THE MARKET IS IMPROVING. DEMAND IS INCREASING.

Your drivers may include:

• Managing cost
• Meeting performance standards
• Responding to skills or material shortfalls
• Taking advantage of the upturn to accelerate build programmes
• Meeting high quality standards to deliver on time, safely and to budget

Our team of technical, manufacture and construction experts can provide you with expert guidance to reduce construction costs, contribute to buildability, design out waste and value engineer your project.
MANAGING COST

With the necessary focus on cost reduction and programme certainty, we know the importance of our role in providing our customers with value engineering, manufacturing capacity, build services, great products and exceptional service.

COST BENCHMARKING

Our timber frame solutions compared to brick and block provide a range of cost savings:
- Competitive rates to masonry build
- Reduced site prelim costs and development financing
- Savings in labour with increased speed of build
- Reduced material disposal costs
- Reduced carpentry costs as windows and door frames can be factory fitted
- Reduced labour and materials costs for follow-on trades

An accelerated build with reduced costs provides a quicker return on capital outlay. Add these financial benefits to the cost equation and a Stewart Milne Timber Systems solution is without question the lower risk and the most cost effective way to control and reduce build costs of any project.

When you’re assessing project costs, the following should be taken into account. When you build with timber frame, it can contribute to cost savings and programme certainty in each of these areas:
- Cost of material wastage – environmental and landfill costs
- Cost certainty with fixed price
- Call-off options with short lead times allows effective cash management and reduced design cost
- Prelim costs and development financing costs
- Less weather delays, greater certainty of handover and improved health and safety

PRODUCT SOLUTIONS

Our range of products offer a competitive solution compared to other methods of construction.

Our systems offer higher levels of prefabrication and faster build of the main superstructure, reducing the site management required to supervise and co-ordinate follow-on materials fitted on site. This enables the focus on site to remain on quality and health and safety. Our range of solutions build in assured performance.

Our product options reduce on-site costs and on-site assembly which improves the commercial viability of developments and projects.

Our solution offers:
- Competitive open and pre-insulated panel options
- Efficient and planned build with less supervision
- Higher quality
- Less prone to unforeseen cost overruns or weather events

Additional benefits of our Sigma® II Build System:
- Higher levels of thermal performance and air tightness
- Less prone to workmanship and weather delays
- Built-in quality
- Faster build
- Less supervision
- Factory fitted insulation quality, to achieve design performance

SPEED OF BUILD

Our range of wall, floor and roof systems reduce site prelim costs, improve timescales and enable faster completion of projects, thus improving the cash cycle.

BUILD DURATIONS

Typical construction durations for other methods of construction would be:
- Masonry – 18 weeks
- Sigma® OP solutions – 12 weeks
- Sigma® II Build System – 8 weeks

Our systems enable improvement of cash utilisation, from receipt of revenue to payment of suppliers.

EXAMPLE BUILD PROGRAMME BENEFIT OPEN PANEL -V- MASONRY

In simple terms, on a project of 50 homes, you could save £40,000* or £800 per plot over masonry construction without having to increase sales rates or volume of follow-on trades. You also benefit from simplifying the build, reducing risk of delay from weather and improving your ability to achieve assured fabric performance.

*Based on typical construction profit of £8,000 per week.

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| PAINTING CONT. AND FINAL FIX AND SNAG | 3 DAYS |
| QUALITY INSPECTIONS AND APPROVAL PROCESS | 5 DAYS |
MEETING PERFORMANCE STANDARDS

One of the most effective ways to maximize energy efficiency and control build costs is to adopt a fabric first approach. Incorporating energy efficiency into the building envelope reduces dependency on technology ‘bolt-ons’, thus keeping costs and risk down. Our technical team can provide guidance, calculations, certification and building warranty approvals advice, helping you to achieve your required standards.

U-VALUES

Current building regulations set targets for carbon dioxide (CO2) emissions, allowing building designers to make a range of choices for the materials and construction of new buildings, bridges etc, and their key building services performancelike fabric, windows and doors, move to achieve the overall reduction in CO2 emissions required. The primary factors in any buildings thermal performance is the U-value of the walls, floors and roof. U-values are a measure of the heat loss through an element, with the lower the U-value, the better. The U-value is calculated and is an integral part of the design, in terms of solar gain, this needs to be considered as part of the design stage, to project take into account orientation, glazing specification and solar shading from roof overhangs, Brise Soleil and the like. We have experienced design personnel who can provide specialist advise for these requirements.

THERMAL COMFORT

Airtightness is an integral part of any buildings fabric thermal performance, and should consider the amount of controlled ventilation through gaps in the construction. Our range of open and closed wall panel solutions can be specified to achieve any level of performance down to 3. When air-tightness values below 3 are achieved the primary air-tight layer can be the internal plasterboard, utilising good practice to seal all service penetrations, and sealing all external doors and windows to the timber frame. On projects with an air-tightness value of 5 or below, the primary airtight layer should be the external envelope where renovation works and future service installations will not breach the primary air-tight layer. Airtightness values less than 3 are borderline and our design team will provide specialist advice for these requirements.

THERMAL BRIDGING

All our systems meet the minimum thermal bridging requirements with SAP and accredited construction details. Many of these improve the performance through use of thermally efficient detailing, materials and design. We provide PSi values for the majority of our systems from our libraries. Where clients have bespoke or specific wall or roof details, we can arrange to provide these for an additional cost.

ACOUSTICS

Timber frame solutions for separating walls and floors can be designed to suit any specific acoustic requirement. Timber frame is suitable for all types of buildings up to 7 stories high, and provides a level of thermal insulation in walls, floors and roof. The adoption of a high performance fabric solution cannot be undertaken in isolation, without considering ventilation and associated air-tightness. Air tightness is specified, the ventilation strategy for the building should be considered, with a view for an airtight or passive solution. A guide, in any building with an airtight envelope below 3 should have a form of thermal workmanship within the design, in terms of solar gain, this needs to be considered as part of the design stage, to project take into account orientation, glazing specification and solar shading from roof overhangs, Brise Soleil and the like. We have experienced design personnel who can provide specialist advise for these requirements.

STRUCTURE

The structural design of all buildings is controlled through current building regulations and British Standards / Eurocodes. Timber frame is suitable for all types of buildings up to 7 stories high, and provides a level of thermal insulation in walls, floors and roof. Timber frame is suitable for all types of buildings up to 7 stories high, and provides a level of thermal insulation in walls, floors and roof. Timber frame solutions for separating walls and floors can be designed to suit any specific acoustic requirement. Timber frame is suitable for all types of buildings up to 7 stories high, and provides a level of thermal insulation in walls, floors and roof. Timber frame is suitable for all types of buildings up to 7 stories high, and provides a level of thermal insulation in walls, floors and roof. Timber frame solutions for separating walls and floors can be designed to suit any specific acoustic requirement. 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Your Project

You may commonly engage with us when you have already agreed your design, set out your construction plan, evaluated your requirements and are about to commence the tender process. However the better time to get in touch is right at the start.

From inception and evaluation of your project, we can advise and guide you on:
- Designing out waste
- Minimising design risk
- Reducing construction costs
- Contributing to buildability
- Advising on more suitable specification to meet performance standards cost effectively

Talking to us at the early stages of your project enables us to maximise our input and provide you with the very best guidance, designed to reduce costs, meet regulatory requirements efficiently and deliver your project effectively, on time and on budget.

Client Service Teams

Each project/client has a dedicated service team made up of sales, technical, commercial and construction staff. Each team is led by a director, to ensure we help build up strong one-to-one relationships and offer high levels of service and response.

Technical

Starting at concept stage our experienced engineering and design teams provide real benefit to you through technical guidance, value engineering and up front design information.

Building Information Model (BIM)

We have been using 3D parametric software for 20 years. All timber frame designs can interface with BIM models (Revit) through IFC files. We have created a unique BIM Building Systems library for all our solutions, which are free to download from www.bimstore.com

Engineering and Design

We provide:
- In-depth value engineering for every aspect of your project
- Solutions to achieving a wide range of performance standards
- Innovative approach to detailing and obtaining quick approvals
- Specification of materials with chain of custody certification
- Experienced project management to meet individual requirements
- Designed to minimise load bearing walls and foundations simplifying construction
- Free to use BIM Building Systems Library www.bimstore.com

Client Integration

To support new customers on how to use timber frame, we have developed a ‘modular approach’, to assist educate and help raise awareness of our products and processes, through the whole technical and construction process.

Client Education

We have a unique learning centre at our Witney plant, providing a centre of excellence, with all products, component samples, videos and detailing on display for clients to use. We can host training sessions for up to 40 people. The centre was developed in partnership with UKCES, Napier University and Heriot Watt University.

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ONSITE BENEFITS

• Ease of service installation with service voids and engineered floor joists
• Edge protection system to prevent falls during erection
• Removes brick work from the critical path
• Reduced reliance on trade skills and site supervision
• Faster watertight structure allowing follow-on trades earlier access
• Fully trained timber frame erection teams

BUILD SERVICE

The service we offer includes:
• Erection method statements
• CDM and risk assessments, including fire safety guidance
• Crane lifting and access plans
• Typical scaffold details and requirements
• Fixing schedules
• Handover and sign off checklists
• Repair and maintenance guidelines

Our projects each have a dedicated Contracts Manager and Site Supervisor, so you always have a dedicated point-of-contact.

ERECT TEAMS

All our erect teams are accredited to relevant HSE and CITB standards. They are trained and inducted before becoming an approved installer. Names are recorded on our competency register and training matrix, as part of our ISO QA procedures, which are regularly audited to ensure compliance.

CONSTRUCTION MANAGEMENT

Our experienced construction and project management teams work with you to erect the build system, efficiently and with minimum waste, ready for follow on trades to complete the project.

MANUFACTURING CAPACITY

Across our two factories, we have capacity to manufacture 10,000 units per annum and the ability to flex our manpower upwards to accommodate larger projects and shorter lead times. Alongside our integrated supply chain we can comfortably meet customer requirements across the UK and beyond.

The wall, floor and roof panels are typically designed to suit 3.6m x 2.4m sizes for ease of transportation, but can be made up to 9m x 3m. There is no restriction in the height, shape or configuration of panels; with each individually designed and made to suit the specific needs of your building. All our products comply with required standards.

We can design, manufacture and supply to your specification:
• Wall panels – open or pre insulated
• Pre-fitted windows and doors
• Large open floor cassettes or loose joints
• Roof panels or trussed roof
• Doorsets and staircases (subject to location)

FLOOR CASSETTES

Our floor lines can manufacture cassettes up to 9.6 meters long. The floor can incorporate either final or temporary floor finishes and be designed to accept over laid screeds as your design requires. We also manufacture safety devices for use over stair-wells during the construction phase.

ROOF PANELS

If the building incorporates a habitable attic space we can manufacture roof panels that can be quickly installed on site with sarking and roofing membranes as required. All panels are pre-fitted with lifting straps to allow safe and easy off-load on site and can be erected without the need for a scaffold if necessary for the project.

Our two manufacturing facilities in Witney and Aberdeen offer UK wide coverage and significant capacity for up to 10,000 units per year. Our fully automated facilities produce high quality walls, floors and roofs to meet your specific standards and specification.

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HEALTH AND SAFETY

We are committed to improving the standard of health and safety in the construction industry for the benefit of all. Innovative build processes, design and product development is improving industry standards and delivering best practice.

ENSURING SAFETY
As part of our ongoing commitment to deliver excellence in health and safety, we utilise our Edge Protection System to prevent falls. Fitted to floor cassettes prior to crane erect, the system eliminates falls and ensures safe working at height during installation. Not only is it safer but the cost of supplying, installing and removing fall arrest systems is reduced.

MORE INFORMATION
We have several guides that may assist you.
- Fall Prevention System
- Design Guide to Separating Distances
- STA 16 steps to Fire Safety Code of Practice
Just ask for a copy or visit our website and download one.

INNOVATION

We offer a flexible range of wall, floor and roof solutions with insulation systems that can be tailored to your specific needs and preferred performance standards. Our solutions fit a wide range of buildings – housing, student accommodation, offices, hotels and more.

Each project is value engineered, in a balanced approach, considering performance, speed, deliverability and cost.
A conventional 89mm or 140mm open panel framework with structural sheathing, site fitted insulation and vapour control layer can easily meet, current and future building regulations, related to fabric energy efficiency performance, in a reliable and cost effective way.
Our Sigma® build systems present a range of performance solutions that help designers to select the most appropriate wall build up for the project.

QUALITY ASSURED
All our products comply with latest Building Regulations, BS and EN standards and NHBC technical requirements. Our range of Sigma® OP open panel wall systems have been through robust due diligence and can be supported with technical back up. All products are designed for a minimum 60 year design life.

OPEN WALL SOLUTIONS – SIGMA® OP1 AND SIGMA® OP3
We offer several external wall options to suit every projects need, with a range of complimentary internal wall, party wall, floor and roof solutions to match. All systems comply with latest building regulations and are NHBC compliant.

PRE INSULATED SOLUTIONS – SIGMA® OP2 AND SIGMA® OP4
This option supplies the external wall panels with rigid insulation fixed into position in the factory, reducing waste and time to fit this on site. The insulation system is robust and resilient to weather during transportation, lifting and erection stages.

In addition, all of our building systems can be enhanced to offer a category B and C STA approved solution to improve fire safety during construction.

CLOSSED PANEL BUILD SYSTEM – SIGMA® II
Closed panel solutions offer a higher level of prefabrication, reducing process, time and waste on site and offering higher levels of performance. Our award winning, BBA certified Sigma®II solutions provide a range of external wall U-values from 0.25 – 0.10, with low levels of air tightness and thermal bridging.

DOORS AND STAIRS (SCOTLAND ONLY)
Our range of doors and stairs offer cost-effective, flexible design solutions and have been introduced to offer customers two distinct benefits – firstly a one stop shop that will ease procurement, meet tight timescales, exacting standards and improve on site health and safety, and secondly offers a range of products that combine master craftsmanship with the very latest CNC technology.
A BIT ABOUT US

Stewart Milne Timber Systems is the UK’s leading provider of precision engineered timber system solutions. Part of The Stewart Milne Group, we have unrivalled expertise spanning 40 years.

Originally established in 1975, with just 6 employees, today the Stewart Milne Group employs over 900. The Stewart Milne Group concentrates on building residential homes and providing timber system solutions for both residential and commercial projects.

At Stewart Milne Timber Systems our aim is to provide quality build systems that meet the expectations of our clients in terms of design, manufacture, innovation and cost. We are one of the largest and most recognised brands in our industry, serving clients across the UK.

We offer our clients a diverse portfolio of products ranging from timber frame constructions to sustainable advanced build solutions. We have the capacity to produce up to 12,500 units per annum. Our services cover concept design information and technical guidance, full design service, manufacture, delivery and construction on site. We offer alternative solutions to meet varying regulatory requirements (such as acoustic and thermal performance), specifications and finishes (windows, doors, cladding etc) and we offer tailor-made solutions for different sectors. We can also act as a single supply source for joinery windows, plasterboard and insulation.

In short, we:

• Manufacture high quality products
• Provide expert design support guidance
• Maximise value and minimise cost through our experience and innovative approach
• Meet or exceed building regulations and health and safety requirements
• Build within budget
• Deliver on time

Ours is a bespoke service. We advise, design, manufacture, supply and erect to suit your project needs.

OUR EXPERTS

We are proud to employ some of the most experienced and knowledgeable people in the industry. Their vast knowledge of design, manufacture, construction and project management ensure that you have the very best advice and guidance, at your fingertips.

STEWART DALGARNO, DIRECTOR OF PRODUCT DEVELOPMENT

Stewart was the project director of the ground breaking and award winning prototype Sigma® Level 5, near zero carbon Home, the first in the UK. His current role sees Stewart focusing on the development of the group’s award winning Sigma® II Build System and the advancement of the group’s off-site manufacturing and on-site assembly strategies. Most recently Stewart was instrumental in bringing together and leading the triple award winning AIMC4 consortium.

He is a member of the HBF sustainability group, member of Construction Scotland Industry Leadership Group, and a key group member of the DC1G2ZCH design vision as built performance project. More recently Stewart was a participant on the reconvened Sullivan Expert Panel in Scotland. He has a master’s degree in project management.

DAVID NIMMO, TECHNICAL DIRECTOR

As Technical Director, David is responsible for the companies engineering and design functions as well as the all-important technical support services to our customers. He joined the company in 1997 and has held various technical, project management and construction and customer support roles, and has a breadth of knowledge in these areas. He has focused his career into timber frame technology and has a deep emphasis on delivering projects through a project managed approach.

In 2007 David was our Project Manager for the Stewart Milne Sigma House at the BRE Innovation Park in Watford, the first Code for Sustainable Homes Level 5 house and from which the our Sigma panel systems were developed.

David also came onto the Board in 2007, initially as Commercial Director, but latterly as Technical Director.

In 2010 David was the NHBC National Winner, Best Health & Safety Leader, for his outstanding commitment and achievement in driving up health, safety and environmental standards this businesses operations, factories and sites.

David has a BSc (Hons), from Glasgow Caledonian University, Building Engineering & Management, 1st class. He served his apprenticeship in carpentry and joinery in the family business.

SIMON HORN, TECHNICAL DEVELOPMENT MANAGER

Simon has extensive experience achieved working within architectural private practice; national house builder architects department and specialist timber frame manufacturing companies. His construction knowledge and skills position him well for providing Stewart Milne Timber Systems with innovative solutions in an ever changing marketplace.

MIKE PERRY, SALES DIRECTOR

Mike has nearly 30 years’ experience gained in the construction and off-site manufacturing sector. He commenced his career as a management trainee with the Llewellyn Group, starting on site before progressing to site manager and then to a contracts management role with the timber engineering business servicing housebuilders and contractors across the country, before becoming Executive Director. Mike then joined Rok as a member of senior executive team with responsibility for strategic customer growth.

Mike joined Stewart Milne Timber Systems as Head of Sales in June 2015 and is focused on supporting the planned growth of the organisation through the development of key client relationships.

John Smith, Head of Product and Innovation

John has 25 years’ experience in timber frame, all of this with Stewart Milne Timber Systems, starting as Apprentice Design Technician in 1991. Having progressed through various technical roles within the business to senior management level, he is now responsible for product specification across all of our product ranges, and new product development and introductions. John also has responsibility for estimating and procurement within the business.

As well as leading the sales, estimating and technical inputs for some of the largest timber frame projects in the UK, John has been a member of the STA Technical Committee for over 10 years, was technical project lead for Stewart Milne Timber Systems on the AIMC4 project, and has played a key role in working with a number of national house builders as they convert from masonry to timber frame construction.

FRANK STRACHAN, TECHNICAL MANAGER

Frank began his career in civil and structural engineering before joining Stewart Milne Timber Systems. His role in leading the design and technical teams involves engaging with clients to value engineer projects, manage our design lab and deliver robust design guidance. Frank was key in the setup of our design lab in Witney where he worked for 5 years.
PRODUCT CERTIFICATION

Our new and innovative products are being used by clients to deliver a more sustainable, energy efficient way of building, safe in the knowledge of having a fully certified and approved system. Our Sigma® II Build System is both BBA certificated and BOPAS accredited.

Our products are compliant with building regulations and NHBC technical standards, recognised by insurers and lenders. In addition, we have full BBA product certification for our Sigma® II Build System, offering a range of closed panel solutions.

We have well established quality assurance, health and safety and environmental performance accreditation to ISO standards. These are audited annually and form an integral part of our continuous improvement process.

We are founder members and a leading advocate of STA (Structural Timber Association). We actively lead and participate in many working parties, where an industry wide approach is required. We are STA Q-Mark Plus approved and comply with their Site Safe scheme and health and safety code of practise.

Through our product development we are investigating, shaping and influencing future standards compliance, ensuring we inform our customers of future changes, impacts and potential solutions.

Our standards include:

- BS EN ISO 14001 Environmental Management Systems
- BS EN ISO 9001:2000 Quality Management Systems
- BS EN 18001 Health and Safety
- STA Site Safe scheme
- STA Quality Scheme
- Chain of Custody

CHAIN OF CUSTODY

We work closely with our suppliers to ensure that the timber based raw materials used in our products come from legal, managed and sustainable sources.

Our principal suppliers of timber, engineered wood products and wood based panels are registered under the internationally recognised PEFC (Programme for the Endorsement of Forest Certification Schemes) and FSC (Forest Stewardship Council) chain of custody schemes.

BBA PRODUCT CERTIFICATION:

A combination of growing demand, quality and a reducing skills base has created a challenge that we believe offsite construction can resolve using our award winning Sigma® II Closed Panel System.

- Extensive testing programme: including fire, thermal and structural
- Sigma® II Build system certification: wall, floor and roof products and construction details
- Site and factory inspected annually
- Product certification through BBA

RD ACCREDITATION

- Acoustic walls and floors solutions are RD compliant
- RD Accreditation – Single Roof Spandrel System

NHBC WARRANTY

- Multiple schemes successful and warranty issued to developer
- Compliant with NHBC standards and inspections
- NHBC accepted

BLP DURABILITY AND MAINTENANCE

- 60 year assessment
- High durability and virtually maintenance free

LLOYDS BUILD OFFSITE, PROPERTY ASSURANCE SCHEME (MORTGAGE AND VALUATION)

BOPAS is a jointly developed scheme through the Royal Institution of Chartered Surveyors (RICS), Lloyds Register, Buildoffsite and Building Life Plans (BLP) in consultation with CML.

- Sigma® II is fully BOPAS Accreditated. The only closed panel system to have this in the UK
- Properties registered on Lloyds database, assist valuation and mortgage applications, beyond typical new build warranty periods, for up to 60 years
- RICS and Council of Mortgage Lenders backed
- Funded and supported by Santander, Lloyds, RBS and Nationwide
STEWART MILNE TIMBER SYSTEMS

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