

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.



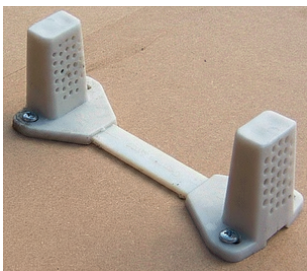
Non-standard pan design [fixing]

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

- Accessibility problems.
- Stability problems.
- Uneven floors.
- Confined space.
- Difficulty fixing.
- Corroded fixing screws.
- **Expensive call**

• 0% cost effective • 0% sustainable • 100% not fit for purpose • 200 years out of date •

Presently the fixing of WC pans/bidets is a difficult 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 maintenance cost effectively.



Adjustment Bar



BFL: FD2 side fixing

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

BFL 21st Century re-invention



BFL: FD5 direct to floor fixing



Adjustment Bar

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.

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 refixing 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.
- During the development of the BFL pan fixing template a Market Research programme was carried out, confined to house builders, plumbing contractors and engineering service companies who 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.

Standard repair procedure on concrete type floors. COST £400/£650 - GBP



Smash out the pan



Damaged floor



Repaired floor

- BFL WC pan fixings, consign this prohibitively expensive and unsustainable repair procedure to the past.
BFL pan fixing cost £7.50 for life.
- Reduce the procurement and installation of replacement pans by **95%**.
- **Guarantee saving the public purse £100 million+ annually.**

ARCHITECTS – SURVEYORS – 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 pan/bidet can be installed and fixed in the minimum required space, easily and cost effectively.

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 **One hundred million GBP annually.**
- **If HMG, LAs/Councils** go ahead and build thousands of new social/affordable new homes, to avoid wasting hundreds of millions of GBP on future installations, repairs and maintenance abolish the current **19th** century methods used to install sanitary ware in bathrooms and toilets. Insist on a simple **21st** century installation standard that will save the Public Purse one hundred million **GBP** annually. It would save HMG **6 to 8 £billion** over its 5year tenure.
- **FACT:** The three major US sanitary ware manufacturers American Standard, Jacuzzi and Koehler, their WC pans are interchangeable on one standard fixing.
- There is no reason why a similar standard cannot be established for the UK.
- A national standard for installing & 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 in revenue from the sale of new
- and replacement pans they will go to any length to protect this revenue source.
- There are approximately 4.7 million Social/Affordable Homes and Public Sector
- Buildings in England. Approximately 164000 pans are replaced annually, costing
- **£10 million.** To replace the old pans with new will cost a further **£95 million.**
- **BFL pan fixings eliminate the need to purchase replacement WC pans.**

BFL can prove these facts within 15 minutes

- **HMG** tax revenues are shrinking **LAs/Councils** are facing **Bankruptcy**.
- Public procurement should be critically aware of every opportunity to make cost savings that would benefit UK taxpayers/public purse not **Budget Cuts**.
- Presently very significant opportunities exist when installing new or carrying out repairs & maintenance on WC pans in bathrooms and toilets at no additional cost to HMG, public purse or Taxpayers.
- **Guaranteed to save HMG one hundred million of GBP annually.**

- When replacing a damaged/broken pan BFL clients use a Twyford Alcona pan,
- specified with the FD4 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.**

SANITARYWARE MANUFACTURERS/SUPPLIERS

Never consider the cost of installing/fixing WC pans/bidets, the damage caused by fixing, the cost of repairs and maintenance or the effects their products have on the environment. Their attitude... **"IT'S NOT THEIR PROBLEM"**

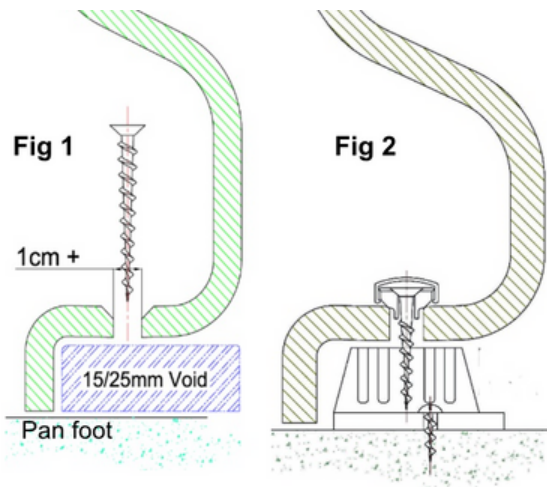


Fig1:

- 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.

If manufacturers want to sell their products [WC pans] to the public sector and house builders they should after **200 years** act more responsibly and produce pans that can be fixed in a simple, sustainable and cost-effective manner.

- They were offered a total solution in **August 1997**, they rejected it.
- **That decision as cost the public purse [UK taxpayers] £18 to £24 billion.**
- **This profligate waste of taxpayers' money still continues.**
- Damaged/broken pans are not recycled; they are dumped on landfill.
- Annually **20,000** tonne are dumped. Reduce this figure by **95%**. [CSR]
- The real cost savings with the BFL pan fixing system come when carrying out new installations, and whole life repairs & maintenance.
- Simply remove the pan, complete the job, and replace it, on any floor surface in any building environment with minimum fuss or mess, first time every time. Saving the Public Purse hundreds of **millions** of **GBP** annually.
- By reducing whole life costs by **70%** and landfill waste by **90%**.
- To date the UK Social Housing Sector have purchased **16,000** units.



- 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 sand & cement.

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

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.***

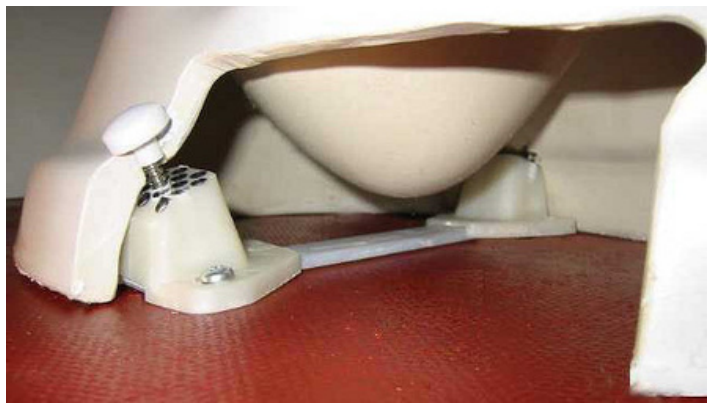
Type of building process used: Partnering form of contract using NEC2000"

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. 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 and easy and provides preventative maintenance and repair solutions that will reduce lifetime inventory maintenance, repair & labour costs by **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 and facilitate easy maintenance and repair procedures. Applying the snap-on cap protects the fixing screw from corrosion and bacteria build up at the same time as providing a professional aesthetically pleasing finish. The material is strong and flexible, one of the many advantages is when a screw is used it does not cut a thread into it. It forms a thread by displacing the material resulting in one of the strongest possible fixing using screw threads. The same hole can be used any number of times to refix the pan.



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