

CENTURYAN



Reading Abbey Ruins

Issue 12
August 2017

Of course we now have to carry out these projects, and do so safely and profitably. Our teams need to be able to fulfil their duties on these projects, and of course all our staff in Centura must be there to provide the essential support services that will be required.

I am immensely proud that in spring 2017 we received the RoSPA Order of Distinction recording 17 consecutive years of outstanding Health and Safety Management. More recently we have the fantastic news that CRL have successfully completed their transition to ISO 9001:2015, ISO 14001:2015 and have been recertified to OHSAS 18001. This is such a brilliant achievement and means that once again we are ahead of the game regarding our company systems and on-site practices.

I would like to offer my sincere thanks to all those involved in these audits, achievements and accreditations.

We strive to maintain a diverse, challenging and above all safe place to work. We now have a wider and wider group of people and skills within our group. We must embrace our new activities, we must learn new skills from each other and we must support and encourage our colleagues at work.

With the level of activity ahead in most parts of the Group our controls must be robust. We will be busy but we must not cut corners. We will have strict programmes to work to but we must control our costs. We will see growth but we must collect our cash.

We move forward into an extremely exciting time for Centura. Our future success will be built on what we achieve now. You are all part of such a great team. Please be proud of your company and your achievements.



Tony Rimoldi
Chief Executive

Some Notable Milestones

The last time I had the pleasure of presenting the Centuryan front page I recall reporting some of the momentous international highlights of the previous 6 months. It seems as though the hunger for change has not stopped. The General Election in June certainly did not yield the expected result. That has caught out many politicians and will certainly have an effect on the current Brexit negotiations.

To say that we need to collectively be prepared for a challenge is, I think, an understatement. There is certainly going to be a lot of work to do if we are to have any clarity regarding our EU exit. This will clearly be a time of continuing change.

"2017 in Centura has been an exciting time"

2017 in Centura has been an exciting time with a number of notable milestones being achieved. In January we acquired FJ Samuely and Partners. This structural engineering company was established in 1933 and is one of the oldest businesses of its type operating independently in the UK. The company can lay claim to many iconic structures completed over the last 80 years. We hope that Samuely will compliment our other structural company, Buxtons, and that we shall see growth in both organisations in future trading.

This year has seen improving sales in Equilux reach a record £2m. We have also seen record margins in TL Fire. Surveys continues to provide a comprehensive nationwide service to its clients, recently expanded overseas with some high profile assessments carried out in Abu Dhabi.

Lifespan, our composite footbridge company has delivered 4 bridges up until June and has orders to deliver at least 5 more in the next 12 months.

In CRL the past 12 months has seen some exciting additions to our scope of work activities. In Bristol our facades team is seeing growth and a promising number of future opportunities. In Mitcham our move into heritage restoration continues to add to that regions sales and future expansion. Our core activities in structural repair have produced strong returns in the past 12 months.

Of particular note is the Chesterfield teams' recent success in winning a major contract at Oldbury viaduct in Birmingham. Currently mobilising to site this project has an order value just short of £12m making it our biggest single order ever, and by some margin.

Because of Oldbury and other recent and notable successes we start the new financial year with a record order book.

the numbers

A regular feature in this newsletter is to publish a scorecard showing how the group is performing. The following tables has gathered together all the latest information from the current financial year.



Customers & Markets

1722

No. of tenders submitted

£140.8m

Value of tenders submitted



896

No. of new contracts awarded

£31.52m

Value of contracts awarded



Learning, Quality & Innovation

625,100

RIDDOR free man hours

94%

CSCS carded site workforce

90%

Employees H&S Training Compliant

0

Suggestions submitted in the Innovation scheme

Operational

100

% of performance questionnaires showing client satisfaction

128

No. of contracts in progress

90

No. of contracts ahead of target

Financial & Stakeholders

Turnover year to June



Profit year to June



Overhead costs year to June



Cash Flow



Group Business Plan Sales Forecast for Year to June 2018

	Target	Total
Concrete Repairs Ltd		
Bristol	£6.5m	
Chesterfield	£12.75m	
Falkirk	£5.0m	
Mitcham	£11.4m	£35.65m
CRL Surveys Ltd	£1.5m	£1.5m
Buxton Associates Ltd	£1.25m	£1.25m
FJ Samuely Ltd	£0.6m	£0.6m
Equilux Ltd	£1.5m	£1.5m
TL Fire Ltd	£0.2m	£0.2m
Lifespan Ltd	£0.3m	£0.3m
Total Sales Forecast		£41.0m

group gossip

The Group would like to welcome...

Tomasz Markowski, CRL BRI
Raivis Gedvils, CRL BRI
Philip Sim, CRL BRI
Jeffery Thomas, CRL BRI
David Bonner, CRL BRI
Andrew Barley, CRL BRI
John Arnold, CRL BRI
George Kennedy, CRL BRI
Rishmila Mendis, BUX
Ashalata (Asha) Kumar, BUX
Oliver Brooker, BUX
Georgina Connaughton, BUX
Dritan Kala, CRL CHE
Mark Anthony Cavanagh, CRL CHE

Andy Yelland, CRL CHE
Paul Hill, CRL CHE
Alejandro (Alex) Garcia, CRL CHE
Ryan Walker, CRL CHE
Marcin Dettlaff, CRL CHE
Richard Simpson, CRL CHE
Adam Pinder, CRL CHE
Peter Booth, CRL CHE
Matt Cain, CRL CHE
Chris Van Talligan, CRL CHE
Christopher Lennon, CRL SUR
Mohammad Al Hujaj, CRL SUR
Corey Mason, CRL SUR
Samantha Taylor, CRL SUR

Gertrud Garamvolgyi, EQU
Scott MacDonald, CRL FAL
Lauren Noble, CRL FAL
Ojidur Rahman, CRL MIT
Michael Sullivan, CRL MIT
Kerry Bryant, CRL MIT
Nathaniel Nixon, CRL MIT
David Kalejaiye, CRL MIT
Paris Beckford, CRL MIT
Ricky Ingram, CRL MIT
Bartek Wisniewski, CRL MIT
Aaron Delaney, CRL MIT
Roberto Mule, CRL MIT
Mark Brandon, CRL MIT
Ross Matthews, TLF

Say goodbye to...

Faye Miles, CRL BRI
Adrian Rook, CRL BRI
Ioan Preda, BUX
J Paul Quinlan, CRL CHE
Maurice Constable, CRL CHE

Jonathan Marsh, CRL CHE
David Henderson, CRL CHE
Terence Budd, CRL SUR
Samuel Nielsen, CRL SUR
Tim Lewin, EQU

Darryl Hudson, EQU
Jordan Hewitt, CRL MIT
Adam Green, CRL MIT
Tomasz Potaczek, CRL MIT
Tom Osborn, CRL MIT

Promotions...

Pip Spencer (CRL BRI), Snr Foreman
Adrian Rook (CRL BRI), Foreman
Adrian Rook (CRL BRI), Foreman
Adrian Rook (CRL BRI), Foreman
Benjamin Hatfield (CRL CHE), Site Manager
Mark Donkin (CRL CHE), Snr Foreman
Dennis Small (CRL CHE), Tradesman
Kevin Bullen (CRL CHE), Foreman
Grzegorz Pawlik (CRL CHE), Foreman
John Lovell (CRL CHE), Snr Tradesman
Ingus Klavins (CRL CHE), Snr Tradesman
Ingus Klavins (CRL CHE), Snr Tradesman
Lee Tandy (CRL CHE), Foreman
Peter Booth (CRL CHE), Improver

Sean O'Connor (CRL SUR), Sur. Div. Area Manager
Colin McMaster (CRL FAL), Foreman
Dionne Dunkley (CEN), Group Recruitment & HR Co-ordinator
Miroslaw Wiszniewski (CRL MIT), Tradesman
Kamil Kocur (CRL MIT), Tradesman
Mark Phillips (CRL MIT), Snr Restoration Manager
Dagmara Urbanska (CRL MIT), Site Manager
Lukasz Kielsa (CRL MIT), Foreman
Miroslaw Pletkiewicz (CRL MIT), Foreman
Patrick Smyth (CRL MIT), Snr Site Manager

snapshot

M5 Oldbury Viaduct

Following almost two years of planning meetings, pre-qualification, tender bidding and negotiations, CRL has finally been awarded one of two concrete repair packages on the Oldbury Viaduct project in Birmingham.

Oldbury Viaduct is a 3km long reinforced concrete viaduct structure running between junctions 1 and 2 of the M5 in the West Midlands. The structure is suffering from steel rebar corrosion and extensive concrete deterioration from years of road salt attack through defective joints. Plus the underlying waterproofing is at the end of its life. The project involves stripping off all asphalt and old waterproofing; hydro-demolition and reconstruction of all structural joints, several areas of full deck re-construction, new buried joints and waterproofing, new asphalt, new central barriers and replacement lighting and sign gantries.

CRL has been awarded one of two concrete repair packages, and we will be working in a collaborative Alliance with Volker Laser who have the second package. Each package is worth just under £12m.

This is a major project for Highways England, on an incredibly busy section of the M5 through Birmingham. There will be a contraflow, with 30mph two lane running on the northbound carriageway, whilst we have full access to the southbound for the works. Advice for the travelling public is to plan journeys carefully, allow more journey time and take alternative routes, such as the M6 Toll, M6 and M42 around Birmingham as congestion is forecast to be severe during the 18 month project.

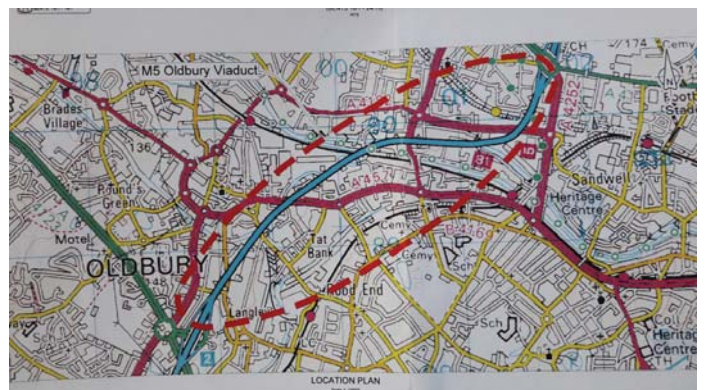
The project is unique in a number of ways – we think it is the largest ever concrete repair project in the UK to date, with a value of £24m. We also think it is the first time two leading concrete repair specialists have come together to form an Alliance in order to pool resources and deliver the complex project on time. We will also be using several subcontractors for hydro-demolition, with up to eight hydro-demolition teams on each shift, plus several material suppliers. The travelling public will see work progressing from 6am to 10pm in two shifts, plus overnight service crews.

CRL is assembling a strong site team to deliver this project successfully. It will be a demanding but impressive project for us, and we wish the site team well on this challenging scheme.

Gerry Lister
Highways Manager
CRL Chesterfield



Oldbury viaduct is 3km in length and spans over a network of Birmingham canals, railway lines and local roads



Oldbury Viaduct runs for 3km from Junction 1 to Junction 2 of the M5



Oldbury Viaduct: Complex support structure underneath

snapshot

Dyson Hangers 86 & 85

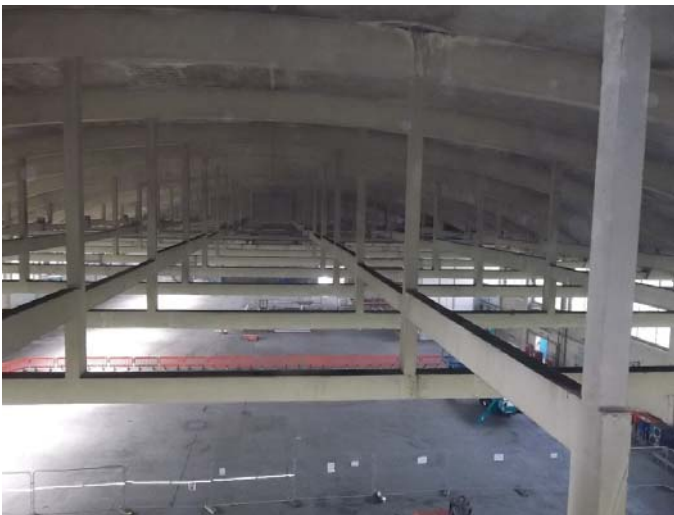
Dyson Hangers 86 & 85 Brought Back to Life

The former RAF hangers were constructed in the 1930's using reinforced concrete for the entire structures including the barrel shaped roof. These type of structures are known as the 'D type sheds' and measure approximately 96 metre long x 46 wide and 16m high at the pitch of the barrel roof.

The hangers were initially used by the RAF to house and protect Pre-war and World War 2 planes such as the Spitfires, Lancasters etc...

The works commenced on site in late April 2017 to the internal area of Hanger 86 to carry out essential concrete repairs to the soffits, trusses and columns due to carbonation and moisture ingress. Works to the exterior followed several weeks later to columns, walls and canopies. A further roof survey was carried out by CRL surveys where concrete repairs were identified, which shall be carried out shortly.

Access between the roof trusses is done with the Z65 articulated boom cherry pickers and on the exterior using design scaffold.



Photo's 1 & 2; before works commenced April 2017

Sir James Dyson acquired the Hullavington Airfield in 2016, which has a total of 8 hangers positioned strategically around the airfield.

CRL worked closely with Kier Construction - Western & Wales by carrying out trials in advance of the contract award to ensure a suitable repair method was in place for the tight programme of works and to meet the 15 year performance specification requirement.

Photos 3 & 4 show the nearly completed coatings

The site team have worked extremely hard to keep the works on programme, especially with the constant delays with further asbestos been discovered hampering access. Thanks goes to Robert Najcak and the site team for all their efforts and dedication for their hard work on the project so far.

*William Sinnott
Contracts Manager
CRL Bristol*

snapshot

Reading Abbey Ruins & Gatehouse

Progressing well...The Abbey Quarter in central Reading is home to numerous historic features which are recognised as having national, as well as local importance. Two of these features, the Abbey Ruins and the Abbey Gateway had over the years fallen into disrepair. Reading Borough Council (RBC) have been working behind the scenes for many years to secure Heritage Lottery Funding (HLF) to enable extensive works to be carried out to restore them and again make them accessible to the public.

The Abbey which was founded by King Henry I in 1121 was used extensively until its dissolution by Henry VIII in 1539 and it is rumoured that Henry 1 is buried within it's walls. The entire Abbey area was closed to the public 9 years ago on grounds of health & safety (falling masonry).

The Gatehouse, which was built at a similar time as the Abbey still includes some fabric of the original medieval structure, however most of the visible fabric dates from 1861 when it was comprehensively restored by Gilbert Scott. This is where the last Abbot of Reading was hanged, drawn and quartered in 1539, but is equally famous for later, in the late 18th century, housing the Abbey School for Girls which was attended by the famous novelist Jane Austen.

After finally securing funding in 2016, RBC went out to tender for the works and in December last year CRL Restoration was selected as Specialist Principal Contractor to carry out the £1,4 million worth of extensive conservation works on these Grade 1, Scheduled Ancient Monuments.

The work on the Abbey Ruins is being carried out in three phases and primarily involves the consolidation and repair of the ruin walls to make them safe and allow access to the public.

Once the scaffolding has been erected, a detailed survey is carried out to determine the actual condition of the wall, remove any loose stones, or flint, and decide what repairs need to be carried out. This is then agreed with the conservation architects and Historic England.

There are various different types of repairs that can take place. These include consolidation of the loose mortar rubble surfaces, spot patching of damaged areas of historically significant mortar surfaces, lime shelter coating of significant stone work details, re-pointing between the flint and rubble in the walls where the pointing has eroded, and re-bedding of loose stone. Stones which have fallen out of the wall over the years have been collected and are being used to build up areas of the wall which have eroded over time. This not only adds to the stability of the wall, but helps with water run-off.

We are also constructing sacrificial facings and reinstating partial arches where necessary, as well as installing soft cappings along the tops of the walls to stop water ingress.

Of interest on this project is that in conjunction with Historic England and the conservation architects, we have elected to use traditional hot-mixed lime mortars to carry out all the different types of repairs. This is a method of mixing lime mortars which goes back hundreds of years and is the method that would probably have been used to build the ruin walls 900 years ago!

The works to the Gate House includes the replacement of the lead roof to a stepped profile, the replacement of internal rain water



snapshot

Reading Abbey Ruins & Gatehouse

downpipes and underground storm water drains, repairs to exterior stone work, windows and doors, interior asbestos removal and strip out including the removal of first floor partitions and a modern staircase which had been installed, the construction of a new replacement staircase, internal repairs and decoration, new toilets in the ground floor room and the replacement of various mechanical and electrical services.

External works to two yard areas include replacing boundary walls with masonry piers and railings.

After 9 years, in the summer of 2018, RBC hope to again open the Ruins and the Gatehouse to the general public, as well as starting to use them to host a range of events, and cultural and educational activities.

*Michael Balletta
Infrastructure Manager
CRL Mitcham*



Safety, Health, Environment & Quality

On the 20th June Andy Slight (CRL Mitcham Yard Manager) attended the RoSPA Awards event at ExCeL Exhibition Centre in London's Docklands to receive an award on behalf of CRL.

Frances Richardson (RoSPA Director of Operations) presented Andy with a RoSPA Order of Distinction award. The award marks 17 years of outstanding performance in health and safety at work.

Over recent years Andy has designed, developed and implemented a number of positive health and safety initiatives, for example he has provided mechanical aids and training for safe loading and transport of large items of plant, has investigated and implemented requirements for safe transportation of chemical substances and has created inspection and testing regimes for various items of plant and equipment.

*Nigel Roper
Group Health & Safety Advisor
Centura Group*



Andy was asked to collect the award to thank him for his proactive approach to managing health, safety and environmental issues at the Mitcham Yard.

snapshot

Buxton Update

Princes Mead School, Winchester

Working alongside Re-Format Architects we are appointed to provide structural and civil engineering services for a new extension at the Princes Mead School in Winchester. The building forms new improved teaching and dining facilities with a floor area of 657m².

The structural solution was a steel frame with precast concrete floors for improved acoustics and insulated metal deck roof. This allows for a rapid and efficient construction with off-site fabrication.

Estimated build value: £1.5m.



Novotel, York

We are appointed by Accor Hotels Group to provide structural and civil engineering design services for a new extension to one of their Novotel Hotels in York. This is part of a series of improvements across Accor's portfolio where Buxton Associates have been involved acting as the lead structural design consultant.

Working alongside Leach Rhodes Walker Architects we needed to provide an efficient solution, in terms of both materials and cost, with minimum disturbance to the existing 1980's functioning building.

The main four-storey extension of the living quarters to the south consists of a 225mm deep reinforced concrete transfer slab at first floor and light-gauge steel framing to the floors above. Due to challenging ground conditions and a significant depth of made-ground, piled foundations were identified as the most financially viable option. A secondary front low-level extension to the north

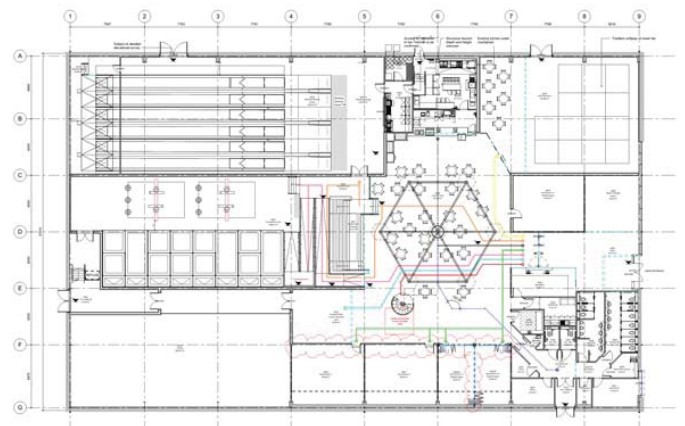


will provide improved guest experience and bigger conference rooms with 228m² floor area.

Salt Park Extreme Sports Centre

We are appointed by Morgan Sindall to provide structural design for the refurbishment of Salt Park Extreme Sports Centre, changing it from a tenpin bowling facility to a new family destination venue and extending the life of the building by at least 20 years. The project is funded by Slough Council and has a build value of £5m.

It is proposed to replace the existing mezzanine floor and structure at ground floor with a new steel-framed mezzanine with concrete decking. Externally, a new car park area and access road will be provided, in addition to retaining walls and a new cycle store.



Campshill Extra Care, Lewisham

We are appointed by Hills Partnerships to provide structural and civil engineering design services to develop a site in Lewisham encompassing 5086 sq. m, with a new 51-unit Extra Care Housing scheme and a build value of approximately £13.5m.

We produced various schemes, enabling the most efficient and cost-effective solutions to be selected for the project and reducing the cost to the client.

Construction is scheduled to start in October 2017.



snapshot

Buxton Update

Langley Leisure Centre

We are appointed by Morgan Sindall to provide structural design for the refurbishment of Langley Leisure Centre, Slough, with a build value of approximately £5m. Proposed alterations include two new gym extensions, a new reinforced concrete pool-chemical storage space and extension of the existing car park to accommodate more parking spaces.

In addition to unexpected discoveries on site, one key challenge was working for the first time in a BIM environment. This, together with Salt Hill Park, is our first real BIM Level 2 project. We've had to learn an entirely new way of working; this involves sharing digital models with the other members of the design team, resolving clashes and developing our design in 3D.

Tannery Building, Canterbury

We are appointed by Charles Edward Ltd to provide structural design for the refurbishment of The Tannery at Stour Street, Canterbury.

The existing building is a multi-storey structure, believed to date from the early 1800s. It is proposed to refurbish the buildings at the front and rear of the site and create a new courtyard in the centre. The existing external skin of masonry is to be retained and the new internal structure to be constructed with steel beams and columns and piled foundations. The build value is approximately £2m.



Holliers Farm, Oxfordshire

We are working alongside Altered Nation Design to provide the structural and civil engineering design services for the development of an existing farm site to provide six new residential units constructed with SIPs panels and the conversion of a Grade II listed barn.

For the barn conversion, the existing crumbly external stone walls are to be retained, with structure supported by a new internal steel frame.

The build value is approximately £2m and work is due to start on site in October 2017.



Westgate School, Slough

We have been providing structural and civil engineering services for the extension and internal alterations to Westgate School's existing 1960s building, with a build value of £5.8m.

Construction has recently started on site and is scheduled for completion in time for the start of the 2018-19 academic year.

We are now appointed by the contractor, Feltham Construction, to produce working drawings and to see the project through to construction.



Stuart Hutchinson
Director
Buxton Associates

snapshot

F J Samuely & Partners

F J Samuely and Partners joined the Centura Group in January 2017. The company is based in Central London and Buxton Associates have recently co-located with them.

During the past 6 months we have been busy working on a variety of projects, some of which are under construction and some still in the design office:

St James Square

With a Grade 1 listed Robert Adam façade this is one of the UK's most prestigious office addresses. Our work involves remodelling the 1990's rear extension to update and refresh the working environment.



Drummond Street

An old warehouse style office building in central London is being extensively refurbished to provide 26,000 square feet of CAT A office accommodation. The works include removing several walls, lowering the basement floor and creating a new 2 storey extension.

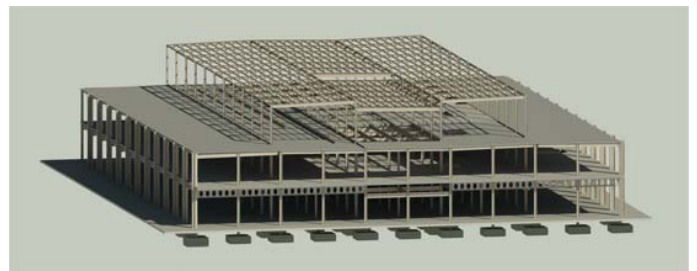


Milton Keynes Shopping Centre

The existing shopping centre was designed by us in the mid 1970's. With the demise of BHS we are appointed to overhaul the existing store to create over 60,000 square feet of new retail space for a prime tenant. This requires us to add a new floor and strengthen the existing roof structure to turn it into shopfloor.

Due on site in late 2017 we are appointed initially by the owners, Hermes and then the contractor as part of a design and build contract.

This is a tricky design process even though we have all of the original drawings. The existing building was designed with little capacity for additional loads; even though we're adding a new floor we've managed to prove that we don't need to add new foundations or strengthen the existing columns.



Gt Suffolk Street

This is nearing completion on site; a new office development in Southwark with Hawkins Brown architects. We've added a new steel framed building next to an existing late Victorian warehouse to create 36,000 square feet of new commercial floor space.

The project is shortlisted for the New London Architecture 2017 Awards.

Fingers crossed...



group gossip

HR Regional Visits

On 25th April Dionne Dunkley, Group Recruitment & HR Co-Ordinator and I travelled to the Chesterfield Region and spent the rest of that day with some of the office staff, discussing Company benefits and holding a question and answer session.

On the 26th we travelled to Broad Marsh Site in Nottingham where CRL are currently repairing the car park. Daren King gave us an insight into the work being carried out before taking us around the site to show us exactly what was involved. Daren explained to us about the corrosion problems and work that they had to do to rectify the problems, it was interesting and his explanation helped us to understand more.

The operatives were hard at work, drilling, digging and moving concrete and repairing. The conditions they worked in were hard as it was cold, windy, damp and just not pleasant at all. Both Dionne and I appreciated how hard the operatives worked. It's not the conditions we are used to or would ever wish to work in. However, the operatives were happy in their work. The only time they stopped was for a coffee break in the morning and a 30 min lunch on or around 12.30 p.m. which gave us the opportunity to catch up with them for question & answer session and talk about the benefits the company offers.

Daren then took Dionne and I to 'Wilkos' which was on the other side of the car park. They needed access via Wilkos to carry out the work underground, as above them was the main 4 lane carriageway which needed repairing and support from underneath. Cars, busses and lorries were constantly using the road. This work had to be carried out during the evenings whilst the shops were shut and due to this we were unable to meet the night workers.

Both Dionne and I noticed how clean and tidy the sites were left and in particular, how H&S was taken so seriously at all times on both sites. After our site visit we travelled back to the Chesterfield office to meet the rest of the staff that we had not managed to see on the previous day.

We would like to give a special thanks to Daren King who took both Dionne and I

under his wing whilst on site. Also thanks for the warm and friendly welcome we received from all the staff at Chesterfield and apologies to those who we were not able to catch up with due to their own working hours or annual leave.

As the employees voice, we have taken back your views, ideas and suggestions to our management team. Although we may not be able to make great changes, your voices have been heard by those that matter and some of the things that you have asked for are being actioned where possible.

HR's second regional visit in 2017 took place on 23rd and 24 May. It was a successful trip. Steve Jones runs a happy team and he and his team were most hospitable, both site (Dyson Hanger Repair) and office visits.

*Sharon O'Sullivan
Group HR Executive
Centura Group*



CRL have successfully completed their transition to ISO 9001:2015 (Quality management systems) and 14001:2015 (Environment management systems) and re-certification to OHSAS 18001 (Health & Safety management systems). The transition audit was carried out by NQA assessors who reviewed CRL's management systems and on-site practices over a six day period.

CRL will start working on the transition from OHSAS 18001 to the new ISO 45001 once the standard has been published and issued.

*Nigel Roper
Group Health and Safety Advisor*

group gossip

Thank You

I just wanted to thank all those who sponsored me for your very kind donations.

The 10K run on Bank Holiday Monday had an amazing atmosphere with 12,000 runners along a scenic route through central London, lined with thousands of spectators, bands, choirs etc.

I managed to run the whole 10K which involved total 'mind over matter' from the 7K marker and finished in 1 hour 9 minutes so a good feeling of achievement (& surprise!)

Along with my daughter & son-in-law, we have raised just under £900 for 'Meningitis Now', all of which goes directly to the charity.

Thank you all again, there are a couple of photos attached.

*Sandra May
Regional Secretary
CRL Bristol*



Employee Profile

Name?	Kevin Hodgson
DoB?	May 1962
Born?	
Status?	Married
Company?	Concrete Repairs Ltd
Position?	Senior Contracts Manager
Joined?	Jan 1984
Hobbies?	Medieval History & Fishing
Pet Hates?	Too many to list
3 to Dine	Edward I
With?	Keith Moon (2 is enough lol)

Congratulations to...



Congratulations to Steve & Kim McKeeman, who married on Friday 28th April and had a great day with friends and family. Wishing you both a life time of happiness!