

BFL WC-bidet pan fixings UK



Install it. Fix it. Forget it.

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New Build - Decent Homes - Repairs & Maintenance - Voids - Adaptations

These problems are typical of all installations.

BFL WC pan fixings, confine them to the past.



Non-standard pan design [fixing]

- **Concrete floors:** **100%** of pans are fixed permanently on a bed of sand & cement.
- **Wood floors:** excessively long fixing screws can cause damage to pipes & wiring unseen under the floorboards.

- Accessibility problems.
- Sustainability issues.
- Uneven floors.
- Confined space.
- Difficulty fixing.
- Corroded fixing screws.
- **Expensive call backs.**



Adjustment Bar



BFL: FD2 side fixing

BFL 21st Century re-invention



BFL: FD5 direct to floor fixing



Adjustment Bar

- *Multiple fixing holes for quick, easy alignment with the pan*

Design and innovation are about solving problems... making something better

Our goals were twofold:

1. Eliminate all the problems before and after Installation that currently exist for plumbers/ installers and DIY's.
2. Total customer satisfaction.

To date the social housing sector as purchased **12,000** units

Best Value – Best Practice Innovation that delivers.
Consider all the **FACTS**.

In **August 1997** the Bathroom Manufacturers Association [BMA] met to investigate the potential of establishing a standard for the installation of their products.

The following text is from a copy of the BMA's original document [available].

PROJECT TASKS:

- Form a working group of manufacturers/installers from the relevant market sectors.
- Identify requirements for installation.
- Classify product designs in order to develop suitable templates for fixing.
- Develop specifications for fixing template for future product designs.
- Develop installation procedures and guidelines for installers.
- Prior to the BMA's publication of the paper. BFL presented them with a pan fixing system that eliminated all the numerous problems and excessive cost associated with the installation, repairs & maintenance including the removal and re-fixing of pans. BFL pan fixing resolved all their **BMA PROJECT TASKS:**
- The BMA rejected the BFL pan fixing without comment.
- To date that decision as cost the British Taxpayers **£18 to £24 billion.**
- The profligacy still continues at a staggering rate.

MARKET RESEARCH: confined to house builders, plumbing contractors and engineering service companies identified the following benefits of a standard pan fixing.

- Flexibility of fixing positions.
- Sound and secure fixing.
- Simple uncomplicated pan re-fixing.
- Elimination of pan breakages.
- Lifetime cost effective repair and maintenance solutions.
- **Eliminate skill sector problems by providing a simple multi-trade discipline.**
- Speedy refit of damaged pans [Hospitals, Institutions, Multistorey buildings].
- Sustainable environment.

The current repair procedure on concrete type floors. COST £450/£650 - GBP



Smash out the pan



Damaged floor



Repaired floor

- BFL WC pan fixing systems confine this exorbitantly expensive procedure to the past.
- Guaranteeing savings of **50/70%** on new installations and whole life repairs/maintenance.
- BFL pan fixings are **100% adjustable, re-usable and recyclable.**
- When replacing a damaged/broken pan BFL clients use a Twyford Alcona/Refresh or Elite pan, specified with the FD4/FD5 direct to floor: BFL pan fixing system.
- The aim is to establish a sustainable, whole-life-cost-effective repair and maintenance standard, **Across their Housing stock.**

Are you still? Paying More For The Same

- What would you like to pay for a replacement WC pan repair? **£350** or **[£270]**, **£450** or **[£180] or more**. In London, the cost could be as much **£1000** or **[£550]**.
- The BFL WC pan fixing system Guarantees client's save **50/70%** on repairs, maintenance and labour and reduce associated landfill waste by **90%**.
- *Using the BFL Pan fixing system a WC/bidet pan can be installed and fixed in the minimum required space. It can easily be removed and replaced for repairs and maintenance, refurbishment, re-modelling, floor/wall tiling, or decorating without fuss or mess, first time every time on any floor surface.*
- There are approximately 4.7 million Social/Affordable Homes and Public Sector Buildings in England. Annually 165,000 pans are replaced, costing approx. **£9 million**.
- To replace the old pans with the new ones will cost a further **£95 million**.
- The BFL pan fixing system eliminate the need to purchase replacement WC pans by **95%**.

A UK national installation/fixing standard for WC - bidet pans.

- Installing-fixing a WC pan to the floor with two screws does not require great skill. It requires acceptance that current pan designs [fixing] in the UK and the methods used to install & fix them are 200 years out of date, not fit for purpose, and cost the public purse **hundreds of millions of GBP annually**.
- **FACT:** The three major US sanitary ware manufacturers American Standard, Jacuzzi and Kohler, All their WC pans are interchangeable on one standard fixing. Their standard saves the US housebuilders/construction sector **billions of dollars** annually.
- There is no reason why a similar standard cannot be established for the UK.
- A national standard for installing and fixing WC pan's is easily achievable.
- The problem is UK manufacturers/suppliers don't want one, won't provide one.
- **Why?** They will lose **hundreds of millions of GBP** in revenue from the sale of new and replacement pans they will go to any length to protect this revenue source.
- **If HMG, LAs/Councils** decide to go ahead and build thousands of new social homes, to avoid wasting hundreds of millions of GBP on new installations, future repairs and maintenance. Abolish the current **19th century** methods used to install sanitary ware in bathrooms and toilets.
- Insist on a simple, inexpensive sustainable **21st** century installation standard that will save the Public Purse hundreds of millions of **GBP** annually. It would save HMG **4 to 6 £billion** over a 5year tenure.



- It's impossible to fix this pan to the floor with the fixing screws provided, in a safe and secure manor.
- The only option is to secure the pan permanently on a bed of **concrete**.

ARCHITECTS – SURVEYORS- House Builders/Installers & Plumbers

- Do not have to concern themselves when establishing the location of a WC pan in bathrooms/toilets in single story or multi story dwellings because confinement of space is not an issue or a problem.
- Using the BFL pan fixing system a WC/bidet pan can be installed and fixed in the minimum required space, first time every time, easily and cost effectively.

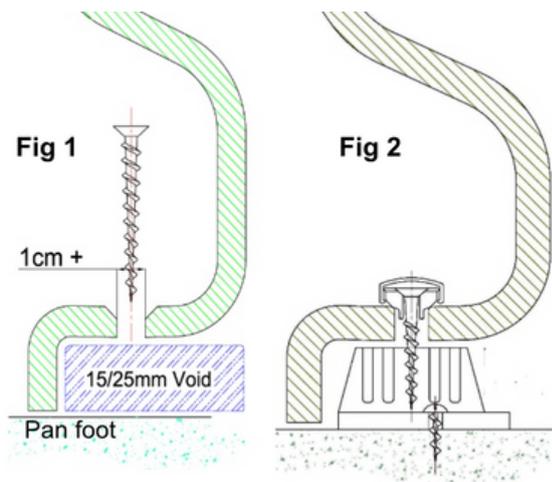


Fig1:

- The 15/25 mm void under the pan foot as always been a problem for Plumbers, installers.
- The shape of the pan foot is the worst design change in 200 years [25 years ago].
- Due to bad design all the problems that were created are resolved by fixing the pan permanently on a bed of **sand & cement**.

Fig 2:

- **BFL 21st century re-invention** for fixing WC pans directly to the floor.

- Presently the fixing of WC pans/bidets is a difficult and costly task to perform correctly. There is little chance of achieving a secure fixing with any hope of long-term success and in the process ensure any degree of future trouble-free cost-effective maintenance.
- BFL pan fixings guarantee future trouble-free cost-effective repairs/maintenance.
- **The Social Housing sector annually dump 30,000 tonne of damaged/broke pans into landfill. BFL pan fixings to reduce this figure by 95% [CSR].**

Innovation for Social Housing

- **Selling WC pans to the Public Sector is a multi-million-pound business.**
- Change the past you're the **CLIENT**, specify what you require.

BFL WC-bidet pan fixing systems.

No compromise on Whole Life cost savings of **50/70%**.

No compromise on environmental sustainability.

Install it, Fix it, Forget it.

- If the [BMA] concentrated more on the mechanical aspects of fixing their products? They could provide products which incorporate future repair & maintenance solutions, this would save the Public Purse, House Builders, the Construction Industry, and Consumers **hundreds millions of GBP** annually

Referrals

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

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

- To date, MCC [ALMO's] have used **6,300 BFL pan fixings.**

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

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

- To date, KHT have used **2,250** pan fixings.

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

*"We have a policy of reducing our spend in the long run. We realized immediately that the BFL toilet pan fixing, although only a small item, could save us a lot of money in the future. For the trial, we decided to specify it for the Chapel Street bathroom refurbishment, which involved 262 dwellings [Decent Homes Program]. **The WC pan fixing has met the claims made for it and there is no reason that it won't deliver the lifetime savings expected. Based on the trial at Chapel Street, the BFL pan fixing will be specified for the future.***

Type of building process used: Partnering form of contract using NEC2000"

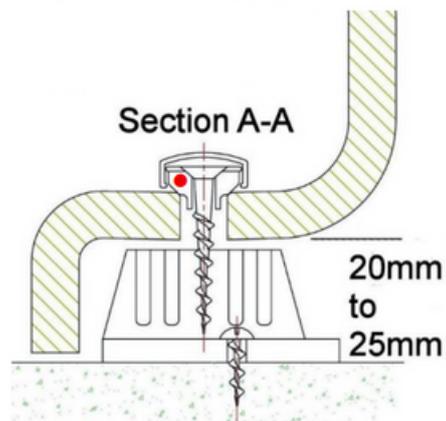
Arthur McCabe, [Creative Support Ltd](#)

"I have fitted the BFL WC pan fixing on the timber floor using the FD2 side fixing kit not only was it easier than using the fasteners supplied with the WC, but the finished fixing is considerably firmer.

I think the spacer connecting the two blocks is a brilliant idea as it ensures that the blocks are at the perfect distance apart."

Description

- The BFL WC [pan] fixing system makes installation simple, easy and provides future preventative repair maintenance and solutions that will reduce whole life inventory maintenance, repair and labour costs by **50/70%**.
- It eliminates the possibility of a pan becoming loose and unstable. The special screw locators and compression **●** bush are designed to eliminate damage or breakage Through over-tightening or incorrect screwing.
- It eliminates the permanent fixing on concrete floors on a bed of sand & cement.
- Applying the snap-on cap protects the fixing screw from corrosion and bacteria build up, at the same as providing a professional aesthetically pleasing finish.



Current installation/ fixing Issues

- Rusting & corroding fixing screws are caused mainly by urine contamination.
- These areas could contain high levels of bacteria, **95%** could be eliminated.
- Hospitals and Institutions.



Corroded fixing screws
Floor tiling cut around pan base



Corroded fixing screws
Cracked pan



Cracked pan through
overtightening

Banish all these issues to the
PAST

Guarantee whole life savings of
50/70%.

On new installations, lifetime repairs
and maintenance



**Manufacturers are aware of these problems yet choose to ignore them. •It's the
CLIENT who picks up the repair cost of £400/£500.**

- BFL WC pan fixing systems are a unique innovative new fixing method. It's low cost, low maintenance, adjustable and interchangeable. The product can be **100%** re-recycled.
- It complies with BS 6465-3 Clause 17, 17-1-4, 17-1-5 and 17-1-6 which cover the installation and fixing of WC pans.
- **[WC pans/bidets must never be set in a bed of concrete; the pan foot might split].**
- Current methods used to install and fix WC pans do not comply with BS 6465-3

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