



Smart Maintenance - The way forward



It's not just paint.

It's personal.[®]

AGENDA

- Crown Paints
- Asset Management
- Smart Maintenance
- High Performance Products
- RRFSO – Timonox
- The Equalities Act and colour

Crown Paints – At the Heart of the Community in Blackburn and Darwen

Crown Paints is a Lancashire company that values the community, environment and its staff - making its business not just about paint, but personal.

The Company employs 450 staff at its headquarters in Darwen. Factory tours for local schools and colleges are arranged as well as work experience placements.

It has also secured a number of accolades for its sustainable approach, which take on board the needs of the local area.

Crown and the Environment

As part of the project, Crown Paints is implementing its pioneering 'earthbalance[®]' programme, offering an holistic and coherent approach to sustainability at every step of the way. It is because of initiatives such as earthbalance[®] that Crown Paints are finalists in:-



Crown and the Environment

As part of the project, Crown Paints is implementing its pioneering 'earthbalance[®]' programme, offering an holistic and coherent approach to sustainability at every step of the way.

It is because of initiatives such as earthbalance[®] that Crown Paints secured the

Environmental Best Practice Award at the 2010 Lancashire Business Environment Awards— and Highly Commended in the Carbon Management Award.

The company was also Highly Commended in the Sustainable Innovation Awards by the British Coatings Federation, for their continuing corporate responsibility efforts.

Commitment to Skills and Training

Crown Paints is committed to and believes that investing in people and skills is fundamental for the good of the business and the wellbeing of the economy. This is why, In the last twelve months alone Crown Paints has taken on ten new apprentices in different parts of the business, including 2 in Darwen, with plans for 2 more in the near future.

Crown Paints further demonstrates its commitment by its investment in skills competitions for newcomers into the P&D industry, which it has done for over 30 years via its Crown Trade Apprentice Decorator of the Year competition. The competition is part of the UK's biggest constructions skills competition. This year, Crown is delighted to be the presenting sponsor for the Painting and Decorating competition at WorldSkills, a global skills event being held at ExCel in London, where young people from across the world compete to become the best of the best.

About Crown Paints

- Headquartered at Darwen in Lancashire.
- The largest and most successful independent paint manufacturer in the UK.
- One of the longest established, with over 200 years in the wallpaper, printing and paints industry.
- Customers come from all walks of life – professional specifiers to householders.
- Our brands are household names.
- Our products adorn and protect the most iconic buildings in the land.

Made in the UK

Crown Paints has two major production sites, at Hull and Darwen, with distribution centres located in Darwen, Hull, Dublin and Belfast.

Our own network of Crown Decorating Centres numbers 128 throughout the UK and Eire, providing effective national coverage and ensuring ready availability of Crown Paints products and a wide selection of decorating sundries.

Asset Management



Value For Money

Maximise Client Maintenance Budgets

Reduced prior-to-paint repair

Improved Quality & Efficiencies

Dedicated Painting Programme

Extend Maintenance Cycles up to 10 Years

One Coat redecoration option

“If you always do what you always did”



“You will always get, what you always got”

Smart Maintenance

A way to add value...

Client satisfaction

Quality

Efficiency

Cost predictability

Cost saving

Smart Maintenance

What is smart maintenance?

- **Smart maintenance** is about using maintenance budgets more effectively
- Improving practices and procedures to achieve Best Value on all cyclical maintenance programmes
- The principles apply as buildings come up for future maintenance

Smart Maintenance

- **Smart maintenance** is designed to reduce future substrate preparation costs
- **Smart maintenance** incorporates the use of the most cost effective paint systems in order to achieve maximum performance and reduce future maintenance costs
- **Smart maintenance** is site specific

Site Specific - Objectives

Exterior

- An initial 5 year minimum cyclical maintenance period
- Reduced prior to paint repairs
- Reduced surface preparation costs
- One coat redecoration option = **smart maintenance**

Site Specific

System solution approach

- Cost control
- Overall level of performance
- Flexibility
- Extensibility
- Permeability
- Gloss and colour retention
- Environmental considerations
- BBA endorsed durability



Site Specific

Substrate considerations

- Design and detail
- Open joints
- Glazing system
- Sharp edges
- Denatured surfaces
- Fillers and repairs
- Organic growths
- Severity of corrosion
- Condition of existing coatings
- Health and safety
- Exposure conditions in service

Starting point - Must be in a sound condition

It is vital when working on a Smart Maintenance cyclical maintenance programme, that the substrate be brought back to a sound condition

Time spent on ensuring this will be repaid later with a lower maintenance requirement.

Site Specific - Cost Control

Exposure conditions

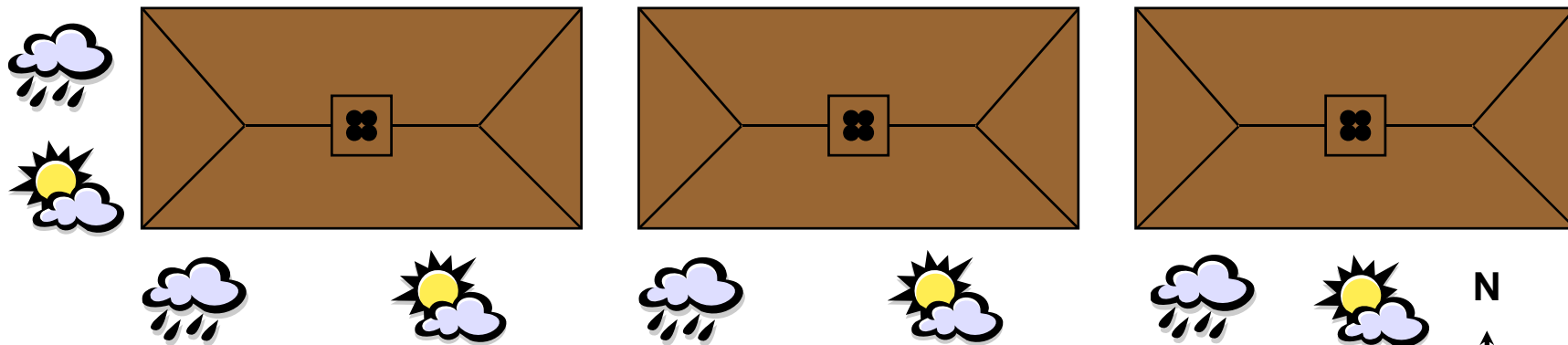
Different exposure conditions suggest particular decorative regimes

A sound cyclical maintenance programme should take full account of differing redecoration requirements

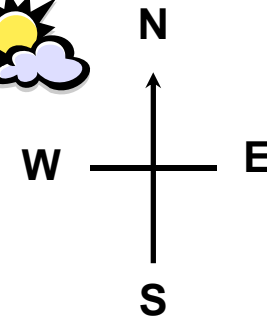
Site Specific - Cost Control

Exposure conditions

Sheltered elevations west to east via north
minimum rain and sun require less protection



Exposed elevations west to east via south
maximum rain and sun require more protection



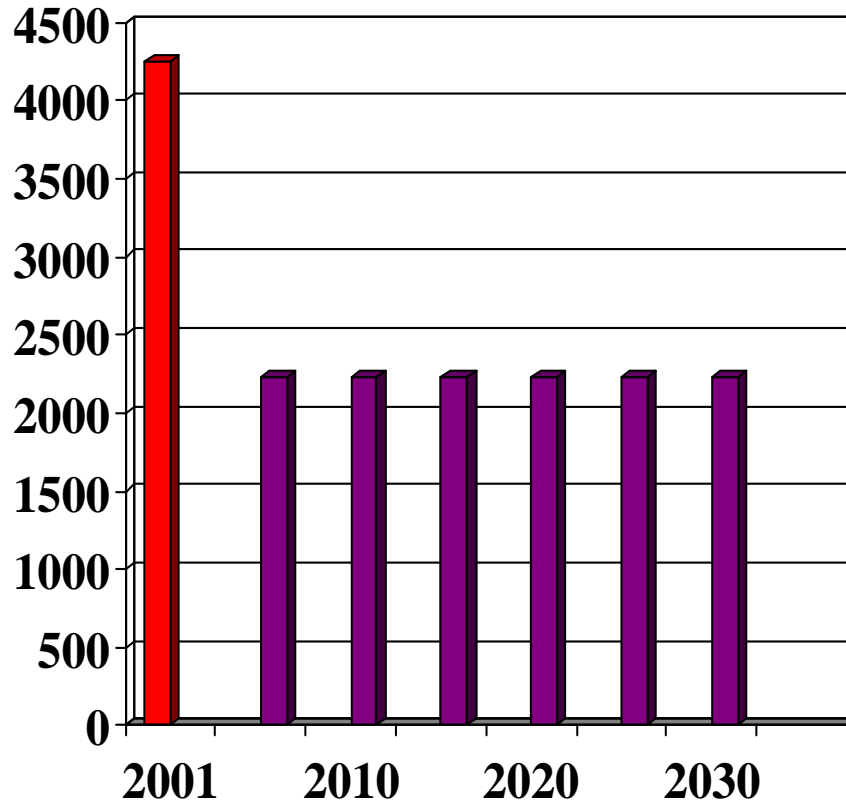
Cost Control - Example

Exterior

	<i>Initial</i>	<i>Year 5 Redec.</i>
Fascias & Soffits	235.20	176.40
Windows painted / stained	3712.31	1744.78
Doors	145.40	145.40
PVCu r w goods	158.90	158.90
Total Costs	4251.81	2225.48
Material	280.50	210.37
Labour	3971.31	2015.11

**Block of flats (2 storey) 35 units,
two communal staircases & corridors**

Life cycle costing £'s over 30 years



Year 1: £4251.81

Redecoration: £2,225.48

■ Initial Cost
■ Redecoration

Cost Savings per annum:
£2,026.33

x 6 = £12,157.98

Years 1-30 total costs per Block

	4	5	6	7	8
Year 0	7491.13	7877.05	7877.05	7877.05	7877.05
2					
3					
4	8427.52				
5		8901.68			
6			9168.74		
7				9443.80	
8	9480.96				10104.86
9					
10		10325.95			
11					
12	10666.08		10956.64		
13					
14				11615.87	
15		11978.11			
16	11999.34				12833.18
17					
18			13093.18		
19					
20	13499.26	13894.60			
21				14287.52	
22					
23					
24	15186.67		15646.35		16298.13
25		16117.74			
26					
27					
28	17085.00			17573.65	
29					
Total Expenditure	93835.96	69095.14	56741.96	60797.89	47113.22
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
Average cost per property per year £'s					
	2932.37	1974.15	1891.40	1737.08	1472.29
no of properties					
1 property	93835.96	69095.14	56741.96	60797.89	47113.22
1	93835.96	69095.14	56741.96	60797.89	47113.22
	SAVINGS %	-33	-35	-41	-50



EXTERIOR SOLUTIONS

Trim Paints

**FLEXIGLOSS X-TRA - 10 YEAR
MANUFACTURERS WARRANTY**

**METALGLOSS X-TRA - 10 YEAR
MANUFACTURERS WARRANTY**



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EXTERIOR SOLUTIONS

Masonry Paints

X-TREME X-POSURE -15 YEAR BBA WARRANTY

365 ALL WEATHER -15 YEAR BBA WARRANTY



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SUPERIOR TRANSLUCENT WOOD PROTECTION

ULTRA Highly translucent – 7 years protection

CLASSIC Low build – cladding & rough sawn timber

EXTRA DURABLE Clear coating – high UV protection

QUICK DRYING Water based/fast recoating – 6 years protection

SUPERCOAT Flexible one coat maintenance – large areas



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SUPERIOR OPAQUE WOOD PROTECTION

SUPERDEC - Highly flexible solid colour finish – hides imperfections



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PROTECTIVE COATINGS

Fast Drying Cladding Finish
recoating.
retention
protection

Water based/fast
Good colour
8 years

High Performance Gloss

For metalwork.
Has excellent UV resistance
15 years protection



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Site Specific - Objectives

Interior

Extended maintenance cycles

Looking good for longer

Comply with Equalities Act & Fire Regulations

Exposure conditions

Indoors

A room that is only used infrequently by a small number of people should require far less routine decoration than a high traffic area.

The use of highly durable finishes in high traffic, high wear areas can keep them looking good for longer and extend painting cycles

Zoning a building by wear and usage can keep it looking good while extending maintenance cycles to some areas and reducing costs.

RED AREAS (HIGH TRAFFIC)

Ceilings

Crown Trade Vinyl Matt Emulsion

Walls

Crown Trade Clean Extreme Scrubbable Matt Emulsion

Crown Trade Clean Extreme Durable Acrylic Eggshell

The use of high performance emulsions to the wall areas can keep them looking good for longer and extend maintenance cycles. The ceilings require no extra protection and use conventional vinyl emulsion.

ORANGE AREAS AREAS (MEDIUM TRAFFIC)

Ceilings

Crown Trade Vinyl Matt Emulsion

Walls

Crown Trade Acrylic Eggshell

Crown Trade Vinyl Matt Emulsion

The ceilings and walls require no extra protection and use conventional vinyl emulsions

GREEN AREAS (MINIMAL USE/TRAFFIC)

Ceilings

Crown Trade Vinyl Matt Emulsion

Walls

Crown Trade Acrylic Eggshell

Crown Trade Vinyl Matt Emulsion

Extend Painting Cycles

The ceilings and walls require no extra protection and use conventional vinyl emulsions and as there is minimal use there is an option to paint on alternate cycles.

BLUE AREAS (HIGH MOISTURE/WET AREAS)

Ceilings

Crown Trade Steracryl Mould Inhibiting Matt Emulsion

Walls

Crown Trade Steracryl Mould Inhibiting Durable Acrylic Eggshell

Crown Trade Steracryl Mould Inhibiting Matt Emulsion

Extend Painting Cycles

In areas of high humidity the ceilings and walls require extra protection which will keep them free from mould growth and looking good for longer.

YELLOW AREAS (STERILE/FOOD PREPARATION)

Ceilings

Crown Trade Steracryl Anti Bacterial Scrubbable Matt Emulsion

Walls

Crown Trade Steracryl Anti Bacterial Durable Acrylic Eggshell

Woodwork

Crown Trade Steracryl Anti Bacterial Durable Acrylic Eggshell

These coatings are proven to minimise the spread of disease and infection and also offer the durability to stand strict cleaning regimes.



Gold

TRADE

TRADE

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INTERIOR FINISHES

Clean Extreme Scrubbable Matt

Allows repetitive cleaning.

Extends maintenance cycles

ISO 11998 Class 1 scrub rating.

Ideal for high traffic areas

Clean Extreme Durable Acrylic Eggshell

Allows repetitive cleaning

Extends maintenance cycles

ISO 11998 Class 1 scrub rating

Ideal for areas subject to steam and condensation



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INTERIOR FINISHES

Steracryl Mould Inhibiting Matt

For areas likely to be affected by mould.

Highly durable matt finish

Steracryl Mould Inhibiting Durable Acrylic Eggshell

For areas likely to be affected by mould

Highly durable wipeable finish.

Ideal for kitchens & bathrooms



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INTERIOR FINISHES

Steracryl Anti Bacterial Scrubbable Matt

Using SteriTouch silver ion technology

ISO 11998 Class 1 scrub rating

Excellent stain resistance

For walls and ceilings

Steracryl Anti Bacteria Durable Acrylic Eggshell 1

Using SteriTouch silver ion technology

Highly durable washable finish

For walls, ceilings, wood and metal



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Regulatory Reform Fire Safety Order

Became “live” on 1st October 2006

To protect “relevant” persons in and around any part of a premises

Replaced previous, often overlapping, fire safety legislation

What Role Does Paint Play?

All Guides highlight the potential hazard of a build up of paint layers on walls & ceilings, and the possible risk of fire spread along these surfaces

All Guides mention Class 0 for circulation & escape routes

Crown Trade Timonox

- All waterborne or solvent free:
 - Bonding Primer
 - Intumescent Basecoat
 - Vinyl Matt
 - Vinyl Silk
 - Acrylic Eggshell
 - Undercoat/Satin
 - Scrubbable Matt
 - 2 pack Anti-Graffiti Flame Retardant Glaze
 - 1 pack Clear Top Coat
 - Graffiti Remover

Summary

- RRFSO places onus on building “owner”
- Based around documented risk assessment approach
- Guides highlight the risk of painted surfaces
- Crown Paints Options approach offers a cost effective, tailored solution for painted surfaces
- Products are simple to specify & use
- Code of Practice underlines current Crown Paints approach

What do Crown Paints have to offer?

- A company commitment to partnering
- Technical expertise
- Consistent quality
- Total system solution approach
- Development of cost control systems



The End

Its Just the beginning...



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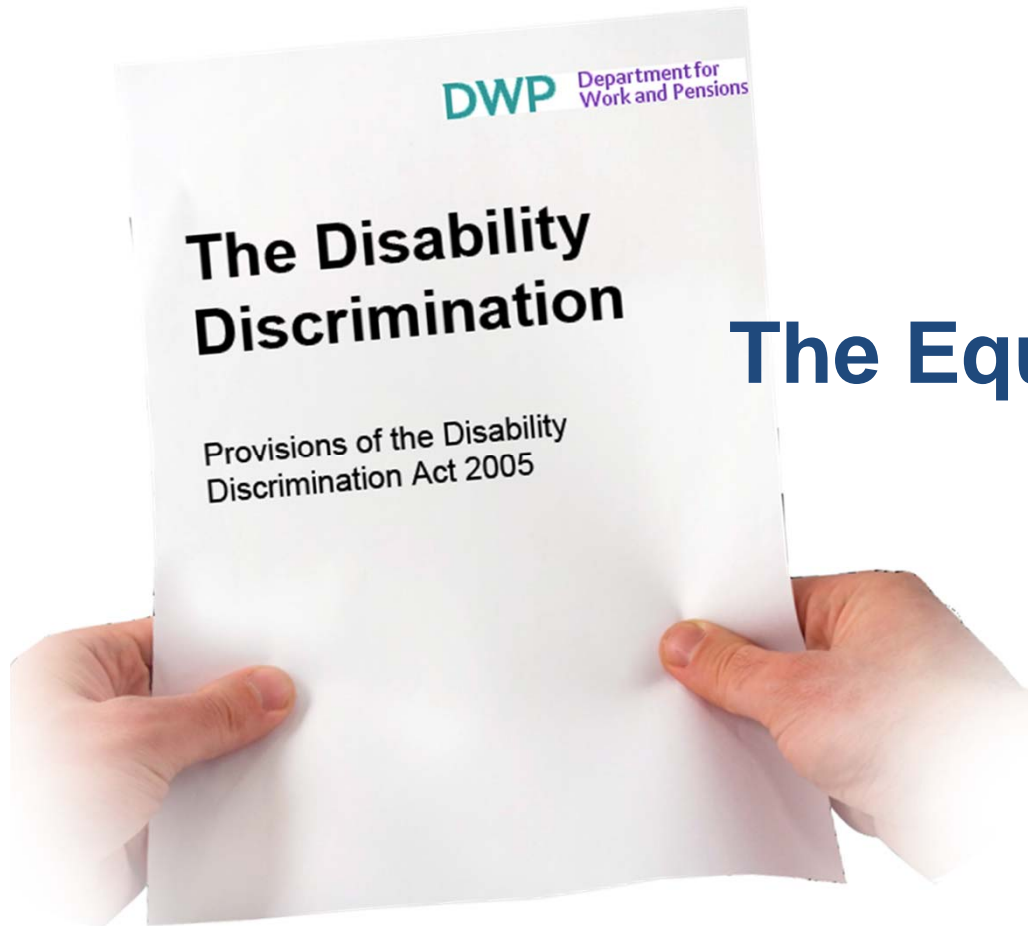


**You are invited to visit our website at
www.crowntrade.co.uk**



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The Equalities Act & Colour

The Equalities Act

An extra consideration:

The Equalities Act

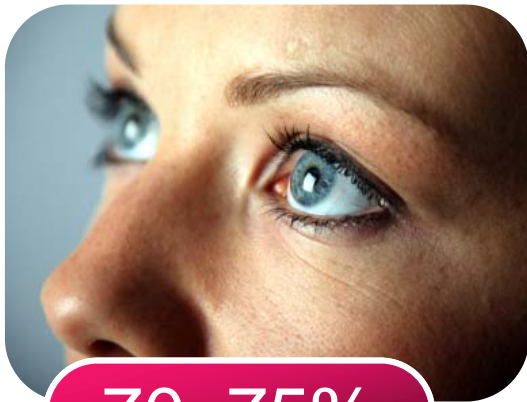
Access For All/Under the Disability Discrimination Act 1995 (DDA),

if you provide goods or services to the general public, whether paid for or free-of-charge – you are a ‘service provider’ and you have responsibilities under the Act.

This has now been absorbed into the Equalities Act

Disability Discrimination Act

How we gather information



70–75%



10–15%

The remainder is gathered through:
Touch, smell and taste



Disability Discrimination Act

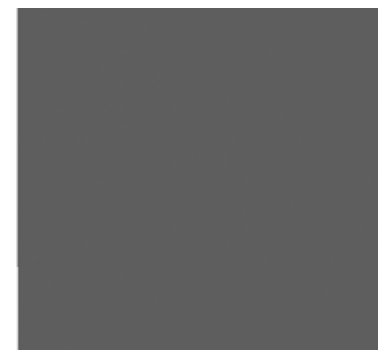
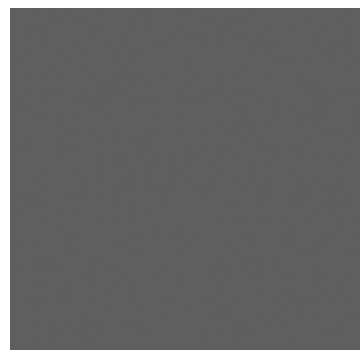
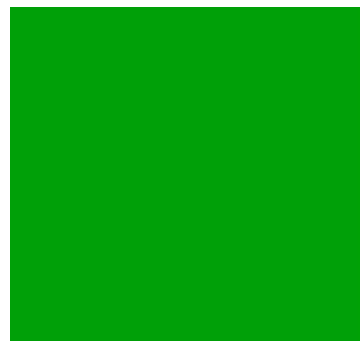


Disability Discrimination Act

Red & Green; Colour opposites

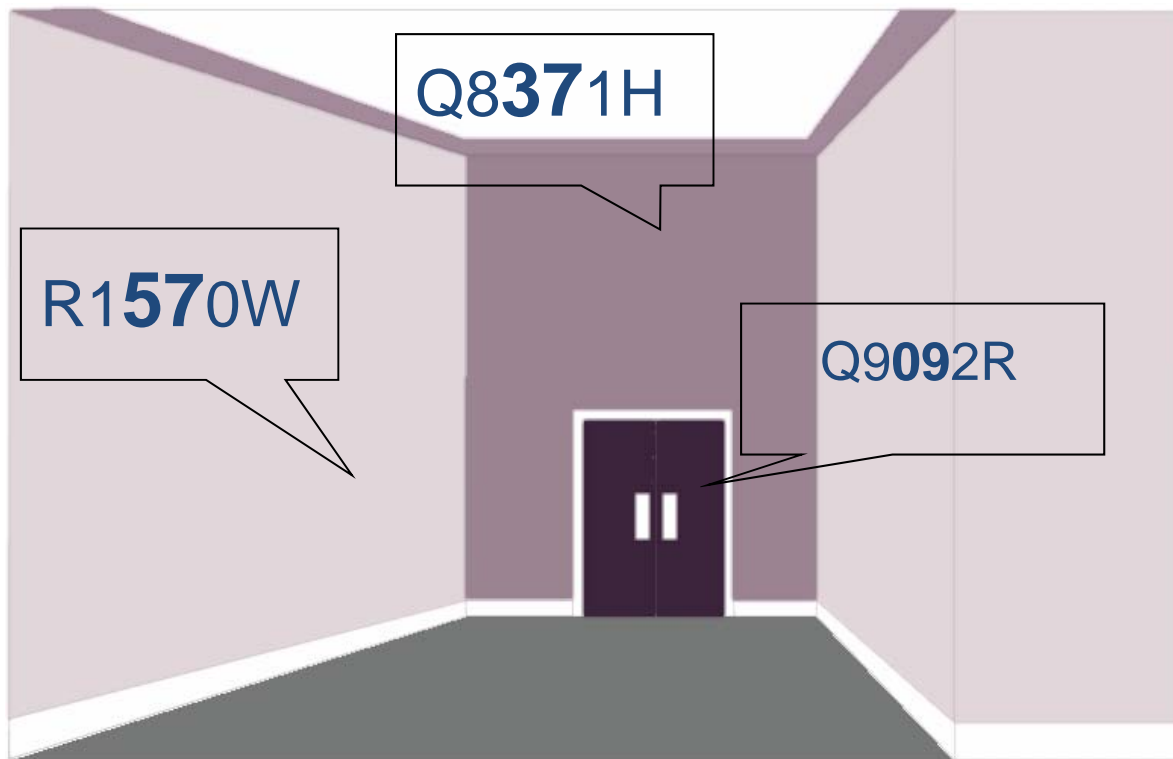
But a visually impaired person struggles to identify different colours and instead sees only light and dark...

Tonally, red & green are very similar



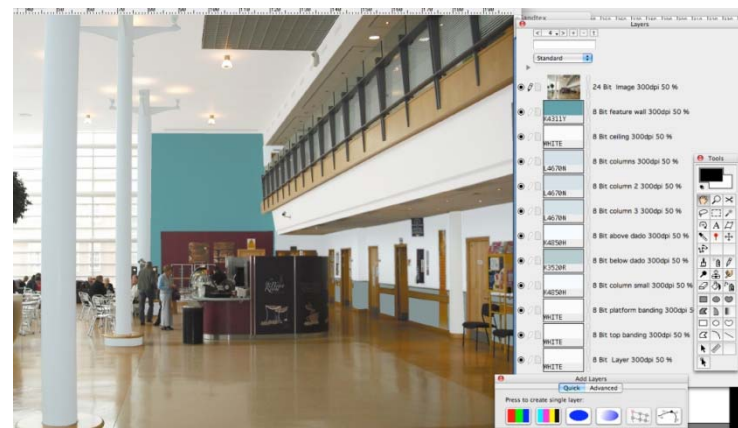
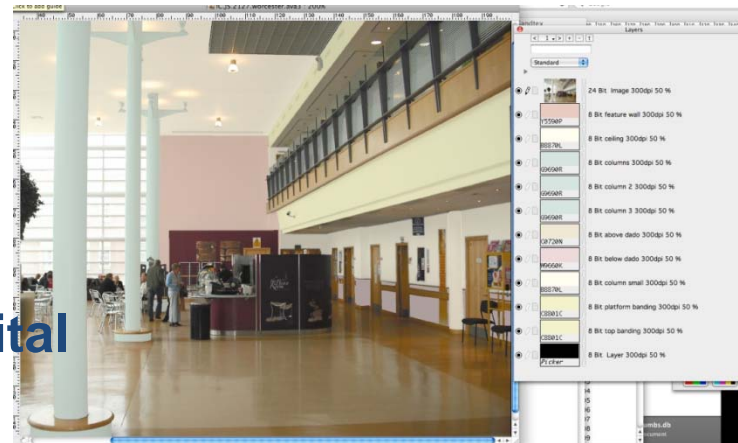
Disability Discrimination Act

Measuring Colour Contrast



Level 3: Bespoke Colour Schemes

Worcestershire Royal Hospital





Sustainability



earthbalance®



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earthbalance





Balance is vital in everything we do – and now it's more important than ever to get the balance right. earthbalance® is our commitment to be more sustainable, less wasteful and to help our customers make responsible decisions about our world.

We are committed to policies, products and practices that both reduce energy consumption and provide the optimum levels of sustainability and recyclability. Our mantra is always Reduce, Re-use, Recycle.

The structure opposite, summarises our ongoing work in key areas covering the full product lifecycle and analysing our effects on resource, climate and people for each.

Our earthbalance® sustainability report is available on request.



-  Can-Back Scheme
-  Back into the community recycled products
 - planters
 - bench
-  Carbon Footprint (PAS2050)
-  Carbon Neutral Initiatives