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Grand Opening


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OCTOBER 14 & 15 12 - 4 PM



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Unique Living, Boutique Charm

at The Westdel in Desirable Warbler West Neighbourhood

In the ever-evolving landscape of residential development, a new condominium residence is poised to redefine boutique living. On the cusp of where city meets nature along Westdel Bourne, is where you'll find The Westdel, a luxurious new 4-storey boutique condo. Built with superior concrete construction that allows for large balconies and expansive windows. As the construction nears completion, eager purchasers are preparing to move-in this coming January.

Beyond its enviable location on the urban boundary, this boutique building boasts a wealth of amenities that cater to the desires of the discerning downsizers seeking a harmonious blend of elegance and functionality. A state-of-the-art fitness centre beckons those craving an active lifestyle, while the media room promises cinematic experiences within the comfort of home. The Residents' Lounge, complete with a billiards table, serves as a hub for social gatherings, and a Guest Suite offers a welcoming retreat for visitors. Stepping outside, an outdoor sports court invites residents to embrace the joys of an active outdoor life.

Suites Large Enough to Downsize Without Compromise

A Grand Opening event is set to take place on October 14th, aligning with the highly anticipated opening of three fully furnished model suites. "There are a lot of people who have been waiting for the model suites" says Megan Corfield, Sales Representative for Tricar. "Since many of our buyers are moving from a single-family home, they really are eager to walk through and experience the space they will call home for many years to come."

Reflecting on the unique offerings of this condo, Megan notes, "We've ensured that spaciousness is a cornerstone of this development. Most suites at The Westdel are two bedroom layouts and many

include versatile den layouts, catering to the evolving needs of our downsizing residents."

The Tricar Group is an industry leader that has built mid and high-rise communities across London for over 35 years. Known for their commitment to quality and exceptional customer service, Tricar has been recognized by Tarion as a six-time finalist & three-time winner of the Ontario High-Rise Builder of the Year award.

"The Westdel caters to those that want to keep an active lifestyle, but step away from the maintenance and upkeep that a single-family home requires." Megan adds, "The Westdel fits the mold of what they are looking for."

For those looking to downsize without compromising on space, your beautifully appointed new condominium home awaits at The Westdel.

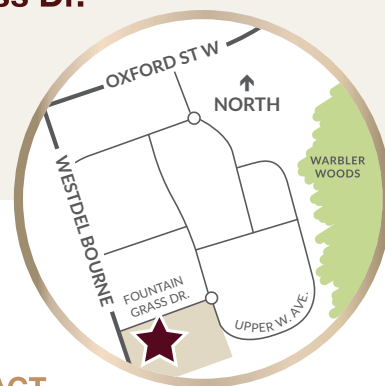
SALES OFFICE & MODEL SUITES

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Saturday & Sunday

12pm – 4pm

(Opens Oct. 14th)



FOR MORE

INFORMATION CONTACT

Megan Corfield

519-852-8175

Condominium Sales Representative



TREVOR MCKENZIE
LHBA President and
President of
McKenzie Homes



WHAT IS LHBA?

Founded in 1952, the London Home Builders' Association is comprised of builders, developers, renovators, suppliers, subcontractors, supporting financial institutions and professionals committed to ethical building and business practices in the home building and renovation industry. Membership is voluntary and applicants are screened by a committee using criteria from the Association's Code of Ethics.

President's Message

WE'VE FOUND A NEW HOME! The London Home Builders' Association (LHBA) is thrilled to be partnering with *London Inc.* to continue delivering *Signature Homes & Renovations* to London! This new partnership has rejuvenated our publication, brought a fresh look and approach to our content and has extended our reach to a significant regional audience both digitally and in print. We look forward to sharing our October and May editions, highlighting our members' innovative products, services and projects, community contributions, LHBA initiatives and events, careers in the trades and so much more with you!

With uncertainty from interest rates, it has been a challenging time in our industry. Right now, affordability is on everyone's mind and our builders are trying to find ways to build to meet that. As an Association, we are realizing the benefits of one collective voice and building strong relationships with all levels of government to meet the needs of these challenging times. It is great to see municipal, provincial and federal governments working together, most recently announcing the Housing Accelerator Fund, Provincial Housing Supply Actions Plans and the removal of GST and HST from new construction purpose-built rentals (get a full update from LHBA CEO Jared Zaifman on page 8).

In this edition, we feature just some of our many members who are celebrating milestone anniversaries and success in the industry — congratulations! *London Inc.* spoke to LHBA member s2e Technologies Inc., which is pioneering sustainable housing through a holistic lens that goes beyond construction methods to consider land use, water use, transportation emissions and more. EVE Park, their new solar powered and net-zero build located near West Five, includes a car-share program and vertical parking towers, the first of its kind in Canada (see page 12).

This summer, LHBA broke ground at our Green Home Build project on Riverbend Road in London (see story on page 10). With the support of LHBA members and the wider home building community through contributions of products and services, the build is set to complete in Spring 2024 with proceeds from the sale being shared between Kids Kicking Cancer Canada – Heroes Circle program and LHBA programs and initiatives. We're also partnering with Fanshawe College, North American Trade Schools and other institutions to offer tours and educational opportunities to promote careers in the trades. Thank you to the team at Sifton Properties Limited for managing the build, and to Sifton and Centennial Windows & Doors for their Platinum Partnerships.

Considering a career in the skilled trades for yourself or someone you know? Find out what a career in the trades might look like at the upcoming Level Up! event on November 1 and 2, 2023, at the Western Fair Pavilion. This multi-day career fair brings together the best in skilled trades professionals across the industry, as well as organizations, post-secondary institutions and businesses to give students in grades seven to 12 the opportunity to learn about 140-plus trades! Registration is now open online at www.levelupontario.ca.

If you haven't started following us Instagram and Twitter, look us up! We post upcoming events like our Awards of Creative Excellence (November 23, 2023) and the Lifestyle Home Show (January 26 to 28, 2024), along with highlights from events like our 33rd Annual Parade of Renovations featuring six newly renovated homes by RenoMark renovators in the London area and our Daffodil Bulb Planting Event at LHBA's Cancer Survivor Garden on Riverside Drive.

We look forward to sharing our next edition with you in May.

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The Neighbourhoods of *Sunningdale*

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50 percent sold! Phase 1 of the prestigious Sunningdale Court development is selling quickly in the next phase of the Neighbourhoods of Sunningdale, north London.

Cohesive community plan. Each phase of The Neighbourhoods of Sunningdale is an integral element of a long term cohesive community plan, not just a collection of houses. This spectacular setting is adjacent to Sunningdale Golf & Country Club surrounding the beautiful Medway River Valley. It is a quiet oasis just minutes from Masonville Place, Hyde Park, and a short drive from downtown London.

Award winning premier development. From day one of construction in 2001, home owners, local builder organizations and provincial industry associations have praised the Neighbourhoods of Sunningdale. Each phase is a warm, inviting environment shared by homeowners with similar values and lifestyle, with larger-than-average setbacks, restful green spaces and thoughtful traffic planning to create a peaceful upscale environment.

Select master builders. Only high-quality builders who embrace

the concepts and goals of Sunningdale participate in our developments. Each has been selected for their reputation of building quality homes of attractive design, attention to detail, and their follow up after the sale. We are proud to recommend *Bridlewood Homes, Graystone Custom Homes, Marquis Developments, Reis Design Build and Westhaven Homes.*

Working with one of these exceptional builders will give you an opportunity to design a home that reflects your sense of style, and most importantly give you peace of mind. Welcome to Sunningdale Court Phase 1!

www.sunningdalehome.com
<https://www.sunningdalehome.com/SunningdaleCourt.html>



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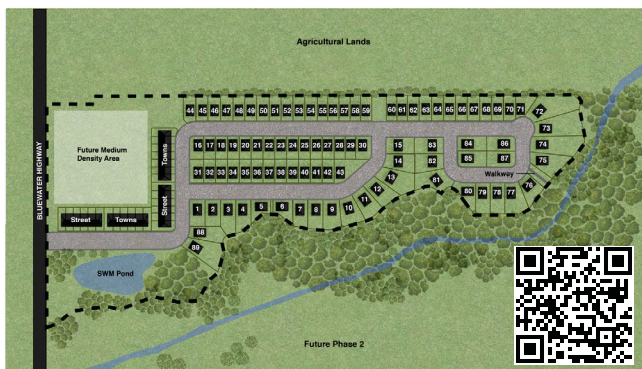
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Getting our houses in order

With unprecedented government support and cooperation, London is on the front line in the battle to tackle Canada's housing supply shortage



BY JARED
ZAIFFMAN
CEO, London
Home Builders'
Association

OVER A YEAR AGO, in June 2022, the Canada Mortgage and Housing Corporation came out and shared the infamous number: 3.5 million. That is the number of homes across the country that need to be built (in addition to the number of homes currently projected to be built) to help reach affordability for Canadians by 2030.

Unfortunately, in a period of rising interest rates and climbing costs, there has been a lot of fear and uncertainty for potential homebuyers, which has significantly slowed home sales.

The residential construction industry is ready to build much-needed homes, but we need all levels of government partnering with us now more than ever to help make it attainable — and to make the process more efficient and cost-effective from start to finish.

We are quite fortunate that London — perhaps more than any other city across our country — is in one of the best positions to try and tackle the crisis we are in. Why? Because local industry and government at all levels have one goal in mind for the city: get more housing supply built now.

The provincial government here in Ontario was first to the table on housing in a significant way with their annual housing supply action plans. This resulted in Bill 23, 97, 108 and many other pieces of legislation that changed the planning framework in Ontario. These changes aimed to help both simplify and create efficiencies at the municipal level where development applications and permits are approved. And with the recent cabinet shuffle at Queens Park, we have local MPP Rob Flack stepping into a significant housing role, having been named the associate minister of housing with a specific mandate on attainable housing and modular homes.

At the local level, the municipal election in October 2022 saw Mayor Josh Morgan and a number of new councillors elected. Since that time, city council has been a strong proponent of finding opportunities to allow for the creation of additional housing supply in our city.

Additionally, both city staff and council, led by Mayor Morgan, have partnered actively with industry to see what the best solutions are for the crisis we are in, including a number of stakeholder sessions on the Housing Accelerator Fund. It was incredibly exciting to see London be the first successful applicant in Canada to receive these funds announced by Prime Minister Justin Trudeau to the tune of \$74 million. And a significant portion of those dollars will go to fund initiatives that were brought forward in collaboration with government and industry.

Industry hopes to see these funds deployed quickly to improve internal processes at city hall, including on the digital permitting side and helping open up quick development opportunities through investments in infrastructure so we can get shovels in the ground as soon as possible.

From our federal partners, in addition to removing GST on purpose-built rentals, it sounds like there is more to come on the housing file and more tools on the horizon to help us achieve 3.5 million more homes across Canada by 2030. Housing Minister Sean Fraser has been quite aggressive since recently taking on the role, and with our local MP Peter Fragiskatos now being announced as his parliamentary secretary, we have an incredible local advocate directly on the national housing file.

With local leaders like Mayor Morgan, Associate Minister of Housing Flack and MP Fragiskatos all aligned on the need for more housing supply and in strong positions to help influence our local, provincial and national policy, London is in an enviable position to truly make an impact on housing in Canada.

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Embracing the spirit of support

Through the generosity of the local homebuilding community, London's latest Green Home Build makes a meaningful difference in the lives of children coping with cancer or other illnesses



The LHBA Green Home Build is located at 1096 Riverbend Road



THIS SUMMER, LOCAL homebuilders, suppliers, sub-trades and supporters, including Mayor Josh Morgan, MP Lindsay Mathyssen and MPP Peggy Sattler, gathered to celebrate the ground breaking of the London Home Builders' Association (LHBA) Green Home Build at 1096 Riverbend Road in London.

chronic illnesses, neurological conditions, disabilities, trauma, violence and other adverse childhood experiences," explains KKCC national executive director, Jill Osborne.

With the project management support of Sifton Properties Limited and Platinum Sponsorship from both Sifton and Centennial Windows & Doors, this sought-after community



The LHBA Green Home Build program is raising funds for Kids Kicking Cancer Canada's Heroes Circle, a program dedicated to lowering the pain of children with illnesses through the teaching of martial arts as a therapy

backing onto historic Warbler Woods was the perfect backdrop for Sifton's team to design a state-of-the-art home that will be available for purchase in Spring 2024.

Attendees at the ground-breaking ceremony participated in an interactive presentation from Gord Marchiori, a black belt martial arts therapist, and martial artists Nathan, Amanda, Davis, Gregory and Laurin Hughes, Sofia Sorbara and Sara Stapleton — children currently participating in the KKCC's Heroes Circle program. The presentation allowed attendees to witness first-hand the impact contributions are having on children, teaching them to work through overwhelming emotions like pain, fear and anger, and allowing them to be a part of their own healing.

Describing life as a cancer survivor, Heroes Circle participant Sara Stapleton says, "I got more scared and anxious with every needle. This all changed when I joined Heroes Circle. The senseis taught me how to breathe in the light and blow out the darkness. It was so powerful. I learned how to feel in control, to be calm inside and breathe through blood work and daily injections."

Toby Stolee, vice president, construction at Sifton and chair of Kids Kicking Cancer Canada's national board of directors, noted the impact that LHBA and participating partners have on the project. "None of this would be possible without the incredible and generous support of donors and sponsors. There is never a cost to participating families and our program is 100 per cent funded by the community."

Rabbi Elimelech Goldberg launched Kids Kicking Cancer and the Heroes Circle program more than 20 years ago in Detroit, Michigan, and a pilot program was launched in Canada in 2010. Today, there are in-person programs in London, Ottawa and Windsor, and school programs in three London-area First Nations schools. Combined, the program has delivered over 17,000 instances of services to more than 4,000 Canadian children to date.

The LHBA is also partnering with Fanshawe College, North American Trade School and other local schools to offer tours and educational opportunities to promote careers in the trades. The home will be open for general public tours upon completion.



SCAN THIS QR CODE
for the latest details and updates on the
LHBA Green Home Build



Opening the doors to innovation

Bringing a revolutionary approach to townhome development, EVE Park welcomes its first residents to the future of community living



OVER THE NEXT couple of months, the first residents will be starting to move into the first phase of EVE Park, an exciting and innovative new net-zero housing project developed by s2e Technologies. There, residents will find something that looks and feels truly unexpected and refreshing: a walkable, futuristic development filled with green spaces, landscaping that teems with life and the project's iconic round housing bloc design.

It's not just an attractive development offering beautifully designed modern suites, but an innovative and functional one. "The core DNA of our company is in sustainability, and the whole idea behind EVE Park was to design a neighbourhood that wasn't necessarily focused on cars," says Ashley Hammerbacher, managing director at s2e Technologies. "We asked two design partners and architecture partners to come up with a concept of what it would look like to have a neighborhood that embodied this and that's how EVE Park was born."

EVE Park homes are built with energy efficiency top of mind, using technologies like heat pumps, induction stoves, low-flow water fixtures and smart home tools that allow residents to manage and monitor their own energy usage. To achieve net-zero emissions, the buildings are topped with solar panels that produce as much electricity as the entire development uses over the year.

Throughout the development, residents will be reminded of this green vision, as they stroll past fruit trees, herb gardens and tea bushes that bring the area to life. The project is also hooked up to the nearby West 5 Smart Grid Project, a Sifton development for which s2e Technologies served as the technology partner.

At the heart of EVE Park is adaptation to changes in the way we get around. (In fact, it's right there in the name: EVE stands for electric vehicle enclave). Designed to embody a low-emissions, low-carbon future, the community will offer EVE Car, and exclusive car-share program for EVE Park residents comprised exclusively of electric vehicles, Hammerbacher says.

"One of the things that we've really tried to emphasize is



the convenience of having a car-share that EVE Park owners have access to all of the time," Hammerbacher says.

And then there's the high-density parking towers. Attached to each building is a rotary smart parking tower, each of which can store 26 cars — all in the footprint of four traditional parking spaces. In developing the Canadian first, s2e Technologies looked to vertical parking technology being used in Asia and Europe, and then put in additional research and development work to integrate vertical parking with electric vehicle charging, Hammerbacher explains. It'll mark the first time that this kind of high-density parking technology will be deployed in a residential development.

"That's great density that we're achieving," Hammerbacher says. "We decided to use that land for having more housing, but also a lot more innovative landscaping, which lends the sustainability element as well."

As the first residents start to move into Phase 1 of the EVE Park development, Hammerbacher and s2e Technologies are proud of what they've created and are eager to keep moving forward as they enter Phase 2 of the project.

"We've definitely seen a wide range of folks that are moving into EVE Park. The trend is definitely people



who are interested in living a little bit different and prioritizing sustainability," Hammerbacher says. "It can be downsizers, it can be small families just getting their first home, it can be a young professional couple."

What unites them is not only a commitment to sustainability, but pride in being part of something new. "It's somewhere that's unique, somewhere where they can be proud to call home," she says. "It's a cool place to live." KIERAN DELAMONT



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From the ground up

From excellence in home and residential development to building supply businesses that have grown with the community, family-operated firms lay a strong foundation for London's homebuilding sector

IF YOU WANDER past 45 King Street at the corner of Ridout, you may notice a historic plaque that cites this as the location of London's first dwelling in 1826, the year London was declared a townsite. The day after the settlement was founded, Peter McGregor started serving whiskey from his front door, making his cabin also London's first official business building.

Almost two centuries later, there have been thousands of buildings constructed, renovated, razed, rebuilt and repurposed to accommodate London's expanding population and geographic reach. From the historic core areas to the edges of the city, wherever you see buildings — homes, businesses, factories, public services, schools, hospitals, libraries, places to shop, socialize or worship — all of them are here because somebody created them.

What they look like, both inside and out, reflects the evolution of building and design, driven by trends, technology and innovation, and shaped by city policies and prevailing consumer preferences. A series of fires in the late-1800s brought bylaws banning wooden-clad structures, resulting in the unique yellow brick buildings that make up our oldest streetscapes. More recently, concerns for the environment

have resulted in the creation of more energy efficient buildings, using sustainable materials and eco-friendly building practices.

Single-family neighbourhoods sprang up to house baby-boom families after the Second World War; condos and senior living communities sprang up to house those babies as they aged and became empty-nesters. Urban Intensification and tax incentives have brought more multi-unit residential construction to many parts of the city.

In addition to providing careers and jobs to thousands of Londoners, most companies in the homebuilding sector generously support a variety of community organizations, donating time, talent, materials and money for a variety of housing-aligned initiatives that improve quality of life for people living and working in London.

There are a number of local companies that have been operating and responding to changing consumer demands and shifting municipal policies for decades. We spoke to three family-owned and operated businesses with deep roots in the local area that are celebrating significant anniversaries this year: Sifton Properties, Drewlo Homes and Sacwal Flooring Centres.



Sifton's first London build at 598 Rosedale Avenue

SIFTON PROPERTIES

Harry Sifton built his first home in the historic Woodfield district in 1923. Over the past 100 years the company he founded has built dozens of Sifton neighbourhoods, ranging from single- and multi-family homes to townhouses and condos, along with multiple residential rental and retirement living properties that Sifton continues to own and operate.

The company has racked up an impressive number of

firsts that have impacted what our city looks like today. Its 57-house development on Braemar Crescent in 1949 was London's first subdivision; 1950's Oakridge Acres development was Canada's first planned community; 1964's Berkshire Village was the city's first residential townhouse complex. In 1978, Sifton built London's first solar home; in 2000 it started construction in Riverbend, Ontario's first gated golf community; in 2015 Sifton unveiled London's first net-zero home (built to generate as much energy as it consumes) and broke ground on West 5, North America's largest multi-use sustainable development project.

Over the years, Sifton has also been involved in the development of commercial buildings and infrastructure, including the Oxford Street Pollution Plant, Westmount Shopping Centre and One London Place, which was the tallest and most energy efficient building in Southwestern Ontario when it was completed in 1992.

Energy efficiency and environmental stewardship have been on Sifton's radar for years, and some of the city's protected areas are there because the company has donated significant acres of parkland to the Upper Thames River Conservation Authority, starting with the 103-acre Sifton Bog in 1962. The company has also installed beehive colonies in some of its developments, providing habitats for 10 hives and more than one million bees.

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Drewlo's Talbot Terrace development at 667 Talbot Street

DREWLO HOLDINGS

Eugen Drewlo entered the construction industry as a bricklayer, and after establishing Drewlo Holdings in 1958 went on to become a prominent developer in the London region. When Eugen died in 2018, Drewlo Holdings had built hundreds of homes, more than 80 high-rise residential towers and provided more than 6,000 lots to various builders across Southwestern Ontario.

Under the leadership of Eugen's son, Allan, the company has continued to build for the rental housing market, offering both apartment and townhome living options. Currently across Southwestern Ontario you'll find more than 9,300 units built, owned and managed by Drewlo Holdings. With 32 apartment buildings and five townhouse developments in London alone, chances are you'll see a few Drewlo buildings as you make your way around the city.

With a focus on providing homes for Londoners, Drewlo has worked with a variety of homebuilders to develop subdivisions in several areas of the city. In 2019, recognizing that it can be daunting for renters to save for a down payment, Drewlo introduced an initiative in conjunction with The Ironstone Building Company to help tenants in Drewlo buildings bridge the gap. The Rent-Save-Own program was recognized with an Innovation Award from the Ontario Home Builders' Association in 2020.

In 2022, the company moved its entire team into the newly renovated Drewlo Building at the corner of Waterloo and Pall Mall Streets in the core area. The solidly constructed century building has housed a series of businesses, from its beginnings as one of Henry Ford's first Canadian car factories in 1914, and continues to stand as an example of London's historic built heritage.



Sacwal Flooring's new London showroom at 2200 Wharncliffe Road South

SACWAL FLOORING CENTRES

Another local family-owned business, founded by Londoner John Verhey, has helped shape the interior look and feel of homes and commercial buildings for 35 years. The original three-man operation has grown and changed significantly since Verhey opened Sacwal Flooring in 1988. The company's new 12,000-square-foot showroom, design centre and warehouse in Lambeth is one of the largest in the area.

You might not think much about the surfaces that you walk on every day, but flooring goes beyond being functional. Flooring materials, colours and design can make a difference in how you experience a space. And don't think of Sacwal as simply a flooring centre — many flooring materials, from ceramic and porcelain tiling to wood or laminates can easily be installed as wall coverings, shower surrounds and backsplashes.

Changes in technology and preferences for natural and sustainable materials have impacted both residential and commercial flooring choices dramatically over the years. Sacwal prides itself on positioning the business at the forefront of flooring technology and trends, and backs that up with an in-house design team and experienced flooring installers.

Sacwal also operates store locations in Chatham and Sarnia. The company firmly believes that choosing to buy local rather than from a dealer offers a plethora of advantages, including personalized service, support of the local economy, faster turnaround times and benefits from seamless warranty and after-sales service. Additionally, the relationships forged strengthen the connection with the local community and contribute to its growth.

Sacwal is also a committed community supporter, shaping the quality of life in London through donations and sponsorship of local charities and fundraising events. KYM WOLFE