-15.

Sustainability, thermal performance, sound insulation, stability and efficiency, etc. require from construction companies the engagement into R&D. The R&D tax relief worth up to 33% of the R&D spend can be claimed. It can be used by the company to reduce the corporation tax bill or company can claim it in the form of a cash lump sum as a reimbursement from HMRC due to an overpayment of tax.

What is the R&D tax relief?

The UK Government's R&D tax credit scheme is a financial incentive to encourage companies to

invest more in research and development activities, with the aim of stimulating further growth in the UK economy. Under HMRC's rules, R&D can be the development of new or existing products and processes, or tackling technological uncertainty faced by either your company or your clients.

To R&D activities we can include:

- Development of new, advanced construction methods, materials, plant and designs to suit unusual environmental and site conditions.
- Revealing new, easier and more environment-friendly methods of work.
- Tackling obstacles by undertaking new solutions
- advancing engineering solutions through the development of new materials, the combinations of materials, or unusually shaped/scaled elements

How to identify R&D in construction and engineering?

The recent Farmer Review of construction asserts that the low level of claims made via the R&D Tax Credit Scheme is evidence of construction's lack of innovation. But after nearly three years of

100% success in making R&D Tax Credit claims for construction clients – including one medium-sized engineering company claiming £664,000 over the past three years – Invennt director Tim Fitch argues that construction is innovative, and the problem is actually one of perception of what R&D means.

"Unfortunately, most people think that "real R&D" is carried out in laboratories by people in white coats," says Tim Fitch.

"But whether you're overcoming specific ground conditions, adapting equipment, creating new processes or developing better, safer, or greener methods of construction, you are almost certainly undertaking R&D."

Even if innovation accounted for just 1% of UK construction's turnover – and Invennt's work with clients has shown it is typically several times this – then for an industry worth more than £145 billion per year, that is potentially over £1 billion in R&D Tax Credit claims that could be made by the construction industry every year.

Invennt director Tim Fitch says that calls in the Farmer Review for the industry – especially the housing sector – to invest more in innovative products and processes such as pre-manufactured and volumetric construction could be instantly realised

if companies started claiming R&D Tax Credits for the work they are already doing. "Invennt's work has shown that every day on projects up and down the country, innovative solutions are devised to overcome technical challenges," says Tim Fitch. "If companies were to actually claim R&D Tax credits for the work they are already doing, this could unlock a huge wall of cash to further invest in the innovation that the Farmer Review calls for."

In the construction sector R&D is happening very often it is only important to recognise it.

There are R&D tax specialists who identify R&D and prepare the claim. Mostly they operate on the result based basis, so there is no risk and

no upfront cost for a construction company. R&D tax claims can be backdated by two years from the date the expenditure incurred. R&D tax credits can significantly reduce the corporation tax liability.

The key criteria for R&D tax relief apply if there is a use of new materials, tools, or technologies which are an advancement in the industry.

Areas which indicate that R&D may be occurring include:

- Are there specialist engineers on the project?
- Are there stage payments due in part to having to overcome technical/materials milestones?

- Do the contracts contain extensive indemnity and retention clauses?
- Is prototyping involved?
- Are materials being developed which are cheaper, greener, or more reliable; or new combustible or fire retardant materials?
- Is there development of new materials, tools, or evaluation of existing materials/technology, combinations and adaptations of existing materials and products, or binding methods or coatings which haven't been used in the market before?
- Are there new production techniques, including new modular off-site fabrication



methods and which make the erection of buildings more efficient and accurate?

- Have there been advances in software to resolve challenges?

Why there is a limited take up of R&D tax reliefs in the construction sector?

Main reason is the misunderstanding what is R&D activity. It is more obvious for sectors like chemicals, pharmacy, science etc. Due to lack of understanding many companies do not realise that the their expenditure might qualify. R&D is usually

present in the development of new and improved products, a bespoke piece of work, or in new and improved processes, and the eligible costs are often much higher than initially expected. When submitting a claim, it is also possible to take into account the overheads relating to R&D activities, such as heating, lighting and IT costs.

Other examples of qualifying expenditure might include investment in the development of new materials and tools, or in process improvements or new software. R&D tax credits were first introduced in 2000 as a means of encouraging greater R&D

spending and innovation. Since then, the available tax incentives have become more generous and HMRC has expanded the way it interprets and applies the rules to provide greater stimulus for innovation in the economy. The tax savings on offer for companies that invest in R&D are generous.

The R&D tax relief scheme provides an incentive for qualifying expenditure by both SMEs (225% relief) and large companies (130% relief). Based on the tax rates for the year ending 31 March 2014, this means that for SMEs, can save up to 54p in corporation tax for every £1 spent on R&D that is iden-

tified. For large companies every £1 spent can save up to 30p. Loss-making SMEs can also cash in their losses for a tax refund equivalent to approximately 25% of their qualifying R&D spend. The amount of tax relief for SMEs differs depending on your profitability.

How to claim R&D tax credits?

Construction companies wishing to make R&D Tax Credits claims can do so via one of two schemes, depending on their size:

- The Research and Development Expenditure Credits (RDEC)
- The Small or Medium-sized Enterprise (SME) Scheme

Under the RDEC scheme, larger construction companies can claim up to 8.8% of their expenditure classified as R&D back from the HMRC. While this may not sound like much, when all innovative activity in major engineering and construction is properly recorded as R&D, this can still amount to millions of pounds.

Companies claiming via SME scheme, meanwhile, can receive up to a third of all their R&D expenditure as money back from HMRC. To qualify as an SME, companies must have fewer than 500 employees and must either:

- Have an annual turnover of less than £100 million, or
- A balance sheet not exceeding £86 million

“There are 289,000 construction companies in the UK and of these only 260 are classed as large for the purposes of R&D tax credits,” says Tim Fitch. “These large businesses are less than 20% of the turnover of the whole sector (£145 billion in 2015). SMEs, therefore, make up 99.99% of the construction industry by number and 80% by turnover. If SMEs properly claimed for the R&D Tax Credits they are owed, it could revolutionise the way the industry thinks about innovation”.

Companies can only claim for R&D activity that has taken place in the previous two tax years. It means that for those construction businesses working to a January-December financial year, the deadline for claiming work done in 2014 is fast approaching.

Invennt has produced a Free R&D Tax Credits guide to help construction businesses make their claim. You can download it by going to invennt.com/rd-guide

(Source: Invennt)

STEP BY STEP

1. **Arrange a specialist company to process your claim**
2. **Review your expenditures and assess the areas where R&D activities might have occurred**
3. **Get the estimation of total R&D tax relief based on your allowable expenditure**
4. **Submit the CT600 application form to HMRC**
5. **Receive the approval/disapproval of R&D tax credits**



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CONSTRUCTION TECHNOLOGIES

The
Guide
to



House
Extension

In the residential property sector in the UK, extensions are more popular than new-build projects. It is connected with the difficulties to find the building plot and all the burden of planning permissions for new builds. Extensions are projects that involve work to existing buildings and extending is the common way of adding more space and increasing the value of the property. This guide is an introduction to all important factors connected with extension projects- planning permissions, building regulations, costs, technology and materials.

Planning permissions

With all building work, the owner of the property is responsible for complying with the planning rules and building regulations. Under the Permitted Development Rights some extensions can be built without the requirement of planning permission. The first step in the extension project is to test the project against permitted development rights to find out whether the planning permission is required or project can go ahead straightaway.

An extension will be considered as a permitted development and no planning permission will be required if the following conditions will be met:

- No more than 50% of the garden around the existing building could be covered.
- Extension forward of the existing building elevation or side elevation fronting a highway are not permitted development.
- Height restrictions - no extension to be higher than the highest part of the roof.

- Single-storey rear extension must not extend beyond the rear wall of the existing building by more than 3 metres if an attached house or by 4 metres if a detached house. In addition, outside Article 2(3) designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2019. These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the prior notification of the proposal to the Local Planning Authority and the implementation of a neighbour consultation scheme. If objections are received, the proposal might not be allowed.
- Maximum height of a single-storey rear extension of 4 metres.
- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than 3 metres.
- Maximum eaves height of an extension



within 2 metres of the boundary of 3 metres.

- Maximum eaves and ridge height of extension no higher than the original house*.
- Side extensions to be single storey with maximum height of 4 metres and width no more than half the width of the original house*.
- Two-storey extensions no closer than 7 metres to rear boundary.
- Roof pitch of extensions higher than one storey to match original house*.
- Materials used must be similar in appearance to the original house*.
- No balconies and verandas are permitted.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On designated land* no permitted development for rear extensions of more than one storey.

- On designated land* no cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- On designated land* side extensions are not a permitted development.

If the project meet conditions of the permitted development works can start straightaway. However, it is strongly recommended to obtain the Lawful Development Certificate as a prove that all works will be legal. The application for LDC can be done at local council, the fee will apply.

When considering applications for house extensions local authority will look at four main issues:

- The design in relation to the existing house
- The effect on the street scene and character of the area - outlook
- The effect on the neighbouring properties - separation distances, privacy, over-shadowing

- The effect on parking facilities and highway safety

If the project does not qualify as a permitted development then there is need to submit the planning application. There are various factors that might affect the planning permission such as neighbours, design, nature and wildlife, environmental health, roads and highways. Please refer to local authority for more details.

The failure to obtain planning permission or comply with the details of a permission is so called planning breach. It is not illegal and often the council permits a retrospective application where planning permission has not been sought. However, if the breach involves a previously rejected project the council can issue an enforcement notice requiring to put things back as they were. Also the enforcement notice can apply if planning control rules are broken and the breach affects public amenity or the existing use of land and buildings. It is illegal to disobey an enforcement notice unless it is successfully appealed against.



* Designated land includes conservation areas, national parks and the Broads, Areas of Outstanding Natural Beauty, and World Heritage Sites.

* Original house means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

* Please note: The permitted development allowances described here apply to houses and not to: Flats and maisonettes (view our guidance on flats and maisonettes), Converted houses or houses created through the permitted development rights to change use (as detailed in our change of use section), Other buildings, Areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.

* Please be aware that if your development is over 100 square metres, it may be liable for a charge under the Community Infrastructure Levy.

* You should check with your Local Planning Authority whether permitted development rights apply - they may have been removed by what are known as Article 4 directions. Other consents may be required if your house is listed or in a designated area. Please refer to the Planning Portal for all details.

Building Regulations

Every extension project requires the Building Regulation Approval, regardless of whether it needs the planning permission or not. Building regulations ensure that the minimum required standards of design and construction are met, such as insulation norms, energy efficiency, ventilation, fire resistance, drainage, access etc. Building control officer is assessing the works in accordance with the Building Regulations. Please bear in mind that regulations differ between England and Wales, Scotland and Northern Ireland.

Please refer to the following websites for the exact requirements: DCLG in England; Building Standards in Scotland; Building Control in Northern Ireland; or the Welsh Government website. Also worth a look is www.planningportal.gov.uk.

How to obtain the Building Regulations approval?

There are two options to consider:

- **Building Regulations Application** - Submitting the Full Plan to the local planning authority, pay the fee and expect the building inspector to visit site regular and inspect works. The local authority will assess plans and consult for instance utility providers, to give the approval within 5 weeks. In some cases the conditional approval might be given which will specify what to modify in plans. If the application is refused appeals can be made to a magistrates court or to the Department for Communities and Local Government.
- **Building Notice** - Submitting the Building

Notice, informing the council that you will be complying with the regulations and gives the building control department 48 hours notice of the intention to start the work. Surveyors will come and inspect the work at various stages and will advise you of any problems. This option does not require the preparation of full detailed plans and enable to start some works straightaway. This option is recommended for simpler projects, for instance extensions that fall within permitted development as it might be risky due to no assurance that the project meets the regulations.

All documents - full plans and building notices-submitted to local authority are valid three years

Building Regulations Approved Documents

Structural safety	Part A
Fire safety	Part B
Resistance to contaminants and moisture	Part C
Toxic substances	Part D
Resistance to sound	Part E
Ventilation	Part F
Sanitation, hot water and water efficiency	Part G
Drainage and waste disposal	Part H
Heating and appliances	Part J
Protection from falling	Part K
Conservation of fuel and power	Part L
Access to and use of buildings	Part M
Glazing safety	Part N
Electrical safety	Part P

Inspection stages

Works commencement	2 days
Excavation of foundations	1 day
Foundations laid	1 day
Oversite preparation	1 day
DPC	1 day
Drainage	1 day
Occupation prior to completion	within 5 days
Completion	within 5 days

Notice



from the date of submission and will lapse if not started within that time. There is no need to wait for the approval before commencing work if the 48 hours written notice was submitted. Inspectors will assess the work progressively to find and correct any faults. In Scotland, work cannot start without approval of plans and in Ireland the system relies on self-certification only.

Inspection

Building control officers will inspect the work progress on site to assess its compliance with the Building Regulations both in the case of Building Regulation applications and building notices. Contractor is responsible to notify the inspector when the particular stage is reached and give 24 hours' notice for inspection. If the assessment of the particular stage was missed, the local authority can ask to open up the work for inspection at owner's or contractor's expense.If the approved inspector will be appointed it is his/her responsibility for checking the plans and inspect the work on site. Contractor and the approved inspector need to jointly notify the local authority of start of works on site. When the project is finished, the approved inspector issue a final certificate to the local authority which prove that the work is

completed and it complies with the regulations. The Association of Consultant Approved Inspectors (ACAI) website provides the database of approved inspectors.

If the contractor does not apply for inspection or completion certificate and does not comply with the building regulations there are fines up to £5,000 or requirement to re-do works. Contractors registered with Gas Safety, NICEIC etc. can self-certify for boiler installations, electrical works or drainage. Ultimately, the owner of the property is liable for all building regulations compliance. Contractor is liable for the first six months only. Completion certificate at the end of works confirms that the building regulations are met.

Projects may be subject to other statutory requirements such as fire precautions, water regulations, energy performance certificate, licensing/registration and the Party Wall Act 1996, conservation area or listed building consent.

Party Wall Agreement

In accordance with the Party Wall Act 1996 when commencing any extension works there should be a Party Wall Agreement, as the extending works might involve underpinning, injecting

DPC or internal linings. A signed Party Wall Agreement provides evidence that the owner of the adjacent building consents to any potential alterations.

Energy Performance Certificate

EPC gives the property the energy efficiency rating from A to G,which is valid for 10 years. EPC is required before moving to the property. An EPC contains and information about a property's energy use and typical energy costs, plus recommendations about how to reduce energy use. EPC is issued by the approved assessors, which can be find here www.epcregister.com/searchAssessor.html

Extensions costs

We highly recommend to use IBB Estimator online programme or mobile application for your cost calculations with regards to extension projects. It provides detailed schedule of works, prices of materials and cost of labour. Currently depending where in the UK the extension project will be undertaken it is necessary to allow £1000-2000 per square meter for single storey extension, bearing in mind that the price will be influenced by the specification and standard required.



Manual guide to extensions

The works connected with adding the extension to the existing structure will vary depending on the project specification, but this manual guide is giving some insights on what is involved and what materials will be required:

- 1. *Setting out, digging footings and pouring foundation:*
sand, cement, balast, sharp
- 2. *Installing DPC and new drainage, finishing concrete and floor structure:*
DPC, drainage pipes, self-levelling mortars, insulation
- 3. *Building cavity or solid walls*
- 4. *Installing steel beams*
- 5. *Installing roof structure and laying roof coverings*
- 6. *Installing windows and doors*
- 7. *Drylining profiles, plasterboards*
- 8. *Providing first fix on plumbing and electric, UFH / radiators*
- 9. *Plastering:*
MultiFinish, Cekol C45, Megaron, Superfinish



10. Providing second fix on plumbing and electric
11. Fitting floor finishes, painting: **Śnieżka**



12. Kitchen units installation, bathroom works if required
13. Finishing external walls insulation, rendering or brickwork etc.: **IBB Therm, polystyrene**
14. Snagging list

Where new work is proposed, there should be done survey to establish the condition of the existing building and if some elements of structure will not be able to meet the life expectancy of 60 years or 15 years for non-structural elements, they should be replaced or repaired.

Foundations and load-bearing elements (walls, floors, roofs)

The survey is particularly important for retained elements, foundations and load-bearing structures including walls, floors and roofs. If there are visible cracks or suspected movements the remedial measures should be advised by the Structural Engineer. In case of extensions or loft conversions any additional loads must be taken into account. Moreover the consideration of additional drainage is essential. Where existing foundations require underpinning, a design by a Chartered Structural Engineer should be provided and approved by the Warranty Surveyor prior to work commencing on-site. In order to prevent the movement, the new structure should have the same foundation type as the existing building. Sepa-



rating walls between new and existing structure must meet the Building Regulations requirements to account for sound insulation and fire resistance norms. The calculations should be done whether the existing wall is strong enough to support any additional loads of new structure. The junctions between new and existing walls should be properly insulated to prevent dampness, method of bonding should be advised by the Structural Engineer.

DPC

All walls, floors and basements should include a DPC. The effective DPC should be present in the existing wall, linked to the new DPC and Damp Proof Membrane (DPM) of the new structure. The new DPC should lap the existing DPC by at least 100mm.

Roof coverings

Fixing of slates, tiles and the condition of existing fixings, e.g. nails and clips, should be examined if the intention is to keep the roof covering.

Please note that this is an introductory guide and it is not a definitive source of legal information.

(Source: PlanningPortal, NHBC)



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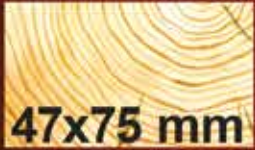
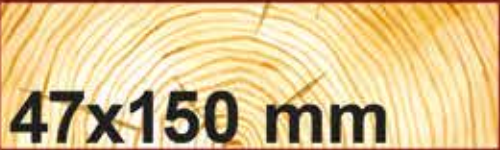
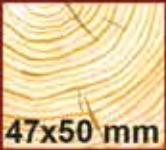
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House Side
Extension

Estimation conditions

- estimated cost for 30 sqm side house extension
- materials are delivered on site
- kitchen and bathroom are not taken into account
- it accounts for floor tiling only, excluding walls

NOTICE!

- The below estimation is only the proposal, you can use it at your own risk
- All products are available at IBB; prices before discounts

Main works

No	Name	Netto value	Gross value
1.	DEMOLITION	£291.43	£349.71
2.	GROUND WORKS	£561.70	£674.04
3.	IN SITU CONCRETE	£1,756.40	£2,107.68
4.	FOUNDATIONS, CONCRETE CONSTRUCTION	£1,530.68	£1,836.82
5.	WATERPROOFING	£29.31	£35.17
6.	EXTERNAL WALLS	£5,604.12	£6,724.94
7.	STEELWORKS	£1,131.05	£1,357.26
8.	CEILING CONSTRUCTIONS	£2,307.09	£2,768.51
9.	ROOF STRUCTURE	£733.64	£880.37
10.	ROOF COVERINGS	£1,409.78	£1,691.74
11.	INTERNAL WALLS	£661.29	£793.55
12.	WINDOWS	£2,202.04	£2,642.44
13.	DOORS	£1,758.63	£2,110.36
14.	DRAINAGE	£225.32	£270.38
15.	WATER SUPPLY SYSTEMS	£148.39	£178.06
16.	RAINWATER SYSTEMS	£164.79	£197.75
17.	ELECTRICAL SYSTEMS	£764.87	£917.84
18.	HEATING	£1,084.18	£1,301.01
19.	SCREED	£1,933.75	£2,320.50
20.	THERMAL INSULATIONS	£644.52	£773.42
21.	INTERNAL PLASTERS, FILLERS	£2,213.22	£2,655.87
22.	CEILINGS	£949.81	£1,139.77
23.	TILING	£1,660.11	£1,992.13
24.	FINISHING & INTERNAL PAINTING	£540.42	£648.51
25.	ELECTRIC - SECOND FIX	£244.79	£293.74
26.	ELEVATIONS, EXTERNAL FINISHING & WALL COVERINGS	£3,041.28	£3,649.54
Total:		£33,592.61	£40,311.13

Main works and tasks

No	Name	Netto value	Gross value
1	DEMOLITION	£291.43	£349.71
1.1	Removing windows and doors	£239.98	£287.97
1.2	Removing water supply elements	£30.38	£36.46
1.3	Removing drainage installation elements	£21.07	£25.29
2	GROUND WORKS	£561.70	£674.04
3	IN SITU CONCRETE	£1,756.40	£2,107.68
3.1	Concrete	£1,756.40	£2,107.68
4	FOUNDATIONS, CONCRETE CONSTRUCTION	£1,530.68	£1,836.82
4.1	Concrete slab, raft	£616.65	£739.97
4.2	Compacting substrate	£883.05	£1,059.66
5	WATERPROOFING	£29.31	£35.17
5.1	Damp protection	£29.31	£35.17
6	EXTERNAL WALLS	£5,604.12	£6,724.94
6.1	Brick/Block walls	£5,604.12	£6,724.94
6.1.1	Solid brick or block wall	£5,212.60	£6,255.12
6.1.1.1	Lightweight aircrete block walls	£943.83	£1,132.60
6.1.1.1.1	Ytong	£943.83	£1,132.60
6.1.1.2	External brick wall	£4,268.77	£5,122.52
6.1.2	Allowance for window openings	£205.73	£246.88
6.1.3	Fitting lintels	£98.63	£118.35
6.1.3.1	Precast concret lintels	£98.63	£118.35
6.1.4	Fixing other wall accessories	£87.16	£104.59
6.1.4.1	Fixing wall starters	£87.16	£104.59
7	STEELWORKS	£1,131.05	£1,357.26
7.1	Steel beams instalment	£1,131.05	£1,357.26
8	CEILING CONSTRUCTIONS	£2,307.09	£2,768.51
8.1	Timber joists	£2,307.09	£2,768.51
8.1.1	Sheet covering	£0.00	£0.00
9	ROOF STRUCTURE	£733.64	£880.37
9.1	Pitched roof structure	£733.64	£880.37
9.1.1	Rafter structure	£733.64	£880.37
10	ROOF COVERINGS	£1,409.78	£1,691.74
10.1	Roofing membrane	£109.36	£131.23
10.1.1	Breathable membrane	£109.36	£131.23
10.2	Roofing battens	£255.60	£306.72
10.3	Roof tiles	£802.70	£963.24
10.3.1	Concrete roof tiles	£802.70	£963.24
10.4	Lead flashing	£242.12	£290.55
11	INTERNAL WALLS	£661.29	£793.55
11.1	Steel stud walls	£515.35	£618.42
11.2	Fixing plasterboards	£145.94	£175.12
12	WINDOWS	£2,202.04	£2,642.44

12.1	UPVc windows	£2,202.04	£2,642.44
13	DOORS	£1,758.63	£2,110.36
13.1	External doors	£1,058.15	£1,269.78
13.2	Internal doors	£700.48	£840.58
14	DRAINAGE	£225.32	£270.38
14.1	Underground pipes installation	£104.55	£125.46
14.2	Waste pipes	£41.26	£49.52
14.2.1	Push-fit	£41.26	£49.52
14.3	Soil system	£79.50	£95.40
14.3.1	Solvent weld	£79.50	£95.40
15	WATER SUPPLY SYSTEMS	£148.39	£178.06
15.1	Water pipework	£148.39	£178.06
15.1.1	Copper pipes	£148.39	£178.06
15.1.1.1	End feed connection	£148.39	£178.06
16	RAINWATER SYSTEMS	£164.79	£197.75
16.1	UPVC guttering	£164.79	£197.75
16.1.1	Half round rainwater 112mm	£164.79	£197.75
17	ELECTRICAL SYSTEMS	£764.87	£917.84
17.1	Preparing substrate for the electrical equipment	£16.82	£20.18
17.1.1	Chop out masonry for fitting flush mounting boxes	£16.82	£20.18
17.2	Wiring	£379.04	£454.85





17.2.1	Running cable in a stud wall	£168.19	£201.83
17.2.2	Running cable in a solid wall in the chase, flush-fitting	£193.79	£232.55
17.3	Fitting boxes	£81.25	£97.50
17.4	Connecting cables to the junction boxes	£26.54	£31.85
17.5	Running earth cables	£29.59	£35.51
17.6	Electricity supply	£231.63	£277.95
17.6.1	Fitting insulated consumer unit	£231.63	£277.95
18	HEATING	£1,084.18	£1,301.01
18.1	Pipework	£902.28	£1,082.74
18.1.1	Copper pipes	£902.28	£1,082.74
18.2	Fixing Safety valves	£11.36	£13.63
18.3	Tightness test	£107.64	£129.16
18.4	Fixing radiators	£36.69	£44.03
18.5	Fixing radiator valves	£26.21	£31.45
19	SCREED	£1,933.75	£2,320.50
19.1	Screed	£1,177.43	£1,412.92
19.2	Selflevelings	£721.20	£865.44
19.2.1	AVAL selflevelings	£721.20	£865.44
19.3	Priming substrate	£35.12	£42.14
20	THERMAL INSULATIONS	£644.52	£773.42
20.1	Ceiling insulation	£181.06	£217.28
20.1.1	Ceiling, joists insulation with glasswool	£181.06	£217.28
20.1.1.1	Isover	£181.06	£217.28
20.2	Floor insulation	£366.89	£440.27

20.2.1	Floor insulation with PIR boards	£366.89	£440.27
20.2.1.1	Recticel	£366.89	£440.27
20.3	Partition wall insulation	£96.57	£115.88
20.3.1	Glasswool	£96.57	£115.88
21	INTERNAL PLASTERS, FILLERS	£2,213.22	£2,655.87
21.1	Gypsum plasters	£998.93	£1,198.72
21.2	Finish plastering	£1,214.29	£1,457.15
22	CEILINGS	£949.81	£1,139.77
22.1	Dry-lined suspended ceilings	£949.81	£1,139.77
23	TILING	£1,660.11	£1,992.13
23.1	Floor tiling	£1,660.11	£1,992.13
24	FINISHING & INTERNAL PAINTING	£540.42	£648.51
24.1	Painting walls and ceilings	£540.42	£648.51
25	ELECTRIC - SECOND FIX	£244.79	£293.74
25.1	Lighting circuit	£64.49	£77.39
25.2	Power circuit	£180.29	£216.35
26	ELEVATIONS, EXTERNAL FINISHING & WALL COVERINGS	£3,041.28	£3,649.54
26.1	Preparation of substrate	£97.00	£116.40
26.2	External Insulation Render Systems	£2,944.28	£3,533.13
26.2.1	External Polystyrene Insulated Render System AVAL	£2,944.28	£3,533.13



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IBB Polonia London win a

Spectacular Match

in Poland



The date of the 18th December 2016 will go down in history as a day of epic proportion for IBB Polonia London. The team from London had to overturn a seemingly insurmountable deficit of 0:3 from the first leg against FINO Kaposvar SE. In Belchatow IBB Polonia London achieved a momentous result of beating the top team from Hungary 3:1. The match then went into a deciding "golden set". With the huge support of spectators and volleyball players from the top Polish team of SKRA Belchatow, IBB Polonia won 15:10.

The game against Hungarian team was a spectacular match with a lot of turnovers and emotions. After the game, many experts appreciated the performance of Marius Ciortea who was nominated as the MVP of the match. The best in the Hungarian team was Vajda. Once the emotions had died down, Coach Piotr Graban managed to sum up the match as "the culmination of a match plan that we established soon after the first match in Hungary. I am so proud of the achievement today and we really made a massive step forward in English volleyball. I also think that seeing as we represent players from a variety of world nations, those counties should be equally proud of what their players have achieved today. I am very grateful for all of the individuals and organisations that have supported us this season and in previous seasons."

The players have a short break over the festive period when they can relax, but soon we will start preparations for the next match in our domestic league and also in the next round of the CEV Challenge Cup.

A representative from the Hungarian FINO Kaposvar team, was understandably disappointed with the defeat, but was philosophical saying " we wanted, very much to win, but so did the home team that won the first two sets. We made mistakes that we could not comprehend. We don't really know yet what went wrong, I congratulate the team from London"

3:1 (25:17, 25:22, 19:25, 25:19)

15:10 (golden Set)



Pawel Piotrowski

IBB Polonia London

matches in the CEV Challenge Cup have an extra significance

– I've been waiting for a long time for our team to play European matches and finally the dream has come true. Our opponents are Fino Kaposvar from Hungary. The matches will be a good indicator for us, as they have some very good players in their squad. Having said that, we also have an excellent team, with very strong players, and for this reason we are optimistic about the future. – commented Chris Hykiel, Director of Volleyball at IBB Polonia London.

– Taking part in the CEV Challenge Cup, is for our players, coaching staff and all the members of The Club a huge step forward towards World volleyball. We are doing everything to make pro-

gress. Our aim is to write a new page in English-Polish volleyball history. – said Head Coach of IBB Polonia London, Piotr Graban

– I've been an IBB Polonia London player for many years, and in that time the changes have been immense. To take part in the CEV Challenge Cup is a natural step forward for The Team that is making continual improvements in every aspect. I'm hoping, as one of the more experienced players of the squad, that we will fulfil our dreams in European competitions. –added opposite hitter IBB Polonia London, Tomasz Lasocki.

On court were two generations of players from English volleyball. Marek Banasiewicz,

who thirty years ago won his first title with IBB Polonia London will step onto court alongside Joaquin Bello, a sixteen year old player who already has beach volleyball experience and a gold medal in a NEVZA event.

– The return to IBB Polonia London, after all this time, will be very emotional. I will do everything possible to help the team, particularly as the possibility of me rejoining was the initiative of The Club. I don't know too much about the opposition; that job of analysing them falls on the shoulders of Piotr Graban and Patrik Selep. – revealed the returning Mark Banasiewicz.

CEV Challenge Cup:

Fino Kaposvar beats IBB Polonia London



During the first match of the historic CEV Challenge Cup, where IBB Polonia London has two generations of players in the squad, the result did not go the way for the team for London. The home team of FINO Kaposvar SE won 3:0 (25:21, 25:18, 25:20). The Hungarian team set up an excellent venue and had superb support throughout the match.

– The rest did not represent the actual on-court situation. I think we played very good volleyball. We should not be ashamed of anything; of how we played and what we achieved. We can certainly re-

turn home with our heads held high. – said Coach Piotr Graban. – Personally I'm pleased with how we played. We really showed some positive attitudes. It is our first attempt in the European competition, and so of course there are pressures associated with an increase of standards of this degree. As a result we made errors that we would not have made in our domestic league, but that is the nature of dealing with a higher standard. We are very motivated for the next game. I believe in our team, in every player and I can see the eagerness to fight. We have two weeks of hard work ahead of us to display a great showcase of volleyball from England in Poland.

– We played well. Sadly the opposition was better and we couldn't get the better of them. We return to London with new ideas and experiences. The Hungarian team gave everything of themselves. I strongly believe this will motivate us to work harder

at our training sessions and will reinforce the team spirit. In two weeks we have the return fixture in Belchatow. We are optimistic and will fight to the very end – commented IBB Polonia London captain Marius Ciortea.

– We didn't play as badly as the result implies. The opponent was a lot more demanding than our usual opponents in the English Leagues. We made a few uncharacteristic errors, which we have to cope with in the next match. Then I am sure the result will be different – added IBB Polonia London setter, Bartosz Kisielewicz. – Now we have to focus our attention to the domestic league. We have a match against our local rivals Malory Eagles. They will be keen for revenge against us and we will use the match as the starting point for our preparation against FINO Kaposvar. I'm hoping the supporters in Belchatow will come to Hala Energia and support us there in two weeks.

Yet another league victory for IBB Polonia London

On Saturday 10th December 2016 IBB Polonia London continued their run of good form in the domestic league with a win over local rivals Malory London. The reigning Champions of England took the game 1:3 (17:25, 18:25, 25:18, 17:25) and added three more points to their tally for the season so far.

- I warned the team, that our opponents had made progress since the start of the season. For this

reason, we approached the task with concentration and took a strong lead in the match by winning the first two sets comfortably. In the third set, they gained some psychological momentum and we lost focus. The final set was a confirmation of the start of the match. - said Head Coach Piotr Graban.

The match against Malory Eagles was the final game for IBB Polonia London in England this year. They return to the domestic challenges on 14th January 2017 with an away fixture against Wessex. Currently for the players from West London, the next challenge is vitally important. On Sunday 18th December 2016 we play the return leg of the CEV Challenge Cup against FINO Kaposvar SE.

- I'm pleased we played the game in Hungary and

have worked out their game and strategies. The players from FINO Kaposvar play a fast game at a high standard. We struggled with this at their venue. Now we are working hard to take revenge on "our" court. It is probable that some new players will join and bring something extra. I'm optimistic that we will play some amazing volleyball. We are expecting countless fans to be supporting us in Belchatow, Poland. I think this will come as a surprise to them! - added Piotr Graban.

The team from London play the Hungarians in the "Hala Energia" in Belchatow land. The game starts at 6pm local time. Tickets are available for 3zl and 5zl and are available from the merchandise store belonging to SKRA Belchatow; at the Olympia Shopping Centre and also online at www.ticketik.pl



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IBB Polonia Football Club

We've now finished the first part of the 2016-2017 Season. Altogether, our U7 and U10 team, have played 20 matches, won 16, drew 2 and lost 2. These are fantastic results for our boys, as it was their first season at IBB Polonia FC.

"All coaches are happy with the results and improvement all IBB Polonia players have made in the first four months" - said Paweł Jurgielewicz.

In November we've opened two new locations, Hanwell and Balham. Children from South and West London now have opportunities to be a part of our

Football Project which is aimed at Kids between 4 and 12 years old. IBB Polonia works in partnership with Polish Saturday School in Balham to encourage children to be active and spend some great time with friends playing football.

We have now finished very intensive four months

at IBB Polonia FC. 40 training sessions altogether with 25 games. It is the great material and opportunity for our managers and coaches to analyse areas for improvement. We look forward to starting training sessions again after Christmas break with more power and energy.

All Children Age 4 to 12 are welcome to join our Sports project at IBB Polonia FC.

We would like to wish everyone wonderful Christmas with your Families and Happy New Year.

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NEWS 1

Cristiano Ronaldo, the winner of Club World Cup 2016 Golden Ball.

Ronaldo received the award and was also crowned the man of the match in the final after scoring a hat-trick against Kashima Antlers. Luka Modric received Silver Ball and Shibusaki was presented with the Bronze Ball. Portuguese forward was also named the world's best player for a fourth time after winning the 2016 Ballon d'Or. He has so far scored 48 goals in 52 games. He also helped Real Madrid beat Atletico Madrid and become European champions for the 11th time. Lionel Messi (Barcelona and Argentina) finished on the second place and Antoine Griezmann (Atletico Madrid and France) third.



NEWS 2

Lewandowski signed new Bayern Munich deal.

Robert Lewandowski extended his Bayern contract until 2021. He joined Munich team after free transfer from Borussia Dortmund in 2014. On 12th of December he was named the 16th-best player in Europe from France Football. He also so far scored 19 goals in 22 games this season.



NEWS 3

Legia Warszawa got the pass to Europa League.

The third place at the Champions League gave Legia the "ticket" to Europa League. Their first game will take place on 16th of February in Warsaw with Ajax Amsterdam.

A pair of 1/16 finals of Europa League:
 Athletic Bilbao - APOEL Nikozja
 Legia Warszawa - Ajax Amsterdam
 Anderlecht Bruksela - Zenit Petersburg
 Astra Giurgiu - KRC Genk
 Manchester United - AS Saint-Etienne
 Villarreal CF - AS Roma
 Ludogorec Razgrad - FC Kopenhaga
 Celta Vigo - Szachtar Donieck

Olympiakos - Osmanlispor
 KAA Gent - Tottenham Hotspur
 FK Rostów - Sparta Praha
 FK Krasnodar - Fenerbahce SK
 Borussia Moenchengladbach - ACF Fiorentina
 AZ Alkmaar - Olympique Lyon
 Hapoel Beer-Szewa - Besiktas Stambul
 PAOK FC - Schalke Gelsenkirchen



Quarter final of Champions League draw 2016/2017

Man. City (ENG)	v	Monaco (FRA)
Real Madrid (ESP)	v	Napoli (ITA)
Benfica (POR)	v	Dortmund (GER)
Bayern (GER)	v	Arsenal (ENG)
Porto (POR)	v	Juventus (ITA)
Leverkusen (GER)	v	Atlético (ESP)
Paris (FRA)	v	Barcelona (ESP)
Sevilla (ESP)	v	Leicester (ENG)

14 February

Benfica v Borussia Dortmund
 Paris v Barcelona

15 February

Real Madrid v Napoli
 Bayern v Arsenal

21 February

Manchester City v Monaco
 Bayer Leverkusen v Atlético Madrid

22 February

Porto v Juventus
 Sevilla v Leicester

Second legs

7 March

Napoli v Real Madrid
 Arsenal v Bayern

8 March

Borussia Dortmund v Benfica
 Barcelona v Paris

14 March

Juventus v Porto
 Leicester v Sevilla

15 March

Monaco v Manchester City
 Atlético Madrid v Bayer Leverkusen



BUILDING MATERIALS

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Lightweight blocks Ytong 3.6 N/mm²

600*100*215mm

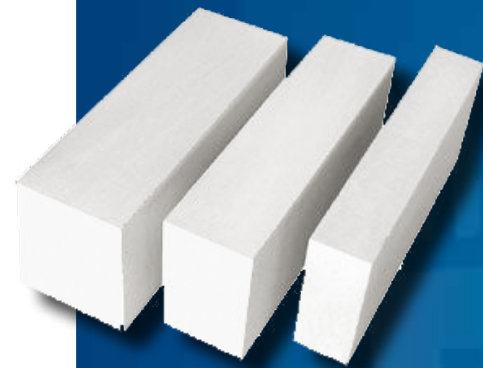
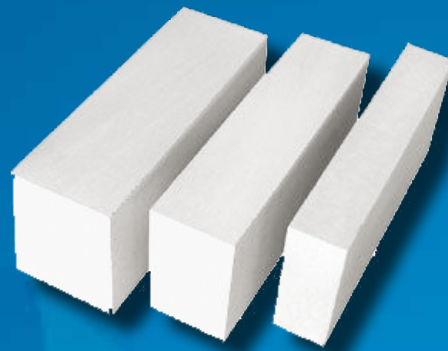
£1.40 net
(RP £2.33 net)

440*140*215mm

£1.49 net
(RP £2.49 net)

440*215*215mm

£2.20 net
(RP £3.67 net)



Lightweight blocks Ytong 7.3 N/mm²

600*100*215mm

£1.85 net
(RP £3.08 net)

440*140*215mm

£1.95 net
(RP £3.25 net)

440*215*215mm

£2.98 net
(RP £4.97 net)

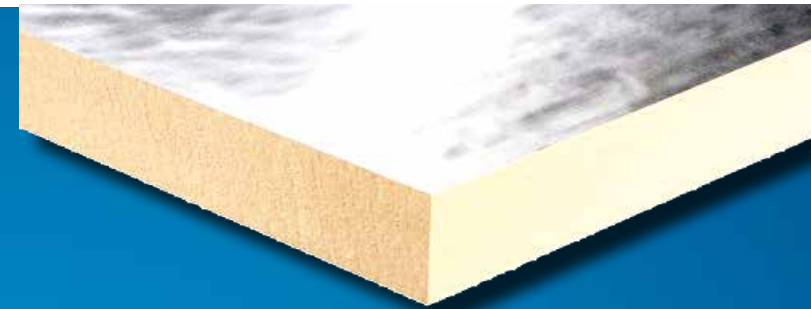
Silmur M-15 white adhesive for blocks 25kg

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(RP £5.08 net)



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