



FEBRUARY NEWSLETTER

Issue 15

Skills gap could threaten net-zero goals

The industry's skills shortage means the UK could be unable to achieve a zero-carbon economy by 2050, a group of industry leaders has warned. The Institute for Public Policy Research (IPPR) think tank has warned that policies are needed to address the 750,000 construction workers that could retire or be on the verge of retiring over the next 15 years.

The letter, signed by industry leaders on the back of IPPR's research, has called for increased funding and further education along with expanding apprenticeships. The recommendations also ask the government to legislate to improve pay and conditions for workers, to make construction careers more attractive to jobseekers, and create a new National Infrastructure and Construction Skills Demand pipeline.

The letter has been signed by industry groups including the Federation of Master Builders (FMB), the Construction Industry Training Board (CITB), and the Chartered Institute of Builders. Other signatories include Morgan Sindall chief executive officer John Morgan, Tideway CEO Andy Mitchell, Mace CEO Mark Reynolds and Barhale non-executive director Stephen Fox.

IPPR research also suggested that just 20 per cent of construction workers are currently aged under 30, fuelling a future skills shortage that has already been affected by Brexit and new immigration rules.

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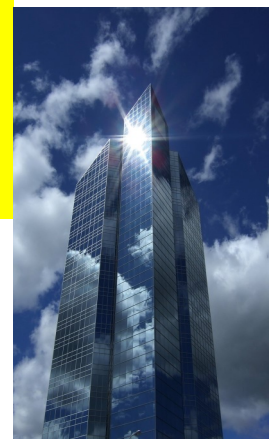
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Why are pre purchase building inspections important?

A well defined professionally written **pre purchase building inspection** report will give you peace of mind when purchasing property by pointing out areas of concern, such as rotting window frames, rising damp and electrical problems that many property owners try to cover up. It will also help you identify critical safety concerns which require immediate attention.



What's included in a pre purchase building inspection?

A **pre purchase building inspection** is written by an experienced qualified professional tradesman who is registered with the [Construction Industry Council](#) to carry out building inspection work. The finished report will be written in a style which is easy for layman to understand and provide both written and photographic evidence of defects, while also identifying the tradesman required to rectify them.

Your pre purchase building inspection will include:

- The identification and documentation of potential safety concerns including; structural damage, asbestos risks and electrical faults
- The identification of any major structural defects which need to be rectified immediately
- The identification of minor defects which may need to be rectified to prevent further damage
- Photographic evidence of all discovered defects

[We carry out full pre-purchase Technical Due Diligence/ Condition Survey Reports.](#)

The Technical Reports cover all Electrical/HVAC/Plumbing installed within the property and they are NDT (non destructive testing/inspecting) to visual/visible and accessible locations and carried out under Covid safety conditions.

Reporting on all existing, visible and accessible equipment details - incoming mains services, sizes, Water, Gas - Electrical requirements, including all necessary comments to existing services and add full recommendations.

Our fee includes all necessary travelling time, the taking of all photographs to include within the report as considered necessary and making comments on same together with your review/approval of report and thereafter to issue the final Report

£455.00 exclusive of V.A.T. for residential properties (within a radius of 50 miles of Manchester, and within a radius of 50 miles of Carlisle out with these areas and for commercial properties please contact us for a quotation)

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COVID guidance for ventilation systems reviewed

The National Association of Air Duct Specialists UK (NAADUK) has reviewed and updated its guidance document for its members and all building managers.

The 2ndReview gives further clarification and understanding of the importance of ventilation and ventilation systems to help fight against the coronavirus.

It is now acknowledged worldwide and by Government that a clean ventilation system assists in keeping the indoor air quality free from airborne infections. Equally, waste systems within buildings also have an impact on the airborne infection and further guidance is documented in the guidance.

On 25 August 2020, the World Health Organisation (WHO) document – COVID-19 Management in hotels and other entities of the accommodation sector interim guidance states: - 'Ventilation and air conditioning. Ventilation is an important factor in preventing spread of the virus that causes COVID-19.

One of the 12 points raised by the WHO document is: 'If HVAC systems are used, they should be regularly inspected, maintained, and cleaned. Rigorous standards for installation and maintenance of ventilation systems are essential to ensure that they are effective and safe. Attention should be given, as in normal circumstances, to monitoring the condition of filters and, if possible, increasing the central air filtration as high as possible without significantly diminishing design airflow.'

It also recommends that consultation with a heating, ventilation, and air conditioning (HVAC) professional should be carried out.

This guidance is supplementary to all government guidelines in relation to social distancing, hand washing, essential travel and staying at home, etc.

The scope is limited to commercial and public buildings such as offices, factories, schools and hotels where normal social transmission is possible. Hospitals and healthcare facilities are excluded due to the higher risk of contact with COVID-19 and the specialised work procedures required.

Peter Reid, president of NAADUK, said: "It is crucial that the spread of the coronavirus can be reduced by maximising a clean ventilation system. However, anecdotal evidence proves that many systems are not clean to relevant standards.

"We encourage all our members to promote to their clients the importance of cleaning and maintaining the ventilation systems on a regular basis."

The 2ndReview guidance note is available freely on the NAADUK website at www.naaduk.co.uk

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Prime Minister sets out roadmap to cautiously ease lockdown restrictions

- Government publishes four-step roadmap to ease restrictions across England and provide a route back to a more normal way of life
- Each step to be assessed against four tests before restrictions ease, starting with the return of schools on 8 March

PM is clear that the decision on each stage will be based on data not dates, and government will move cautiously to keep infection rates under control



This assessment will be based on four tests:

- The vaccine deployment programme continues successfully.
- Evidence shows vaccines are sufficiently effective in reducing hospitalisations and deaths in those vaccinated.
- Infection rates do not risk a surge in hospitalisations which would put unsustainable pressure on the NHS.

Our assessment of the risks is not fundamentally changed by new Variants of Concern.

There will be a minimum of five weeks between each step: four weeks for the data to reflect changes in restrictions; followed by seven days' notice of the restrictions to be eased.

As the Prime Minister said, getting children back into school has been the top priority, and so from 8 March all children and students will return to face to face education in schools and college. By this point, everyone in the top four vaccine priority cohorts – as determined by the independent JCVI – will have received the first dose of their vaccine and developed the necessary protection from it.

The full road map—<https://www.gov.uk/government/publications/covid-19-response-spring-2021>

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CDB Consulting Engineers celebrate being in business now for over 10 years moving from strength to strength, with a team of engineers, the main parties who have been working within the building services industry each for over 30 years.

We all have a wide ranging experience across all types of building design which includes offices, retail, residential, schools, hospitals and all types of industrial buildings

We are working hard towards being in close partnership with our clients, design and contract team, offering advice from conceptual consultation through to full system design to ensure high-performance.

Having a wide experience, our personal and professional approach we offer to assist Architects, Developers, Main-Contractors, Local Council's and Health Authorities etc.

CDB Consulting will deliver a complete range of mechanical electrical & public health services from industrial engineering to HVAC, hot and cold water services, Steam and High temperature engineering, network distribution, power and lighting control.

Other services include fire protection, security systems, voice and data communications technologies, as well as consultations and services that focuses on energy efficiency.

CDB Consultants aim to provide optimal solutions that meet the requirements of the building and the client, recognizing the importance of energy efficiency and cost management

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We help Solicitors and Barristers as we are your technical eyes on site.

We survey your dispute, take photographs, make comment against these photo's and include all these comments along with our technical information and advice in a part 35 Expert Report.

Should you wish to arrange a 15 minute chat, develop advice or arrange for a quotation for a visit throughout the North of the UK please do not hesitate to call 0845 074 0763 or email us at info@cdbconsulting.co.uk