

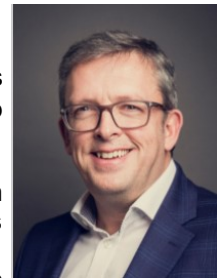


JANUARY NEWSLETTER

Issue 14

Controlling efficiency

Graeme Rees, vice president of the Building Controls Industry Association (BCIA), discusses the efficient management of buildings post-lockdown, and how a new Technical Guide can help ensure building controls perform to their maximum potential



The world is certainly a very different place today than it was just six months ago, but with people beginning to return to work we are all wondering what the new normal will look like as we learn to live in whatever a normal world becomes.

As we need to learn to adapt so too do our buildings. Many have been left empty for some time and with government advice to continue working from home if you can, a good proportion of general office spaces will only be operating at a much reduced occupancy level and are likely to continue in this way for some time yet. CIBSE has issued guidance for building owners, occupiers and operators on procedures and practices to follow to ensure buildings are not only brought back online safely and efficiently but are operated slightly differently to ensure the safest environment for occupants. For example, adjustments to the control systems on ventilation plant to operate supply and extract ventilation at higher volume flow rates and to avoiding recirculation wherever possible. Also, extending operating hours to at least two hours before occupancy and two hours after should a 24-hour operation not be possible. Read more at <https://www.heatingandventilating.net/controlling-efficiency>

Inside this issue:

Pre Purchase Due Diligence in Property	2
CDB Carry out Technical Reports	2
Updated CIBSE Code of Practice	3
Work from Home if you	3
Construction Material Shortage	4
CDB Expert witness	5
CDB LTD 10 year Report	5

PLEASED To ANNOUNCE THAT WE HAVE BECOME PART OF THE SIZEWELL C—CONSORTIUM

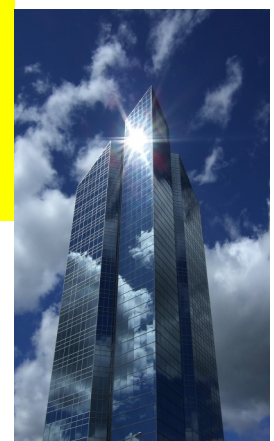
Ready to play our part in UK's green economic recovery
Follow website for more information
<https://www.sizewellconsortium.com>

CDB Consulting Engineers Ltd
Mechanical, Electrical & Public Health Design Engineers

is proud to join the
Sizewell C
Consortium

We are ready to play our part in the UK's
clean, green economic recovery.

Now is the time to
#BuildBritishNuclear



Five reasons why you should carry out pre-purchase legal due diligence on any property transaction

Just as buying a home is a major investment for the average person, buying business property is a major investment for a company. Property transactions take a great deal of time and money to complete, and require the buyer to take the utmost care not to do the equivalent of stepping on a rake. This is why we recommend that buyers carry out pre-purchase due diligence, including legal due diligence, on any potential property transaction. That being said, it would make sense for all property owners where such a property is on the larger and more expensive side to carry out their due diligence before the sales process even begins. This will also give the seller a better understanding of the nature of the property that is to be sold.



What is pre-purchase legal due diligence?

To minimise any risks which may relate to the property that is to be purchased, it makes sense for the buyer to carry out, as thoroughly as possible, their own pre-purchase due diligence process, with legal due diligence included, in regard to the property that they intend to buy. Legal due diligence will provide answers to most of the questions that could arise, primarily in connection with plans concerning the location of the property and

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 outwith these areas and for commercial properties please contact us for a quotation)

Institute of Domestic Heating & Environmental Engineers
 P O Box 329,
 Southampton, SO40 0BT, U.K.

Tel: +44 [0] 23 80 66 89 00
 Fax: +44 [0] 23 80 66 08 88

Email: admin@idhee.org.uk



**CDB CONSULTING ENGINEERS ACT AS EXPERT WITNESS for
 The Domestic Installations Registered by The IDHEE as
 Expert Witness—Office of Fair Trading**



Updated CIBSE Code of Practice key to future of heat networks – Rehau

The publication of the new CIBSE/ADE CP1 (2020) Heat Networks Code of Practice is a welcome step in increasing the uptake and quality of design, installation and operation of low-carbon heat networks in the UK, says polymer pipework specialist REHAU.

The long-awaited revision was developed by the CIBSE and Association for Decentralised Energy (ADE) and takes into account the trend toward low-carbon heat networks since the previous guidance was published over five years ago.

Specifically, CP1 (2020) recommends a maximum flow temperature of 70°C on new schemes, encouraging specifiers and contractors to consider fourth generation heat networks. These networks, which typically favour low-carbon heat sources like heat pumps and waste heat, are suited to polymer pipework. The guidance goes on to describe how these pipework solutions can also play a major role in the implementation of district heating schemes across the UK.

With renewable heat networks increasing in popularity as a means of decarbonising buildings in line with Government net zero emissions targets, CP1 (2020)'s messaging comes at a crucial time, says Steve Richmond, head of marketing and technical at REHAU Building Solutions, a leading district heating pipework supplier.

He said: "We have long asserted that the implementation of district heating schemes will be vital to the decarbonisation of the country's building stock and are therefore pleased the latest CP1 guidance shares this view. In particular, the guide's highlighting of the benefits associated with polymer district heating pipework, like lower installation costs and the lack of expansion loops required, clearly demonstrate the key role they will play in reducing emissions.

"We also welcome the guide's practical recommendations around fitting polymer pipework. This includes highlighting their compatibility with specialist installation methods like horizontal direction drilling, and how compression sleeve joints reduce the potential for failures during installation."

CP1 (2020) also provides a series of checklists and a toolkit for verifying compliance to ensure quality assurance and regulations within the heat network market, and more detailed guidance on diversity calculations. Taken alongside funding initiatives like the Heat Networks Investment Project and its 2022 replacement, the Green Heat Networks Scheme, Mr Richmond said he is confident CP1 (2020) will ensure new district heating schemes are as efficient and futureproofed as possible.

He concluded: "Government support is helping increase uptake of district heating schemes, and through following guidance like CP1 (2020), heat network providers will be able to more effectively maximise carbon savings while increasing efficiency through reduced heat losses. We view these efficient, low-carbon heat network solutions as instrumental to constructing carbon-neutral new-build properties ahead of the Future Homes Standard introduction.

"As ADE members, we work closely with CIBSE and are fully committed to our role in the delivery of efficient low carbon heat networks. Along with Government policies and funding, CP1 (2020) marks a fantastic turning point in favour of renewable heat networks as one answer to the low-carbon transition, and we are hugely excited to be part of this revolution."

Let us help you - with new idea's / new designs /new innovations in M&E engineering -Proposed New Build & developments.

We help Architects, developers, main contractors, with the M&E designs. We cooperate with you to get the M&E designs completed on time and within budget.

If you need a 15 minute brainstorming /development of idea's,. build your M&E Strategy please call to arrange that meeting.

NO PITCHING for your business NO Offers - Just 100% Value Engineering.

Please call 0845 074 0763 and/or email your layouts & details to cad.drawings@cdbconsulting.co.uk and we will contact you.

Covid blamed as construction faces 'significant issues' from materials shortages

Booming housing market fuelling demand

The construction industry is facing a shortage of building materials thanks to disruption at ports caused by the covid-19 pandemic and a booming housing sector.

According to the Builders Merchants Federation (BMF), a shortage of products including roofing materials and timber is starting to impact on the industry.

The BMF has received reports of some products being unavailable as far in advance as August, while timber prices are surging by an average of 20%.

John Newcomb, chief executive of the BMF and co-chair of the Construction Leadership Council's Brexit Movement of Building Products and Materials Group, said demand had skyrocketed since the first lockdown last spring.

The BMF has received reports of some products being unavailable as far in advance as August, while timber prices are surging by an average of 20%.

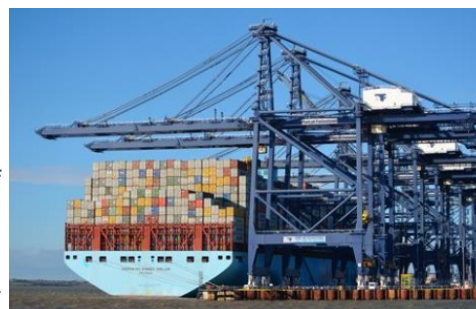
John Newcomb, chief executive of the BMF and co-chair of the Construction Leadership Council's Brexit Movement of Building Products and Materials Group, said demand had skyrocketed since the first lockdown last spring.

The CPA's state of trade survey said 85% of heavy side firms and 50% of light side firms reported that construction products sales rose in the quarter.

But 23% of heavy side firms cited material and component supply as their primary constraint over the next year, marking the highest proportion since the survey began in 2008. Around 16% of light side firms said this was their biggest concern.

Rebecca Larkin, CPA senior economist, said: "At the end of last year, around one-fifth of product manufacturers noted that issues around material and component supply risked constraining activity over the next 12 months. "This highlights the effect that global supply issues for imported products such as steel and timber, as well as maritime transport logistics, are having on UK manufacturing and construction."

Taken from Building News <https://www.building.co.uk/news/covid-blamed-as-construction-faces-significant-issues>



CDB CONSULTING ENGINEERS LIMITED

Mechanical, Electrical & Piping & Plumbing Engineers

M & E Project Management

www.cdbconsulting.co.uk



Manchester, Admin. Office, England. Tel: - 0161 871 7403

Dumfries & Galloway, Design Office, Scotland



Membership number CHAS-237711



4th Floor
59 Piccadilly
MANCHESTER
M1 2AQ Tel: 0161 871 7403

ALSO at :- THE ANNEX,
DESIGN OFFICE
LOOPHILL FARM
CANONBIE
DUMFRIES & GALLOWAY
DG14 0XW Tel: 01228 586 441

Phone **0845 074 0763**
0161 871 7403
01228 586 441

Fax: **0845 074 0764**

E-mail: info@cdbconsulting.co.uk



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

WE'RE ON THE WEB

WWW.cdbconsulting.co.uk

PLEASE CALL US TODAY, for free impartial advice

Please feel free to visit our website where more information is available

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