

TeleBeam Ltd

Unit 6, Devizes Trade Centre
Hopton Park, Devizes
Wiltshire,
SN10 2EH

Tel: 01380 739000

e-mail: info@telebeam.co.uk

website: www.telebeam.co.uk



Agrément Certificate

24/7164

Product Sheet 1 Issue 1

TELEBEAM LOFT CONVERSION & FLOORING SYSTEM

TELEBEAM

This Agrément Certificate Product Sheet⁽¹⁾ relates to the TeleBeam⁽²⁾, an extruded aluminium telescopic joist for use in loft conversions of fink pattern roof trusses to support floor and roof loads, between external walls, in roofs of domestic buildings.

(1) Hereinafter referred to as 'Certificate'.

(2) TeleBeam is a registered trademark.

The assessment includes

Product factors:

- compliance with Building Regulations
- compliance with additional regulatory or non-regulatory information where applicable
- evaluation against technical specifications
- assessment criteria and technical investigations
- uses and design considerations

Process factors:

- compliance with Scheme requirements
- installation, delivery, handling and storage
- production and quality controls
- maintenance and repair

Ongoing contractual Scheme elements†:

- regular assessment of production
- formal 3-yearly review



KEY FACTORS ASSESSED

- Section 1. Mechanical resistance and stability
- Section 2. Safety in case of fire
- Section 3. Hygiene, health and the environment
- Section 4. Safety and accessibility in use
- Section 5. Protection against noise
- Section 6. Energy economy and heat retention
- Section 7. Sustainable use of natural resources
- Section 8. Durability

The BBA has awarded this Certificate to the company named above for the system described herein. This system has been assessed by the BBA as being fit for its intended use provided it is installed, used and maintained as set out in this Certificate.

On behalf of the British Board of Agrément

Date of issue: 6 June 2024

Hardy Giesler
Chief Executive Officer

This BBA Agrément Certificate is issued under the BBA's Inspection Body accreditation to ISO/IEC 17020. Sections marked with † are not issued under accreditation.

The BBA is a UKAS accredited Inspection Body (No. 4345), Certification Body (No. 0113) and Testing Laboratory (No. 0357).

Readers MUST check that this is the latest issue of this Agrément Certificate by either referring to the BBA website or contacting the BBA directly.

The Certificate should be read in full as it may be misleading to read clauses in isolation.

Any photographs are for illustrative purposes only, do not constitute advice and should not be relied upon.

British Board of Agrément

1st Floor, Building 3, Hatters Lane
Croxley Park, Watford
Herts WD18 8YG

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tel: 01923 665300
clientservices@bbacerts.co.uk
www.bbacerts.co.uk

SUMMARY OF ASSESSMENT AND COMPLIANCE

This section provides a summary of the assessment conclusions; readers should refer to the later sections of this Certificate for information about the assessments carried out.

Compliance with Regulations

Having assessed the key factors, the opinion of the BBA is that the TeleBeam, if installed, used and maintained in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements of the following Building Regulations:



The Building Regulations 2010 (England and Wales) (as amended)

Requirement:	A1	Loading
Comment:		The system can contribute to satisfying this Requirement. See sections 1 and 9 of this Certificate.
Requirement:	B3(1)	Internal fire spread (structure)
Comment:		The system can contribute to satisfying this Requirement. See section 2 of this Certificate.
Regulation:	7(1)	Materials and workmanship
Comment:		The system is acceptable. See sections 8 and 9 of this Certificate.
Regulation:	7(2)	Materials and workmanship
Comment:		The system is unrestricted by this Regulation. See section 2 of this Certificate.



The Building (Scotland) Regulations 2004 (as amended)

Regulation:	8(1)(2)	Fitness and durability of materials and workmanship
Comment:		The system is acceptable. See sections 8 and 9 of this Certificate.
Regulation:	9	Building standards – construction
Standard:	1.1(a)(b)	Structure
Comment:		The system can contribute to satisfying this Standard, with reference to clauses 1.1.1 ⁽¹⁾ to 1.1.4 ⁽¹⁾ . See sections 1 and 9 of this Certificate.
Standard:	2.3	Structural protection
		The system can contribute to satisfying this Standard, with reference to clauses 2.3.1 ⁽¹⁾ and 2.3.3 ⁽¹⁾ . See section 2 of this Certificate.
Standard:	2.6	Spread to neighbouring buildings
		The system can contribute to satisfying this Standard, with reference to clauses 2.6.5 ⁽¹⁾ and 2.6.6 ⁽¹⁾ . See section 2 of this Certificate.
Standard:	7.1(a)	Statement of sustainability
Comment:		The system can contribute to satisfying the relevant requirements of Regulation 9, Standards 1 to 6, and therefore will contribute to a construction meeting a bronze level of sustainability as defined in this Standard.
Regulation:	12	Building standards – conversion
Comment:		All comments given for the system under Regulation 9, Standards 1 to 6, also apply to this Regulation, with reference to clause 0.12.1 ⁽¹⁾ and Schedule 6 ⁽¹⁾

(1) Technical Handbook (Domestic).



The Building Regulations (Northern Ireland) 2012 (as amended)

Regulation:	23(1)(a)(i)	Fitness of materials and workmanship
Comment:	(iv)(b)(i)	The system is acceptable. See section 8 and 9 of this Certificate.
Regulation:	23(2)	Fitness of materials and workmanship
Comment:		The system is unrestricted by this Regulation. See section 2 of this Certificate.
Regulation:	30	Stability
Comment:		The product can contribute to satisfying this Regulation. See sections 1 and 9 of this Certificate.
Regulation:	35(1)	Internal fire spread – structure
Comment:		The system can contribute to satisfying this Regulation. See section 2 of this Certificate.

Additional Information

NHBC Standards 2024

In the opinion of the BBA, the TeleBeam, if installed, used and maintained in accordance with this Certificate, can satisfy or contribute to satisfying the relevant requirements in relation to *Technical Requirements R1 to R5* of *NHBC Standards*, Chapter 2.1 *The Standards* and *Technical Requirements*.

Fulfilment of Requirements

The BBA has judged the TeleBeam to be satisfactory for use as described in this Certificate. The product has been assessed for use in loft conversion of fink pattern roof trusses to support floor and roof loads, between external walls in roofs of domestic buildings.

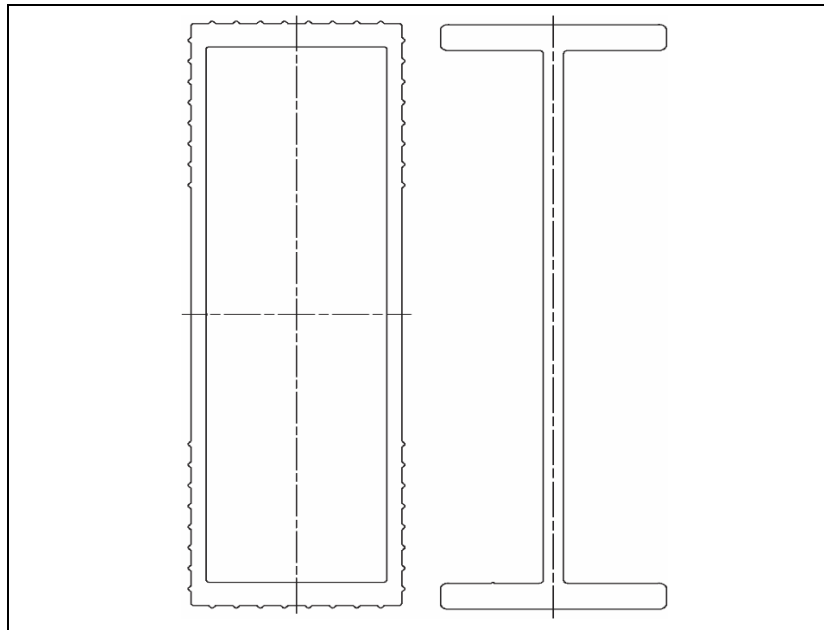
ASSESSMENT

Product description and intended use

The Certificate holder provided the following description for the system under assessment. The TeleBeam consists of:

- Floor beam — extruded aluminium rectangular hollow section beam (see Table 1), typically positioned at two box sections per truss, at 600 mm centres
- Outrigger — extruded aluminium I-section beam for insertion into the floor beam as an extender
- Binder beam — additional extruded aluminium hollow section beam (size 225 x 105 mm) fabricated to deal with girder truss situations. Fixed to the top flange of the outriggers.

Figure 1 TeleBeam section



The system has the nominal characteristics given in Table 1.

Table 1 Nominal characteristics of TeleBeam sections⁽¹⁾

Characteristic (unit)	TeleBeam				
	TB 5.8	TB 6.2	TB 7.0	TB 7.8	TB 8.4
Floor beam <i>D x W (mm)</i>	150 x 70	175 x 70	200 x 70	225 x 70	225 x 70
Beam span <i>L (m)</i>	5.8	6.2	7.0	7.8	8.4
Weight <i>W (kg.m⁻¹)</i>	4.28	4.70	5.12	7.06	9.18
Outrigger <i>D x W (mm)</i>	136 x 60	161 x 60	186 x 60	209 x 58	203 x 56
Mass (kg.m ⁻¹)	2.62	2.82	3.02	3.98	5.19
Grade	6005A-T6 or 6082-T6				
Colour / Finishes	Mill finish				

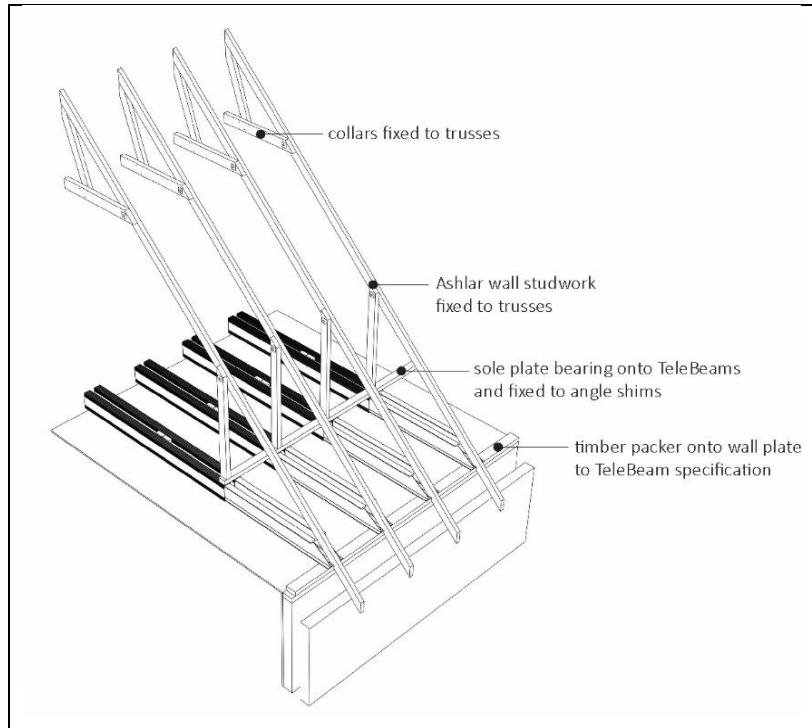
(1) Under regular loading criteria, the beam span is based upon two TeleBeam per truss at 600 mm centres, and 1.5kg.m⁻² floor loads.

Ancillary items

The Certificate holder recommends the following ancillary items for use with the system, but these materials have not been assessed by the BBA and are outside the scope of this Certificate:

- Loft floorboard – chipboard or particleboard sheets to BS EN 312 : 2010, bonded to the TeleBeam
- Everbuild Stixall – used as adhesive
- Fixings – screws and bolts assembly of various sizes, used as alternative bonding
- Rockwool insulation
- Stainless steel hangers – for additional support to the joist.

Figure 2 Typical loft conversion layout



Product assessment – key factors

The system was assessed for the following key factors, and the outcome of the assessments is shown below. Conclusions relating to the Building Regulations apply to the whole of the UK unless otherwise stated.

1 Mechanical resistance and stability

Data were assessed for the following characteristics.

1.1 Structural performance

1.1.1 An assessment of typical structural calculations for structural performance of the systems against the requirements of BS EN 1990 : 2023 and BS EN 1991-1-1 : 2002 and their UK National Annex was carried out.

1.1.2 On the basis of the data assessed, the system can be designed, on a project-specific basis, to satisfy the relevant requirements of the Building Standards specified in section 1.1.1, for structural use in dwellings to support floor and roof loads, and will be unrestricted under the documents supporting the national Building Regulations, subject to any regional restrictions and any fire-resistance requirements (see section 2).

2 Safety in case of fire

Data were assessed for the following characteristics.

2.1 Reaction to fire

2.1.1 The aluminium components have an A1 reaction to fire classification in accordance with Commission Decision 96/603/EC.

2.1.2 On the basis of the data assessed, the system will be unrestricted in use under the documents supporting the national Building Regulations.

2.2 Resistance to fire

2.2.1 The fire resistance of a floor construction incorporating the system in a composite construction achieved the result in Table 2.

Table 2 Resistance to fire performance

Products assessed	Assessment method	Requirement	Result ¹⁾⁽²⁾⁽³⁾
			Fire resistance
TeleBeam TB5.8 in a floor assembly ⁽¹⁾ , with a single layer of Knauf Gypsum plasterboard	BS 476-20 : 1987 BS 476-21 : 1987	WF Report no. 517963/R ⁽¹⁾ 23 September 2022	30 mins (loadbearing capacity), 30 mins (integrity) and 30 mins (insulation)
Under uniformly distributed load (UDL) Load applied: 1.5 kN.m ⁻²			
TeleBeam TB5.8 in a floor assembly ⁽¹⁾ , with a double layer of Knauf Gypsum plasterboard	BS 476-20 : 1987 BS 476-21 : 1987	WF Report no. 521440/R ⁽¹⁾ 3 February 2023	45 mins (loadbearing capacity), 45 mins (integrity) and 45 mins (insulation)
Under UDL Load applied: 1.5 kN.m ⁻²			

(1) Test floor dimension of 4280 x 2980 x 235 mm. Schedule of components of floor assembly:

Perimeter lifting beams:

- Material: softwood, grade C24
- Overall size: 200 x 45 x 4030 mm
- Fixing method: 6 x 100 mm steel screws at corners

Floor board

- Manufacturer: Kronospan
- Material: chipboard
- Thickness: 22 mm
- Overall size: 2400 x 600 x 22 mm
- Fixing method to steel floor joists: easy-drive 5.5 x 6.5 mm steel screws, at 300 mm centres

Floor beam (TeleBeam)

- Reference: TB 5.8 2no. at 600 mm centres
- Material: T6 aluminium joist
- Thickness: 3 mm sides x 5 mm top and bottom
- Overall section size: 150 x 70 mm box section
- Fixing method: 2no. 6 x 100 mm screws mid span

Void insulation

- Manufacturer: Rockwool
- Reference: flexi 100 mm total depth
- Material: mineral wool
- Nominal density: 33 kg.m⁻³
- Thickness: 2no. layers 1200 x 600 x 50 mm
- Fixing method: friction fitted into the voids

Ceiling joists

- Material: softwood TR26
- Section size: 72 x 35 mm
- Fixing method: 2no. 5 x 75 mm steel screws into end

Wall plate packers

- Material: softwood C16
- Section size: 95 x 45 mm
- Fixing method: 5 x 75 mm steel screws

Ceiling noggings

- Material: softwood C16
- Section size: 45 x 45 mm
- Fixing method: 5 x 75 mm steel screws

Plasterboard ceiling

- Manufacturer: Knauf
- Reference: plasterboard square edge

- Material: gypsum plasterboard Type A in accordance with BS EN 520 : 2004
- Thickness: 12.5 mm
- Overall section size: 2400 x 1200 x 12.5 mm
- Fixing method: 3.5 x 38 mm steel screw at 230 mm centres

Skim finish plaster

- Manufacturer: British Gypsum
- Reference: multi finish
- Material: finish plaster
- Thickness: 3 mm skim
- Application method: skim multi finish plaster over and 2 coats of matt emulsion paint

(2) Designers must refer to the test report for the maximum deflections obtained during the test and full details of the tested construction. Copies of the test reports are available from the Certificate holder.

2.2.2 For constructions other than those described in Table 2, or where the system is incorporated in a floor construction where fire resistance is required, the resistance to fire must be confirmed by a suitably experienced and competent individual with reference to the requirements of the documents supporting the national Building Regulations or by a test from a suitably accredited laboratory.

2.2.3 Designers must refer to the relevant national Building Regulations and supporting documents for detailed conditions of use, particularly in respect of requirements for fire resistance, cavity barriers, service penetrations and combustibility limitations for other materials and components used in the overall element construction.

3 Hygiene, health and the environment

Not applicable.

4 Safety and accessibility in use

Not applicable.

5 Protection against noise

Not applicable.

6 Energy economy and heat retention

Not applicable.

7 Sustainable use of natural resources

7.1 Reuse and recyclability

The system is made of aluminium, which can be reused and recycled.

8 Durability

8.1 The potential mechanisms for degradation and the known performance characteristics of the materials in this system were assessed.

8.2 Service life

8.2.1 Under normal service conditions, the system is concealed within the loft converted floor, with no exposure to corrosive environmental actions.

8.2.2 The system will have a life of at least 60 years, provided it is designed, installed and maintained in accordance with this Certificate and the Certificate holder's instructions.

Information provided by the Certificate holder was assessed for the following factors:

9 Design, installation, workmanship and maintenance

9.1 Design

9.1.1 The design process was assessed by the BBA, and the following requirements apply in order to satisfy the performance assessed in this Certificate.

9.1.2 An assessment of the structural stability of the system in each building project must be carried out by a suitably experienced and competent individual such as a chartered structural engineer, who must ensure that:

9.1.3 Structural calculations for the design and installation of the system must be carried out in accordance with BS EN 1990 : 2023, BS EN 1991-1-1 : 2002 and their UK National Annexes, and BS EN 1999-1-1 : 2023 and PD 6688-1-1 : 2011.

9.1.4 An adequate structural survey is carried out before commencement of the project, following the guidance set out by the Certificate holder.

9.1.5 As part of the structural design, the overall stability of the existing structural element (walls, roof girders and ceilings) on which the system carrying the conversion floor is supported, must be accurately examined to confirm it will sufficiently sustain and adequately transfer the loads (from the roof/ceiling) to the element they are supporting.

9.2 Installation

9.2.1 Installation instructions provided by the Certificate holder were assessed and judged to be appropriate and adequate.

9.2.2 Installation must be carried out in accordance with this Certificate and the Certificate holder's instructions. A summary of instructions and guidance is provided in Annex A.

9.2.3 Guidance and site-specific drawings must be followed and used in accordance with the Certificate holder's instructions.

9.3 Workmanship

Practicability of installation was assessed by the BBA on the basis of the Certificate holder's information and a site visit to witness an installation in progress. To achieve the performance described in this Certificate, installation of the system must be carried out by competent general builder, or a contractor, experienced with this type of system in loft/roof conversion.

9.4 Maintenance and repair

As the system is confined within the new floor, and has suitable durability, maintenance is not required.

10 Manufacture

10.1 The production processes for the system have been assessed, and provide assurance that the quality controls are satisfactory according to the following factors:

10.1.1 The system is manufactured by extrusion of aluminium profiles.

10.1.2 The manufacturer has provided documented information on the materials, processes, testing and control factors.

10.1.3 The quality control operated over batches of incoming materials has been assessed and deemed appropriate and adequate.

10.1.4 The quality control procedures and product testing to be undertaken have been assessed and deemed appropriate and adequate .

10.1.5 The process for management of non-conformities has been assessed and deemed appropriate and adequate.

†10.2 The BBA has undertaken to review the above measures on a regular basis through a surveillance process, to verify that the specifications and quality control operated by the manufacturer are being maintained.

11 Delivery and site handling

11.1 The Certificate holder stated that the system is delivered to site in packaging bearing the product name and description, company name, manufacturer name, batch number, quantity and weight of contents in kilograms.

11.2 Delivery and site handing must be performed in accordance with the Certificate holder's instructions and this Certificate, including:

11.2.1 The system must be stored under cover and protected from moisture.

11.2.2 The system must be packed onto timber bearers, with plastic strapping threaded through bearers and around each pack. Pack sizes are determined by the packing specification for each section produced / packed.

11.2.3 Ancillary items are packaged into boxes and delivered to site.

ANNEX A – SUPPLEMENTARY INFORMATION

Supporting information in this Annex is relevant to the system but has not formed part of the material assessed for the Certificate.

Construction (Design and Management) Regulations 2015

Construction (Design and Management) Regulations (Northern Ireland) 2016

Information in this Certificate may assist the client, designer (including Principal Designer) and contractor (including Principal Contractor) to address their obligations under these Regulations.

Management Systems Certification for production

The management system of the manufacturer has been assessed and registered as meeting the requirements of ISO 9001 : 2015 by CFA – Centre for Assessment (Certificate 12/4073).

Additional information on installation

General

Installation must be in accordance with the Certificate holder's instructions and this Certificate.

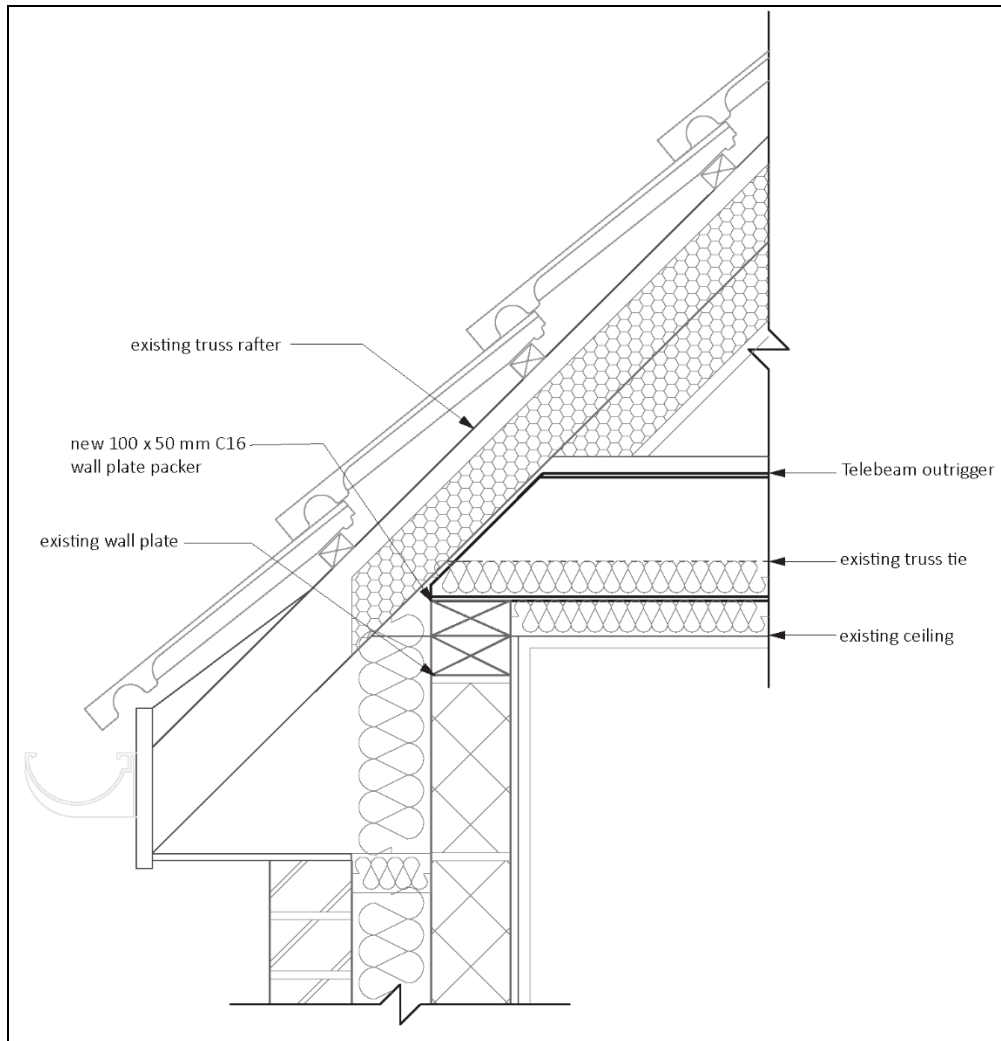
A.1 Prior building preparation should be carried out, including removal of insulation and alteration of plumbing and electrical circuits where required.

Procedure

A.2 The equivalent of three rows of tiles is removed on the eaves side, along with tile battens and the first line of roofing felt.

A.3 The existing wall plates are packed up to provide clearance between the TeleBeams and the existing ceiling. Full width timber packing is fitted to the wall plate, cut between each truss spacing and fixed to the wall plate.

Figure 3 Eaves detail

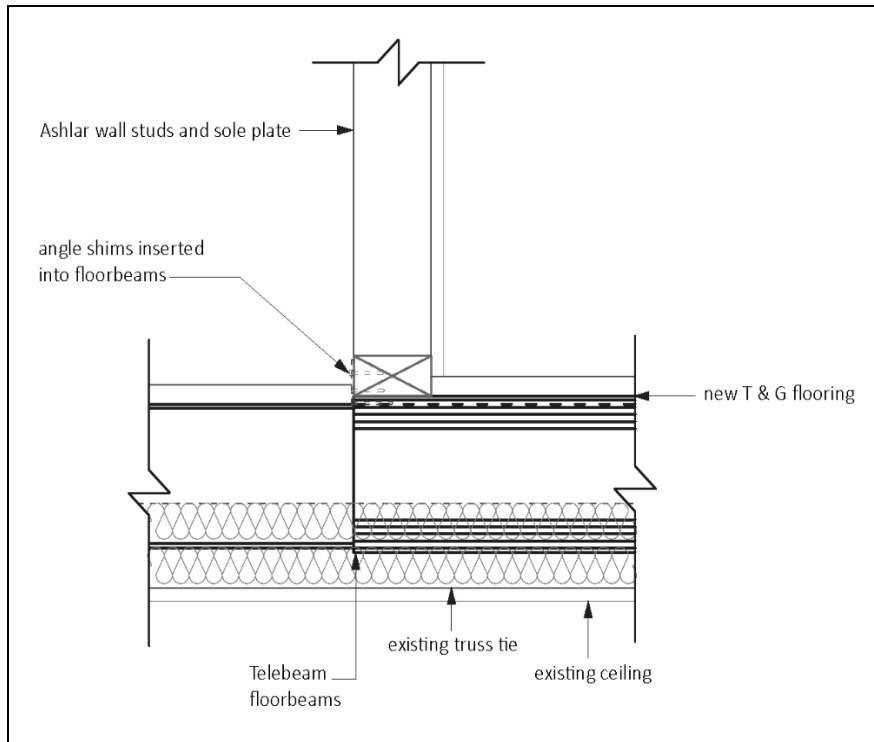


A.4 The total roof span is checked throughout the building. The TeleBeam central box beam length is deducted from this dimension, and the remainder divided by two – this provides the outrigger extension. The outrigger insert is checked, ensuring 600 mm minimum, and all outriggers marked on the top flange, ensuring correct projection.

A.5 Short lengths of timber batten are placed between trusses onto the lower chord, under the ridge line, providing temporary support for the TeleBeams. The TeleBeams are loaded into the roof on each side of the truss, with grub screws loosened.

A.6 Outriggers are inserted from one side (pointed end first), followed by the second opposing outrigger. Outriggers are extended to the required projection, before inserting angle shims between the outrigger and the floor beam, and tightening the grub screws.

Figure 4 Angle shim detail



A.7 TeleBeams are positioned either side of each truss to bear onto the full width of the wall plate packer.

A.8 Multiple trimmer TeleBeams are located at stair locations or where the site-specific layout drawings indicate. Stair aperture is formed with trimming sections supported on supplied hangers. Hangers are bolted to the beams with supplied M12 bolts passing through multiple trimming beams.

A.9 TeleBeams are secured to the truss braces with supplied 6 x 100 mm screws, 4 no. per TeleBeam. Floor beams can be either pilot drilled in situ or, preferably, on the ground from a pattern beam. See Figure 5 in this Certificate.

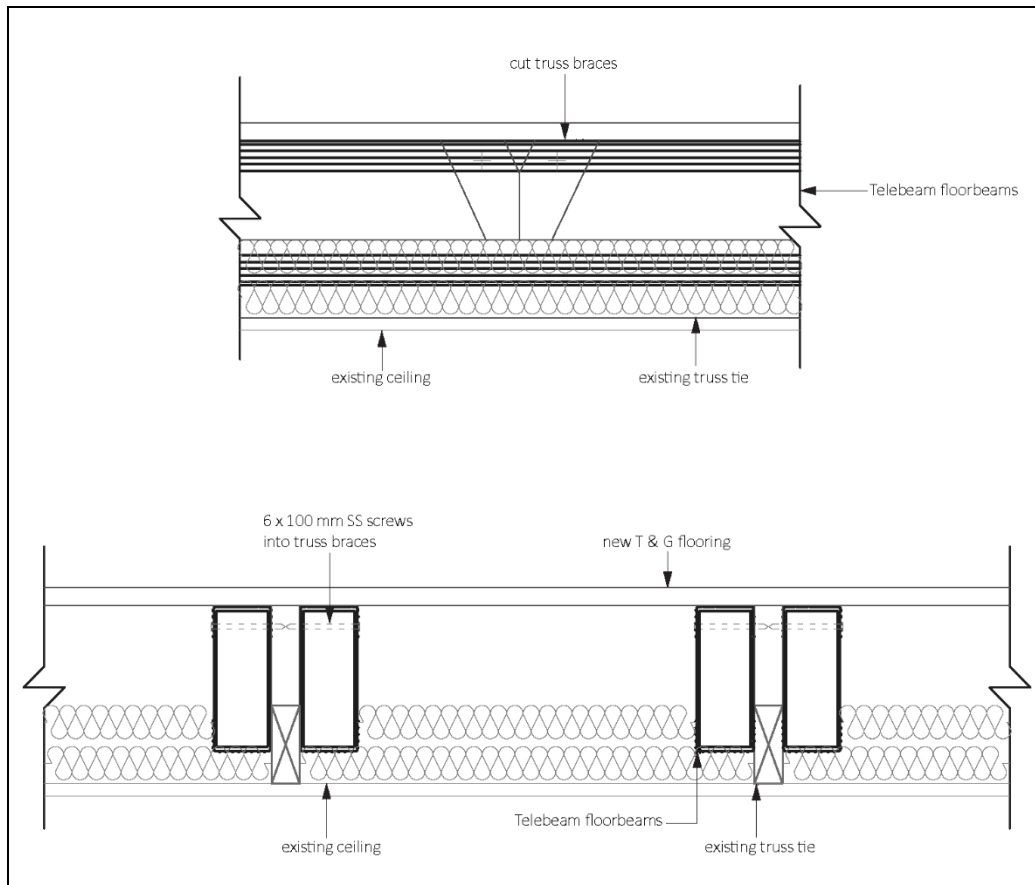
A.10 Ceiling collars are cut and secured with 100 x 50 mm C16 timber throughout the roof to the specified height, following existing truss centres. Collars are bolted to rafters with M12 nuts, bolts, timber connectors and 50 x 50 x 3 mm washers.

A.11 Roof support studwork is cut and secured with 100 x 50 mm C16 timber sole plates secured to the TeleBeam angle shims. Studs are bolted to every rafter with M12 nuts, bolts, timber connectors and 50 x 50 x 3 mm washers.

A.12 The construction must be inspected thoroughly, and existing truss braces cut flush with rafters, collars and TeleBeams.

A.13 Rockwool Flexi insulation is laid under and between the TeleBeams in two 50 mm layers, to achieve 100 mm depth and a minimum density of 10kg.m².

Figure 5 Truss fixing detail



A.14 22 mm P5 chipboard flooring to BS EN 312 : 2010 is laid over the TeleBeams, ensuring a 10 mm isolation joint around the perimeter. Flooring is secured to the TeleBeams with either stainless steel self-drilling screws at maximum 300 mm centres, or adhered. Where adhesion is used, Everbuild Stixall General building adhesive (outside the scope of this Certificate) is recommended by the Certificate holder, with a central bead applied to the top of the beams.

A.15 The existing timber wind-restraint bracing is replaced with 6 mm weather and boil proof (WBP) ply fixed to the underside of the rafters on the sloping part of the roof only. The ply diaphragm is fixed with 30 mm screws at 300 mm centres.

A.16 The remainder of works including plaster boarding, approved insulation method and all services are completed. All necessary fire doors and smoke alarms are installed, as required by the Local Building Control.

Bibliography

BS 476-20 : 1987 *Fire tests on building materials and structures — Part 20: Method for determination of the fire resistance of elements of construction (general principles)*

BS 476-21 : 1987 *Fire tests on building materials and structures — Part 21: Methods for determination of the fire resistance of loadbearing elements of construction*

BS EN 312 : 2010 *Particleboards — Specifications*

BS EN 520 : 2004 + A1: 2009 *Gypsum plasterboard — Definitions, requirements and test methods*

BS EN 1990 : 2023 *Eurocode — Basis of structural and geotechnical design*

NA to BS EN 1990 : 2023 *UK National Annex to Eurocode — Basis of structural and geotechnical design*

BS EN 1991-1-1 : 2002 *Eurocode 1 — Actions on structures — General actions — Densities, self-weight, imposed loads for buildings*

NA to BS EN 1991-1-1 : 2002 *UK National Annex to Eurocode 1 — Actions on structures — General actions — Densities, self-weight, imposed loads for buildings*

BS EN 1999-1-1 : 2023 *Eurocode 9. Design of aluminium structures — General rules*

NA to BS EN 1999-1-1 : 2007 + A1 : 2009 *UK National Annex to Eurocode 9 — Design of aluminium structures. General structural rules*

BS EN 1999-1-2 : 2023 *Eurocode 9 — Design of aluminium structures — Structural fire design*

BS EN ISO 9001 : 2015 *Quality management systems — Requirements*

PD 6688-1-1 : 2011 *Recommendations for the design of structures to BS EN 1991-1-1*

Conditions of Certificate

Conditions

1 This Certificate:

- relates only to the product that is named and described on the front page
- is issued only to the company, firm, organisation or person named on the front page – no other company, firm, organisation or person may hold or claim that this Certificate has been issued to them
- is valid only within the UK
- has to be read, considered and used as a whole document – it may be misleading and will be incomplete to be selective
- is copyright of the BBA
- is subject to English Law.

2 Publications, documents, specifications, legislation, regulations, standards and the like referenced in this Certificate are those that were current and/or deemed relevant by the BBA at the date of issue or reissue of this Certificate.

3 This Certificate will be displayed on the BBA website, and the Certificate Holder is entitled to use the Certificate and Certificate logo, provided that the product and its manufacture and/or fabrication, including all related and relevant parts and processes thereof:

- are maintained at or above the levels which have been assessed and found to be satisfactory by the BBA
- continue to be checked as and when deemed appropriate by the BBA under arrangements that it will determine
- are reviewed by the BBA as and when it considers appropriate.

4 The BBA has used due skill, care and diligence in preparing this Certificate, but no warranty is provided.

5 In issuing this Certificate the BBA is not responsible and is excluded from any liability to any company, firm, organisation or person, for any matters arising directly or indirectly from:

- the presence or absence of any patent, intellectual property or similar rights subsisting in the product or any other product
- the right of the Certificate holder to manufacture, supply, install, maintain or market the product
- actual installations of the product, including their nature, design, methods, performance, workmanship and maintenance
- any works and constructions in which the product is installed, including their nature, design, methods, performance, workmanship and maintenance
- any loss or damage, including personal injury, howsoever caused by the product, including its manufacture, supply, installation, use, maintenance and removal
- any claims by the manufacturer relating to UKCA marking and CE marking.

6 Any information relating to the manufacture, supply, installation, use, maintenance and removal of this product which is contained or referred to in this Certificate is the minimum required to be met when the product is manufactured, supplied, installed, used, maintained and removed. It does not purport in any way to restate the requirements of the Health and Safety at Work etc. Act 1974, or of any other statutory, common law or other duty which may exist at the date of issue or reissue of this Certificate; nor is conformity with such information to be taken as satisfying the requirements of the 1974 Act or of any statutory, common law or other duty of care.

British Board of Agrément

1st Floor, Building 3, Hatters Lane
Croxley Park, Watford
Herts WD18 8YG

©2024

tel: 01923 665300
clientservices@bbacerts.co.uk
www.bbacerts.co.uk