

Aug/Sep 2013

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Housebuilder & Developer

Featured...

Zero carbon ready social housing

In an age when fuel poverty appears to be a fact of life, design for social housing projects needs to be sensitive to the lifetime costs of the building, argues Gordon Evans, partner of YOOP architectural practice

Finally filling the funding gap

and
**Advances in
warm air heating
technology**

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Finance & Insurance
Heating & Renewable Energy
Kitchens & Appliances
Social Housing
Sustainable Building Materials

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Finally filling the funding gap

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By David Norman, CEO of Davon Ltd

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Massive amounts of domestic heat energy are being consumed leading to incentives to facilitate improvements in thermal efficiency and control. Fortunately, there are innovative heating products and technologies available to facilitate this, says Glenn Page, managing director of Johnson & Starley

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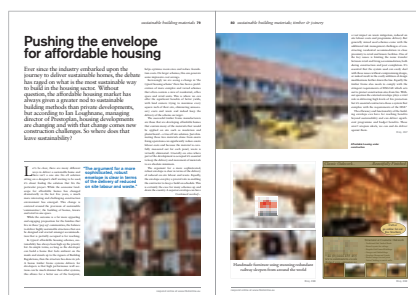
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Pushing the envelope for affordable housing

According to Ian Loughnane, managing director of Prestoplan, housing developments are changing and with that change comes new construction challenges. So where does that leave sustainability?



Featuring a photograph of the Boxtree social housing development
© Tim Crocker
For more information go to page 74



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COMMENT

An Englishman's home is his converted flat



By Paul Graham, managing director of bespoke construction sales lead provider Planning Pipe

The continuing shortage of new homes – with UK households growing at twice the rate of new home builds – has prompted a slew of recent government measures aimed at stimulating supply and demand. Some see positive signs in the housing market but is it enough?

Ministers will hope that the success of the initial phase of their Help to Buy scheme will be replicated as it is expanded to cover £130 billion of mortgages from January next year. Critics pointed out that the Help to Buy scheme is addressing a problem the UK does not have – too few people wanting to buy a new home. If Help to Buy does not do anything directly for housing supply then, the argument goes, cheaper lending will just stoke up demand closely followed by prices. Right on cue from RICS came evidence of almost UK wide house price increases and the argument appeared complete – if completely circumstantial.

Demand-side initiatives such as Help to Buy and a general easing of the credit environment are likely to help confidence on the housing supply side. Solid evidence of supply side growth came with the NHBC's 2013 Q2 figures for new housing registrations – up nearly 40 per cent on last year at around 68,000 for the half year. This was just one of a number of recently published forecasts and indices that have prompted construction industry calls to “prepare for growth”.

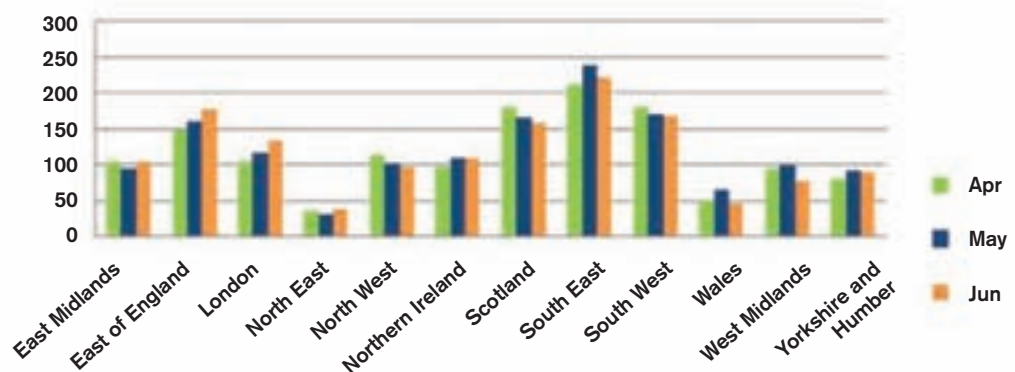
If the magnitude of growth in new house registrations

and completions continues in the second half of this year, 2013 is on track to build over 130,000 new homes. Double digit growth on last year! This would be much more welcome were it not for the chasm remaining in the number of homes that we should be building. Even if the UK achieves 15 per cent growth, it will still remain half the growth our population growth needs and around a third of the number built across the Channel in France.

A cultural shift may be required. Indeed France – along with most of the rest of Europe – deliver 60 per cent of their new housing total as self or single custom builds. The self-build sector represents only around 10 per cent of the housing market in the UK. Matching European self-build levels could totally transform the UK's new housing position. On the face of it, the huge headroom for growth in self and custom build in the UK represents a real policy opportunity for government and a huge revenue opportunity for the construction industry.

Over half of all new housing plans in the UK are for single units. But they remain dwarfed in terms of unit numbers by the large housing schemes – or as *Grand Design's* Kevin McCloud labels some: “identikit Noddy houses built at the lowest possible cost”. Measures to stimulate the sector appear half hearted and piecemeal. The government did invest £30 million schemes to assist self and custom build back in 2011. More recently the easing of planning controls on residential conversions

2013 Q2: Total Single Build New Planning Applications



Graph 1

caused a small spike in applications for single build and smaller conversion projects. And finally funding has been announced to help 'Community Right to Build Orders', which could pave the way for self and custom build projects to sidestep most planning controls entirely – following a local referendum. Have these helped?

Planning Pipe's track of new single build planning applications in 2013 does show some growth – both on last year and quarter on quarter. But with single build conversions, self and custom build projects still numbering less than 1,500 units a month, the huge growth potential that self and custom builds represent is stuck in policy theory – rather than near term political reality.

The major blockage to growth in this sector is generally seen to be the availability and cost of land, with insufficient controls and incentives to stimulate non-speculative, self build or custom builds. Significant regulatory and cultural reform would be required to actually deliver the potential that self and custom build offers to the UK. But that potential is there despite the much publicised (and overstated) "shortage of space" particularly across the South East. Alex Morton's excellent Policy Exchange paper *A Right to Build* details some of the possibilities. For the development community it is also argued that if more people in the UK built their own homes, more people would feel more positive towards new home building by developers. A win-win?

Detached homes made up 40 per cent of all homes built before 2,000. It is perhaps no surprise that in 2013 flats now dominate new house building types – with more than twice as many flats or maisonettes built now than the once-dominant detached house. "An Englishman's home is his converted flat" is not representative of the gender or motivation of the reported six million UK inhabitants interested in self or custom build. But this huge latent demand to buy and be more involved in the designing and building of one's own home seems badly served by government, planners and indeed the construction industry. The tinkering of controls and incentives does not attack the vested interests of the landowning or development community. Change on a big scale requires political initiatives on a big scale. We still wait to see those on the horizon.

Enq. 101

NEWS BYTE

Passivhaus homes coming to Bristol

Work is about to start on a major new sustainable residential development in Bedminster, Bristol. The project, on the site of a long-abandoned Gala Bingo venue towards the eastern end of North Street, is the latest in a growing list of positive developments for the south Bristol suburb – and adds another dimension to Bristol's sustainability credentials after the city was recently named European Green Capital for 2015. The developer of the site is Urbis Development... Visit hbd-news.blogspot.co.uk and enter reference number 13477 for more information.

Sinclair Meadows: Achieving carbon negative status

In September 2012, Four Housing, a not-for-profit provider of social housing in north east of England – in collaboration with the Homes and Communities Agency (HCA), South Tyneside Council, Groundwork South Tyneside and Newcastle and Galliford Try Partnerships North – welcomed residents to Sinclair Meadows, the UK's first carbon negative social housing estate.

Sinclair Meadows has gone on to win numerous regional and national awards, including Best Affordable Housing Scheme at the Housing Excellence Awards. Dawn Keightley, group director of operations at Four Housing, describes the technologies used to help the development achieve carbon negative status.

The development was designed and built to surpass the government's definition of zero carbon and to exceed the minimum requirement for Level 6 of the Code for Sustainable Homes.

The development is home to one of the largest collections of solar panels on domestic dwellings in the UK. The roofs of the 21 homes are decked with 85kW peak photovoltaic array solar panels, which reduce demand on traditional energy resources and export any excess energy back to the grid.

The project has also focused on the

quality of the building fabric throughout, particularly in terms of air tightness and heat loss. Air tightness strategies and quality checks throughout construction ensured that the buildings had been sealed to prevent unwanted air movements, draughts and heat loss. The buildings have achieved an air-tightness level of 1.6m³/m²/hr@50pa compared to a standard Building Regulation requirement of 10m³/m²/hr@50pa.

A community biomass boiler uses recycled wood pellets to power the hot water and heating systems. Furthermore, heat recovery systems minimise heat loss and repurpose what has already been released into the environment and the underground rainwater harvesting system collects rain water which is used to flush toilets.

The properties have been built using natural materials wherever possible, such as timber frames, recycled wood insulation and a natural render system. Throughout their growing cycle, these materials have absorbed massive amounts of CO₂ which is then locked into the development for the life of the buildings.

Once the development has reached the end of its useful life, the majority of the materials will be reusable, recyclable and biodegradable.

Each unit at Sinclair Meadows exceeds the 2013 zero carbon definition by 10.66 Kg/CO₂/m² per year, the equivalent of 16.96 tonnes of CO₂. This achievement in itself cements the long term prospects of the development and within 2.8 years of creation, Sinclair Meadows will wipe out its own carbon footprint created as a result of its construction.



COMMENT

Tough times ahead... in the run-up to the next election



Patrick Mooney
Mooney Thompson Consulting



The next general election is just under two years away but already we are seeing housing issues feature in the early sparring between politicians, as they compete for our votes.

Showing off their debt reduction credentials the Conservatives have started planning the next set of welfare reforms and benefit cuts, while the Lib Dems and Labour are focusing more on how to deliver the building of a million more homes. Many housing professionals are already feeling hard-pressed and wondering how they will cope with the politicians' plans for change.

From July the maximum amount of benefits that families can receive was set at £500 a week or £26,000 a year, regardless of the number of children they have. Initially the cap only affects a relatively small number of people, but its principle has now been established and Treasury officials are looking at lowering the cap possibly to just £20,000 – which would impact on significantly more families.

The benefit cap will be rolled out across the country from September, but government research on the pilots in four London boroughs showed approximately 10 per cent of claimant families losing over £200 a week.

Meanwhile an estimated 600,000 tenants of housing associations and councils are now liable for the new 'bedroom tax', which cuts their housing benefit by £14 a week where they have a spare bedroom, rising to £25 for two or more spare bedrooms.

Their only options are to move to smaller accommodation, or to stay put and pay the shortfall or not pay the difference and run the risk of eviction. Research from the Chartered Institute of Housing has found that many tenants are trapped in their homes, as there are insufficient one- and two-bedroom properties available for them to move into.

Government plans to continue with the cuts were further boosted at the end of July when a legal challenge to the bedroom tax by 10 families with a disabled member, failed in its attempt to have the benefit cuts ruled as discriminatory.

As the direct payment of housing benefit to landlords is phased out, more tenants will become solely responsible for paying their rent. The temptation to pay other bills ahead of their rent will be too great for many tenants – with rent arrears and debts set to increase dramatically. It is also feared more people will be driven to borrow expensively from payday loan companies or loan sharks, making their finances even more difficult to manage.

So far social landlords have been unwilling to evict large numbers of tenants for rent arrears. If this approach hardens and more evictions are sought, the attitudes of judges and the courts will be severely tested and there will be strain put on the relationship between landlords, their staff and tenants.

Safety fears were further increased when staff at one London housing association were shot at in the Summer when they arrived at a property to carry out what was thought to be a straightforward eviction for rent arrears.

At the other end of the spectrum the economy is showing early signs of edging its way towards a recovery, but already some experts are warning us the housing market is in danger of repeating problems of the past.

Mortgage lending increased sharply in May to July and is at levels not seen since October 2008; house sales are on the up and average prices are rising across all parts of the country and not just in the overheated London market. But the construction sector is unable to keep up with demand for new homes despite the significant reduction in planning rules and guidance.

The Chancellor's initiative to stimulate the

housing market, called Help To Buy (which guarantees mortgages for purchases up to £600,000), has managed to unite the Institute of Directors, the CIH and the Nat Fed, with Vince Cable and Sir Mervyn King in branding it as “dangerous”. They fear it will drive up prices without stimulating any extra building of new homes.

Last year starts were made on fewer than 100,000 new homes – less than half the number needed to keep up with demand.

Independent economist Kate Barker previously warned us that a million new homes are needed just to plug the historic gap between demand and supply.

The National Housing Federation recently highlighted the impact of these shortfalls, by reporting that 3.7 million young adults will be living with their parents in 2020, as the rate of new housebuilding fails to keep up with demand. And in the meantime local authority waiting lists exceed two million families and there is evidence of thousands of back garden sheds being used as accommodation in west London, Reading and Slough.

Many housing associations and councils are keen to fill the gap in housing supply but are struggling to do this in the current operating environment.

Local authorities wishing to build new homes are finding their plans in need of a major re-think as the government has signalled an end to the planned convergence of housing association and council rents. This has put a significant dent in their financial plans, making the building of new council homes unaffordable.

Housing associations are also facing their own set of problems with falling grant rates, the unpopularity of affordable rents (at up to 80 per cent of market rents), planning uncertainties, concerns about weaknesses in their regulation and lenders wanting to re-price their loans and lend at higher interest rates. Will only the largest of HAs be able to develop in this climate or will even they reject this just as many have said ‘No’ to the Green Deal?

The housing sector’s regulator, the Homes and Community Agency, recently attracted some unwelcome attention by admitting it has not downgraded the financial viability ratings of housing associations it has serious concerns about. HCA regulation committee chair Julian Ashby explained he did not want to make matters worse for these landlords by giving their lenders the excuse to re-price their loans.

Meanwhile the HCA is recruiting a new director to lead on its regulatory activities. It is understood a major part of their work between now and May 2015 will be reviewing the current regime and coming up with regulatory changes in time for the general election.

Politicians in the next two years will be demanding the housing sector delivers more efficiencies, more savings and more homes. Housing professionals will be asking themselves can they do this without undermining their core business of providing high quality homes and services to their tenants, while also coping with the welfare reforms.

Enq. 102

NEWS BYTE

netMAGmedia support CRASH

CRASH is the construction and property industry’s charity for homeless people, a practical charity that improves the buildings used by homeless people. It does this in three ways: providing pro-bono professional expertise; supplying free building materials and awarding cash grants. As an industry charity CRASH encourage companies to get directly involved in helping homelessness projects that ask us for assistance... **Visit the HbD news blog hbd-news.blogspot.co.uk and enter reference number 73761 for more information.**

SITE SCREENING

ADAS launches free ecological site screening service

Agricultural and environmental consultancy, ADAS, has launched a free ecological site screening service for house builders and developers, which will assist with the planning process and help to reduce the risk of unnecessary delays and costs associated with ecological issues.

Construction professionals can now visit a specialist microsite (<http://ecology.adas.co.uk>) to submit key information and receive a free-of-charge ecological appraisal within 48 hours* of the initial enquiry.

ADAS decided to launch the free ecological site screening service due to increased activity in the housing market and interest from house builders to reinvigorate land banks and invest in new sites; both of which will benefit from an early ecological appraisal to identify potential issues.

Commenting on the launch of the free ecological site screening service and the new microsite, Jon Abbott, head of environment at ADAS, said: “Developing a site can be costly and time consuming if potential ecological issues are not identified and addressed from the outset.

“ADAS’ free ecological appraisals mean construction professionals are able to identify these issues in the very early stages of the site planning and development process. Getting a clear idea of the costs involved and time needed when



developing a particular site is essential and if any potential problems are discovered, we can then work with the developers to find a solution.”

To receive a free ecological site screening, house builders, developers and other construction professionals are asked to specify the red line boundaries of their site on an aerial map already provided by ADAS via the microsite.

Within two working days, ADAS’ ecological consultants will return the appraisal highlighting ecological constraints, potential risks and designations.

David Randall, senior landscape architect at Bradley Murphy Design, said: “Within an hour of submitting details to the website, I had received a call from a senior ecologist who outlined the potential ecological constraints likely to affect redevelopment of the site. They advised us of the level of ecological risk to the development, and made recommendations...”

*Requests for free ecology appraisals will be returned within two working days

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Officers recommend approval for CABE endorsed Olympic legacy scheme

A London Legacy Development Corporation planning committee has recommended approval for Chobham Farm, a new family neighbourhood designed for East Thames and London and Continental Railways by Pollard Thomas Edwards architects.

PTEa was first appointed in 2008 by the East Thames Group to prepare an outline masterplan in support of its detailed application for a site on Leyton Road. The design has evolved over the years in consultation with LB Newham, the ODA (now the LLDC), GLA and CABE.

Chobham Farm is located to the east of the Olympic Village between Leyton Road and Westfield Stratford City. It is one of the important areas highlighted for redevelopment in the London Borough of Newham's Stratford Metropolitan Masterplan, with the potential to integrate the existing communities of Stratford New Town with new post-Olympic neighbourhoods.

In addition to facing the predominantly high-rise flats of the East Village to the West and the low-rise post-war terraces and flats of Stratford New Town to the East, the site has variations in ground level of up to two storeys, and railway lines on two sides.

The high-quality development will deliver around 1,000 homes, together with attractive new parks, squares and open space for local communities to enjoy. The proposals will also provide community spaces, opportunities for local businesses, and shops. Its sustainability is addressed in terms of mix, integration and energy, with connection to the Olympic Park District Energy Scheme (OPDES) envisaged, in addition to on-site PV and extensive SUDS measures.

The combination of home zone streets of houses with relatively modest five to eight storey apartment blocks around a new park, provides over 40 per cent family homes. All parking (except for wheelchair users) is accommodated in undercrofts that exploit existing level changes on site. The new park landscape at the heart of the proposals provides play space for all age groups, with all the new homes entered directly from the public realm.

A hybrid planning application for 1,036 homes, and up 8,000 sq m of commercial and community space, was unanimously approved. The first phase of 173 homes and 1,162 sq m of commercial space, which received detailed consent, is due to start on site in January.

Combining these physical characteristics with the principles of the Stratford Metropolitan Masterplan has produced a sheltered family neighbourhood that manages the transition in scale, invites pedestrian movement and suggests urban design precedents for the medium term enhancement of Stratford New Town.



EVENTS

The Energy Event
10 - 11 September, Birmingham
www.theenergyevent.com

Older People's Housing & Support Conference & Exhibition
11 - 12 September, Birmingham
www.cih.org/eventshub

Energy Efficiency & Renewables Awards
12 September, Coventry
<http://energyefficiencyexhibitions.co.uk/awards/>

Evening Networking Event
19 September, London
<http://netmagevents.eventbrite.co.uk/>

Annual Conference and Social Housing Exhibition 2013
18 - 20 September, Birmingham
www.socialhousingexhibition.co.uk

100% Design
18 - 21 September, London
www.100percentdesign.co.uk

Open House London
21 - 22 September, London
www.londonopenhouse.org

The Property Show 2013 Europe
24 September, London
www.internationalpropertyevents.com

Timber Expo
24 - 25 September, Birmingham
www.timber-expo.co.uk

Energy Efficiency Exhibitions, incorporating Renewables Roadshow
10 September, Exeter
12 September, Coventry
17 September, Newcastle
19 September, Edinburgh
24 September, Surrey
26 September, Manchester
www.energyefficiencyexhibitions.co.uk

British Homes Awards 2013
18 October, London
www.britishhomesawards.co.uk

Retrofit Roadshows
3 September, North West
5 September, North East
10 September, Birmingham & West Midlands
17 September, Wales
6 December, London
www.retrofit-roadshow.co.uk

BEST OF BRITISH christmas party: Celebrate Britain's design and construction excellence
12 December, London
<http://netmagevents.eventbrite.co.uk/>

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Reader Enquiry
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First homes must cater to needs of new TV savvy generation

More than half (52 per cent) of 18-34 year olds in the UK now expect access to a digital TV service as standard in their homes, seeing it as an everyday necessity, according to a nationwide survey. Our younger generations now see access to digital TV as more like a common utility, with only a quarter (26 per cent) of those surveyed still considering digital TV services a luxury in their home.

The survey of 2,000 people commissioned by Sky found that only 4 per cent of young people would now settle for just terrestrial TV in their new home, whereas a huge 78 per cent of people surveyed want access to a digital TV service.

Expectations do not stop at choice and quality of their digital TV, with this generation also demanding high levels of customer service. For 18-34 year olds, time is money and a significant 39 per cent of respondents would expect their digital TV service to be in and running within 48 hours. The vast majority of young people (81 per cent) would expect to have their digital TV service installed within seven days.

Brendan Hegarty, Head of Sky Communal TV, comments: "What we have here is a generation with different expectations from their parents and grandparents, fuelled by our rapidly evolving media landscape and consumption. Young people now expect a broader and more compelling choice of TV programming at their fingertips in their home and rightly so. It is our job, working together with landlords and property developers across the UK, to make sure that future generations of home owners and tenants receive the services they demand."

Enq. 106

AWARD

Blueprint wins national accolade

A groundbreaking eco-housing development in Nottingham has scooped a prestigious national award for specialist regeneration developer Blueprint.

Green Street in the Meadows, 38 architect-designed contemporary townhouses on the banks of the River Trent, has been named one



of the Best Residential Developments in the UK Property Awards.

Blueprint competed against a number of property development organisations for the national title.

Nick Ebbs, chief executive of Blueprint, said: "It's exciting to see Green Street getting national recognition. It's been outstandingly successful commercially, and it has proven that there is a healthy market for architect-designed, low energy homes. We are now applying this successful model to new projects in Nottingham and elsewhere."

Blueprint is among a number of winners who may go on to compete in the International Property Awards.

STUDENT ACCOMMODATION

Major student accommodation schemes get off the ground

Two high profile student accommodation schemes at King's College London and Manchester Metropolitan University (MMU) are finally underway. MMU have been recently named the greenest university in the UK and number one in the People and Planet League Table 2013 of 140 universities. The King's College London project will be BREEAM Outstanding. Combined, the schemes total over 1,600 units with frame being delivered onto site this month.

Despite being at opposite ends of the country the schemes share the same construction challenges, not least of all, operating to a strict build programme to ensure that both sites are occupied by students in September 2014.

Both developments are using Prestoplan Urban Advantage, a frame system designed to mitigate the risk of fire during construction but through its construction is designed to only require the application of one layer of 15mm plasterboard on site. This system results in a much faster and more efficient build, paving the way for follow on trades much more

efficiently. While Urban Advantage has far reaching benefits during the construction phase, the acoustic and thermal performance properties of this evolved timber system will bring significant benefits to its occupants.

Ian Loughnane, Prestoplan managing director comments: "In terms of the benefits for students, timber frame, by virtue of the factory precise nature of its manufacture delivers high levels of thermal performance, Urban Advantage goes beyond that and delivers U-values as low as 0.2W/m²K. It's vital that we also address the acoustic challenge, suffice to say, students occupying this accommodation will sleep soundly despite what's going on down the corridor."

The development at Manchester Metropolitan University comprises 967 bedrooms, while the King's College London project totals just over 640. Both developments are following the same build programme.

NEWS BYTES

The latest news for housebuilders and developers. Visit the HbD news blog hbd-news.blogspot.co.uk and enter the reference number for more information

Civic Voice says relaxing planning rules will not solve housing crisis...

Ref: 85666

88 acre Lincoln castings site sold for development...

Ref: 38809

Construction companies missing out on tax breaks warns Baker Tilly...

Ref: 96059

Pollard Thomas Edwards Architects set to design new mixed tenure housing development at Lymington Fields...

Ref: 26057

Cut red tape to boost house-building, says FMB...

Ref: 59670

Head of construction at Scottish Enterprise says innovation the key to growth for Scottish construction sector...

Ref: 13565

Forrest appointed on ECO framework in North Wales...

Ref: 98787

Assael secures planning consent for landmark development in Shenley Road...

Ref: 88303

Foreign investors remain hungry for New Build London property...

Ref: 13641

AWARDS

Housing Design Award 2013 winners announced

The 2013's Housing Design Awards have made more schemes winners than in any previous year, reflecting the improving quality of Britain's new housing. Thirty-seven completed schemes and 23 projects (unbuilt or partly built and not occupied) schemes were shortlisted, resulting in 15 Awards.

There are increasing signs of two parallel UK housing markets emerging – London and outside London – with more housing construction being concentrated in the capital. Well over half of all submissions to this year's Housing Design Awards were London schemes, a development that is reflected in the new Mayor's London Housing Design Guide award. Common design themes to emerge this year:

- Outside the capital there are a number of examples of high-quality schemes that have crafted an innovative contemporary response to the local rural vernacular.
- While still trying to meet higher densities, more developments are separating buildings with water.
- In order to build locally distinct housing estates, there are many instances of design variety, ranging from complexity of plans to the use of differing storey heights.

The Housing Design Awards are the longest running Awards programme in the country (since 1948) and the only one that sends a multidisciplinary set of judges to see shortlisted developments. Established and still controlled by government, this is the awards programme which all the others pretend to be.

David Birkbeck, CEO of Design for Homes, judge and 'rapporteur' for the government's Housing Design Awards says:

"It is great to see the number of winners increasing, reflecting the rise in standards of housing in the UK. I particularly congratulate Buccleuch House, Hackney, winner of two awards – a Project Award and the HAPPI Award."

The Award Winners were announced at a ceremony on 4 July at Central St Martins in Kings Cross, London. The full list of winners:



Supreme winner

- Newhall "Be", Harlow (pictured above)

Completed winners

- Buzzards Mouth Court, Barking Riverside (Graham Pye Award)
- Church Walk, Clissold Park (Mayor's Housing Design Guide Award)
- Derwenthorpe Phase 1, York (pictured below)



- Hargood Close, Colchester (Richard Feilden Award)
- Mastin Moor, Residential High Support Unit, Chesterfield

Project winners

- Buccleuch House, Hackney
- Church Fields, Leeds
- Evolution South, London HA8
- Long Road, Clay Farm, Cambridge
- Middle Row Mixed Use Scheme, London W10
- Roding Lane North, London IG8
- The Malings, Newcastle

Happi winners

- Buccleuch House, Hackney (Project)
- Prince Charles House, St Austell, Cornwall (Completed)



Photorealism replacing architects' floor plans

Computer-generated images of new homes and apartments, and retail and office complexes surround us on our daily journeys through the city. They're often in newspaper and magazine adverts and on billboards placed by developers to inform the public, articulate ideas about placemaking, and ultimately to sell the space.

Now, a team of researchers from the Open University and Brunel University, London, has been studying the production of these images known as "architectural visualisations" used by architects, developers and planners for a £3.5 billion development in the centre of Doha, the capital city of Qatar.

Their findings, on show in a public exhibition in London this month, offer an insight into how computer generated images used in the Msheireb Downtown Project are part of a new wave of photorealism influencing the transformation of cities around the world. Digital visualisations of buildings and places once used in Hollywood movies, are now applied as crucial tools in architecture for imagining and designing new urban developments, and projecting what they feel like.

Geographer Prof. Gillian Rose from the OU, Dr Monica Degen, a sociologist from Brunel and research assistant Dr Clare Melhuish, an anthropologist and architectural journalist, have been following the international visualisation team working on the project, for two years. Professor Rose said that the visualisers had a different skill to the planners and architects and that their aim was to translate the architectural drawings into lively and atmospheric public spaces. "Some architects found the CGIs useful and others felt that because the visualisations were so glossy and photo-realistic that the client would judge their buildings on the basis of the images, and that the CGIs didn't do their work justice..."

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COMMENT

Insulating against changes to Building Regulations Part L

Tom Foster, senior product manager at Saint-Gobain Isover, considers the issues house builders and developers should look out for to ensure the work they undertake continues to meet Building Regulations standards

The updated Part L of the Building Regulations (Conservation of fuel and power) will come into effect in April 2014. Its stricter energy efficiency requirements for new buildings are expected to deliver savings of £16 million to businesses and homes each year and reduce carbon dioxide emissions by more than six million tonnes.

The government is committed to reducing the

carbon footprint of new homes by six per cent, and non-domestic buildings by nine per cent, leading them to change current building codes concerning energy efficiency. The new Part L will grant flexibility regarding how this target is to be achieved, but the updated guidelines will highlight the importance of optimising the building fabric itself to boost thermal insulation to reduce energy-intensive central heating needs.

In future, builders will also have to take into account the energy consumption and maintenance requirements of the infrastructure of commercial and industrial buildings, such as air conditioning and lighting replacements to further lower the impact of such spaces on the environment.

The new Building Regulations are necessary to help the UK's housing market achieve government targets for zero carbon emissions.

Under the updated standards, developers have a lot of freedom to choose the most suitable products for their needs.

It is important that they look at all of the solutions available to them to ensure their work complies with regulation and offers the best performance for their customers.

In the next few months the government will be releasing more details about the calculation methodologies and new targets for fabric energy efficiency. Isover will be at the forefront of supporting the industry through two ways, offering high performing thermal insulation and air tightness solutions, as well as expert advice and guidance on how to meet and exceed new regulations as cost effectively as possible.

Enq. 108

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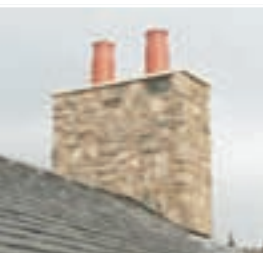
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The drive towards electric transport

Environmental concerns, coupled with the rising cost and insecurity of fossil fuel supply have forced evolution in the way homes, public buildings and workplaces are designed and built. These same concerns are now affecting the way people view transport. But how does this affect the developer? Steve Large, technical director at electric vehicle charging specialist POD Point, explains

Electric motoring is now well on the way to mainstream acceptability and all major motor manufacturers now have an electric or hybrid car in their ranges. Electric or hybrid electric cars are the fastest growing sector in UK vehicle sales. The factors driving this growth are: lower motoring cost; cleaner motoring; and tax breaks and subsidies.

Although the case for electric cars is compelling, they are a new and highly disruptive technology, and for these reasons, the infrastructure required to charge electric vehicles will precede their sales.

The UK is pursuing a two-pronged approach to develop the infrastructure for charging electric cars: centrally administered grant funding for charge point installation, and the local agenda which is determined by clean air policies, aggressive carbon reduction targets, and transport policies that actively favour electric transport.

Providing electric vehicle charging facilities can help councils meet these targets, and in many areas, can help with planning permission. Charging facilities for electric cars are usually positioned close to, or within, buildings or on-street in an urban environment. So what are the options for developers?

There are two types of charging solution for



stationary charging – wall mounted charge points and street charging posts.

The decision about whether to install charging posts or wall-mounted charge points will be influenced by the amount of time drivers are likely to stay in a particular location, and the number of cars that need to be charged.

Electric vehicle charging infrastructure is a mandatory requirement for any development in the Greater London area that requires planning permission, including residential developments.

The London Plan states that 20 per cent of car parking spaces must have designated parking and charging for electric vehicles, with a further 20 per cent having passive provision – meaning that the electricity supply must be in place so that EV charging facilities can be fitted

in future. The result of this is that developments within Greater London will need an EV charging strategy to gain planning permission.

Electric vehicle charging is often an afterthought for developers, who typically calculate electrical capacity before considering EV load. However, locations with multiple charging points may exceed the peak load if the electricity is from the same supply as the building.

Electric vehicles can draw 7kW each, and the peak times for charging usually coincide with times when the building's supply is closest to its peak – early evening for domestic situations.

In the worst case scenario, overloading the mains supply to a building could result in a power cut and maintenance work would be required to re-establish supply.

Charging points can be connected through an online management system that will automatically balance the load between the building and the cars parked close by. These are communicating charge points, which connect to a load balancing system through a mobile phone signal. The load balancing system can be programmed to estimate how close the building is to its peak load and adjusts the amount of electricity supplied to cars that are plugged in to charge.

The increasing importance of eco-credentials in sale and resale has stimulated many developers to install EV charging facilities in new housing developments.

Berkeley Homes installed charging posts at the Royal Arsenal Riverside development in London. The posts were added to an open charging network, so any residents who wish to use the posts simply need to join the network. On-going user management and customer service is provided by POD Point, removing the concern of charge point owners about handling customer enquiries.

Ward Homes, part of the Barratt Group, has recently started offering home charging units in their new homes. The Sholden Fields development in Kent, completed earlier this year, provided home charging units optional extras, which could be requested by new home owners and fitted before the occupancy.

Enq. 110

Energy Efficiency Exhibitions incorporating Renewables Roadshow

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Exhibition Dates:

South-West: 10 September
Midlands: 12 September
North-East: 17 September
Scotland: 19 September

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SOCIAL HOUSING



First social housing in Square Mile since 1970s unveiled

Keys to the first social housing built in the Square Mile since the early seventies were handed over to their new tenants today at the Middlesex Street estate in the City of London (pictured).

The twenty-four flats, built by United House, are the first of eighty-five new homes the City of London Corporation is providing for Londoners across the capital over the next eighteen months, after investing £7.5 million in the Middlesex Street development. In total the City Corporation aims to deliver 237 new homes by the end of 2016, which represents over 10 per cent of its current housing stock.

The project includes an innovative community centre and library complex where the residents are able to enjoy modern IT facilities alongside traditional library services, and to take part in teaching and adult-education programmes like entrepreneurship and employment skills courses. There is also a multi-use community hall for youth activity clubs, health and fitness classes – including pilates, yoga, and

circuit training – and a public advice and guidance service run by nearby Toynbee Hall.

The event, held at the estate's Artisan Library, was hosted by the Reverend Dr Martin Dudley, chairman of the City Corporation's Community & Children's Services Committee which commissioned the project (pictured, on the left).

COMMENT

National housing standards must allow local authorities to innovate

The government has recently published a housing standards consultation proposing changes to how areas including accessibility, space standards, security, water efficiency and energy efficiency are dealt with through both building regulations and planning policy.

It says that the changes proposed would be a “radical reform of the framework of building regulations, guidance, local codes and standards, which aimed to reduce bureaucracy and costs on housebuilders – supporting growth while delivering quality, sustainability, safety and accessibility”.

The document suggests that government is “minded at this stage to group the standards proposed in this consultation into a simple, short, ‘nationally described standards’ document that will reduce cost and complexity for housebuilders”.

Responding to the consultation, Dr Hugh

Ellis, TCPA chief planner said:

“The TCPA understands the government's ambitions to simplify and consolidate national housing standards and offer certainty to the private sector across local authority boundaries. However, we must ensure that these still deliver for the long term economic, social and environmental well-being of communities. The Association wishes to see robust standards that individual local authorities can innovate upon, not be limited to. For example, the on-site renewable energy requirement for new builds set out in the ‘Merton Rule’ demonstrate how a local authority can pioneer new ways of working to deliver a low carbon economy above and beyond that offered by national government guidance.

“The TCPA would also like to see the specific proposal of optional space standards made mandatory – rather than chosen from a standards ‘menu’ – to enable homes to be built that people can comfortably live in, provide storage and be readily adapted for improved accessibility.”

NEWS BYTE

mæ Architects' largest housing development to date

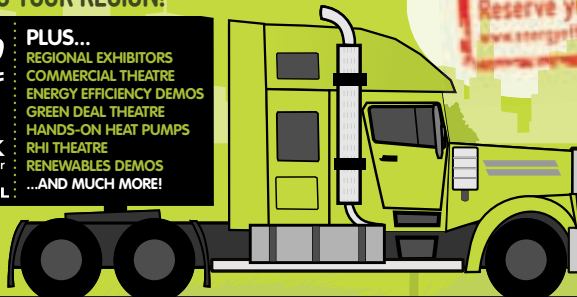
The practice was appointed in 2010 to design Hammond Court following a framework competition to design this 43 unit residential scheme comprising a mixed tenure – social rented and shared ownership units. Built by housing association, East Thames Group, it provides new high quality affordable homes in Waltham Forest... Visit hbd-news.blogspot.co.uk and enter reference number 88091 for more information.

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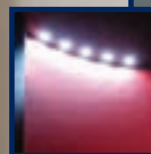
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The Sunday Times British Homes Awards 2013 sponsored by Homebase



Shortlist announced!

www.britishhomesawards.co.uk

The British Homes Awards have been pivotal in providing a catalyst for change in the creation of our new homes. Praising the 2012 winning and commended homebuilders, developers and their architects, the housing minister, The Rt. Hon. Mark Prisk MP, commented:



“By recognising and rewarding schemes and projects which reach the highest standards the British Homes Awards play an important role in championing design excellence.”

Building on this successful legacy and with the support of Britain's most-read quality Sunday newspaper the 2013 Sunday Times British Homes Awards invited entries from home builders, developers, housing associations, architects and interior designers within 13 categories. Shortlisted schemes and projects can be found at www.britishhomesawards.co.uk.

Celebrate with them!

The Awards will be announced at a luncheon at The London Marriott, Grosvenor Square on 18 October. To reserve your place please visit the website www.britishhomesawards.co.uk



Clockwise from top: The SML Home, winner of last year's Tomorrow's Smart:Home competition; Santiago, Tomorrow's Townhouse 2011; and the Barratt Green House, winner of the Home for the Future design competition in 2007



Editor's Focus

1. Total Home Environment

Heat recovery ventilation offers dramatic fuel cost savings and health benefits so you can imagine the appeal of a new home that does not rely on fossil fuel. This is possible with advances in heat recovery ventilation and the development of heat pump ventilation and is no longer the domain of the bespoke eco home. MD Michael Hunt, one of the leaders in this growing field, says: "If carbon neutral targets and building regulations are to be met by developers, an effective, efficient heat recovery ventilation system is now an essential component..."

Enq. 112

2. Tecmach

Tecmach can provide house builders and developers with effective refuse bin lift solutions tailored to their requirements. Tecmach has a range of bin lift products to cover one, two or more euro waste bins, for example for 1,200 mm loading docks to serving different floor levels in buildings. Units can be custom built to suit the space available and easily assembled on site. It has a 500kg capacity and the platform takes one eurobin, the distance between the bin store and the waste vehicle collection level is 4.6m. Tecmach is happy to advise on refuse handling solutions.

Enq. 113

3. Screwfix

Screwfix offers a straightforward and transparently-priced retail experience that enables customers to shop 14,000 products over the phone, online, via their mobile or from their local store. From power tools and hand tools to sheds and garden furniture, more than 11,000 products are available to collect from the national network of over 290 stores. The Click & Collect service means customers can buy online and then collect from store. Screwfix also stock a range of fitted kitchens, bathroom suites and units, all at trade prices and delivered within seven days.

Enq. 114

4. BLG

BLG (Business Lending Group) is a principal development finance lender headquartered in Woking, Surrey. Initially established in 2003, they provide property developers with fast, expert and reliable finance for their residential projects. BLG residential development finance includes: UK locations with strong demand; loans from £500,000 to £7.5 million; STAR loans to 80 per cent costs/ 65 per cent GDV; rates starting at 8.25 per cent p.a. plus fees; and initial terms back to you within 24-48 hours.

Enq. 115

5. NFRC

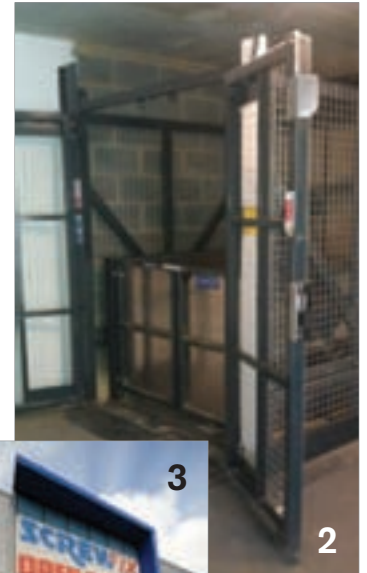
On the 12 July it was announced that Competent Person Scheme, CompetentRoofers, had been fully audited by UKAS and has become an 'accredited body' for Green Deal and ECO work. The approval means that CompetentRoofers can now audit its members against the requirements of PAS 2030 and the Green Deal Code of Practice and register members as Green Deal Installers for roof insulation work, in addition to being able to self-certify that their roofing refurbishment work is compliant with Building Regulations (in England and Wales).

Enq. 116

6. Jarabosky

Transformed from redundant hardwood railway sleepers from around the world into stunning pieces, Jarabosky furniture is a cross-over between art and functionality. The company's new range, The Glassic, has the added dimension of glass and stainless steel to give a modern edge. Beautifully sculptured designs are enhanced by the chunky toughened glass, allowing the individual piece to be viewed from all angles. The Glassic range has been designed to meet most clients' size requirements. There is a choice of timber plus the advantage of bespoke sizes.

Enq. 117



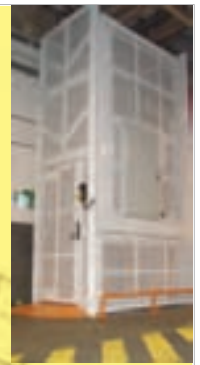
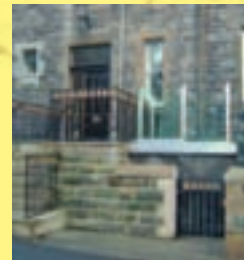


EnviroVent is evolving

EnviroVent has just unveiled their 'brand' new logo, a historic moment for the UK manufacturer as it continues to revolutionise the world of ventilation through its innovative and award-winning products. The EnviroVent brand was first launched in 1997 when the product range mainly consisted of the EnviroVent Positive Input Ventilation (PIV) unit. The idea at the time was to create a logo for the brand that provided meaning for the product. With this mind, a logo was designed showing the 'i' connecting into the 'V' to be synonymous with Positive 'Input' Ventilation. 16 years later, the EnviroVent brand has come a long way, far beyond the initial vision back in the 90's. Today, it represents a much larger, dynamic and innovative company, which manufactures an extensive range of products serving a broad array of market places and countries. In short, EnviroVent has evolved and now – so has its image!

Enq. 118

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Enq. 119

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A Media 10 event



Brick Awards 2013 shortlist revealed



The Brick Development Association (BDA) has announced the shortlist for the 2013 Brick Awards, one of the top design and construction awards in the country. There are 13 awards split into three categories: housing, building and landscape, and technical and craft.

There is also the Supreme Award – the Brick Development Association Building of the Year, judged to be the best overall project from the 14 award winners. 2012 saw a new category in the annual Brick Awards, the Architect's Choice Award.

020 7323 7030 www.brick.org.uk

Enq. 120

Crown has the right (system) solution



Crown has been presented with the prestigious IFOY Award in the Forklift Truck Solutions category. Sponsored by the VDMA Materials Handling and Intralogistics Sector Association, the competition's independent jury of internationally respected journalists were impressed by the way Crown's InfoLink®

fleet management system streamlined operations at Spicers, one of the UK's largest wholesalers of stationary and office supplies. The IFOY jury was convinced by the efficiency and innovative approach evident in Crown's integrated system solution.

0845 850 9276 www.crownbasingstoke.com

Enq. 122

Designer Contracts' business blooming



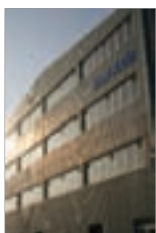
Business is booming for Designer Contracts as figures show a 40 per cent growth in the past two years. As a result the company has taken on an additional five senior members of staff, bringing the total number of new senior employees recruited this year to eight and total staff

employed with the company to 180. The expanding southern region will be the greatest beneficiary with two new members joining the team. They are Gary Leiper as area manager and David Haines as area sales coordinator. Also joining the business is Maha Khaliq-Bye as design sales manager for the showhome division, Sally Prop as area sales co-ordinator and Simon Tucker as sales manager.

01246 854577 www.designercontracts.com

Enq. 124

Buckingham Palace garden hosted...



The gardens at Buckingham Palace were the venue for a one-off event this summer for holders of Royal Warrants, to celebrate the 60th anniversary of The Queen's Coronation. Vent-Axia took part in the four-day celebration between 11–14 July 2013. The Coronation Festival celebrated innovation, excellence and industry showcasing the broad range of fine brands, including Vent-Axia. Royal Warrants are

a mark of recognition to individuals or companies who have supplied goods or services for at least five years to the Households of The Queen, The Duke of Edinburgh or The Prince of Wales.

0844 856 0590 www.vent-axia.com

Enq. 126

Bison's gets CE Marking approval



Bison Manufacturing Ltd has become one of the first British precast companies to receive CE Marking approval for its precast concrete products. The scheme ensures that products used in construction projects in Europe meet the required

harmonised European standard or European Technical Assessment for that product type, allowing architects and specifiers to select Bison products with even more confidence. CE Marking is a key part of the Construction Products Regulations (CPR) scheme, which became mandatory from 1 July 2013. Auditors visited Bison's production facilities at Swadlincote and Uddington to assess products manufactured at both sites.

Enq.121

Construction News health & safety award



Lanes Group has won the Construction News Award for Health and Safety Initiative of the Year 2013 after showing what judges praised as a "relentless focus" on improving health and safety. Lanes Group submitted its What Good Looks Like initiative, an essential stan-

dard that uses detailed cartoon-style images to show operational teams how worksites should be set up. It creates a highly effective method for communicating vital health and safety messages. Lanes also showcased an innovative digital work scheduling system, designed for a major new contract

0161 788 2261 www.lanesfordrains.co.uk

Enq. 123

FACTA welcomes Hi-Tech Access Covers



The Fabricated Access Covers Trade Association (FACTA) is delighted to welcome Hi-Tech Access Covers of Telford, into membership of the Association.

FACTA is the leading industry body at the forefront of the fabricated access cover industry. Hi-Tech Access Covers' more than thirty years experience in the design and manufacture of access covers and general fabrications, enables them to provide innovative solutions to meet their customers' needs. They are committed to the production of high quality products in all of their market sectors: water utilities, power, defence, rail and building, from simple commodity designs through to bespoke specials.

01827 52337 www.facta.org.uk

Enq. 125

NEWSLETTER

Housebuilder & Developer

Emailed on a fortnightly basis the Housebuilder & Developer newsletter is designed to provide housebuilders and developers with the latest information on products and services of interest, direct to their inbox. The reader can quickly gather a snapshot of information from 12 carefully selected companies and easily follow links through to further information on the www.hbdonline.eu, or go direct to the company's own website. Brochures and videos are also regularly available.



Doors & Windows Supplement

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This annual Doors & Windows Supplement showcases the latest products and innovations from the last year





House builders: hit the competition for six with Swish

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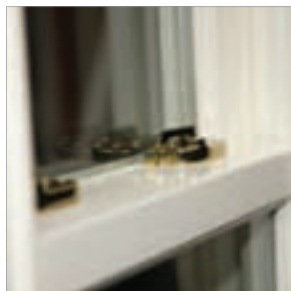
call 0808 178 3040 or visit www.swishwindows.co.uk

Reader
Enquiry
301



For more than 40 years Swish Window and Door Systems has been helping to create beautiful homes with its fantastic range of windows, doors and conservatories. Synonymous with excellence, the Swish brand is tried, tested and trusted. Due to the company's name and reputation, the Swish window and door package for new build homes was recently installed by leading UK property developer Redrow. With a reputation for providing high quality window and door solutions, Swish Window and Door Systems were specified by Redrow for its impressive new development at Lytham Quays.

Enq. 301



National Plastics is a specialist supplier of PVCU windows, doors and other specialist products to the trade and DIY markets. The company's range includes C and A rated PVCU windows, patio doors, French doors, bi-fold doors, composite doors, conservatories, orangeries and pavilions. It also supplies a range of specialist products including timber windows, aluminium windows, secondary glazing and skylights. All the products are CE marked where applicable and fully compliant. Combined with service from window experts and extras such as free delivery, They're the perfect one-stop-shop.

Enq. 302

HELP CELEBRATE BRITAIN'S DESIGN AND CONSTRUCTION EXCELLENCE AT AN EXCLUSIVE CHRISTMAS PARTY!

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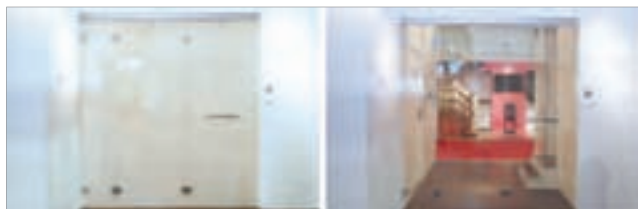
Freephone **0800 011 3503** Branches across the UK



www.nationalplastics.co.uk



Enq. 302



Aspire to luxury design

ESG Ltd has unveiled its latest innovation with the launch of the new ESG Aspire Sliding-Folding Door System, creating a truly 'responsive building material'. A premium sliding-folding door system for interior use, the ESG Aspire offers quality and design excellence by combining switchable technology with a minimalist frameless design. Harnessing ESG's switchable glass technology, at the touch of a button, the glass can let light through or ensure complete privacy. The ESG Aspire offers a flexible design feature, which is ideal for dividing living and working space, and can also be combined with coloured interlayers to fit in with interior schemes. The frameless design has no visible wiring, no bottom track and the top track can be discretely recessed into a bulkhead, maximising unobstructed viewing. Quickly and easily, the doors concertina and fold back to give the room more space, light and air. The standard Aspire range is available in two-part or three-part options, up to 2,500mm x 2,500mm in size, with double-handed options up to five meters across and other bespoke options available on request. ESG can supply and install the complete system including low voltage track, conductive fittings and accompanying electrical controls. The Aspire system can also be integrated with most home automation and building control systems.

01376 520061 www.essexsafetyglass.co.uk

Enq. 303

Timber door canopies by George Woods



George Woods UK manufacture a large range of door canopies, all hand made in timber from sustainable forestry. It always holds a large stock of its standard size canopies, which enables it to offer a next day delivery service. A bespoke design service is provided for both timber door canopies and barge boards, which can be crafted from your own design. Beautifully crafted porch canopies are available in soft wood and include an extensive range of barge boards (fascia boards), all of which are manufactured on-site by hand. Having a canopy prolongs the life of your front door, extends time between maintenance and adds value and appeal.

Enq. 304

VBH add new door knockers to range



Following the success of the greenteQ Kappa Slim and Classic Urn door knockers, VBH will add to the range with this summer's launch of the Doctor and Pony Tail styles. Both are hugely popular on traditional period

properties, where timber doors were personalised by a huge choice of furniture styles from local ironmongers. Doctor and Pony Tail allow modern door manufacturers to offer their customers increased personalisation through a wider choice of greenteQ knocker styles. Doctor and Pony Tail knockers are available in PVD Gold and Polished, Satin and Smokey Chromes

Enq.305

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 email: enquiries@quayside-conservatories.co.uk

Enq. 306

ROOFLIGHT

As featured in 'Grand Designs' Magazine

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Enq. 307



High performance timber windows and doors from GBS are individually tailored for every style of home. Created by combining highly efficient double glazing in the form of Planitherm Total Plus, Argon gas fill and warm edge Swiss bar, these windows and doors have the very best engineered timber for stability, no twisting, warping, shrinking, swelling, storm or flush casements, high security integral locking systems and a low maintenance, industry developed factory paint system in a colour of your choice. With the traditional skills of our craftsmen GBS produces products that provide lasting efficiency.

Enq. 311



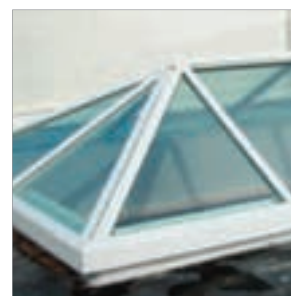
Devonshire House is a regeneration of the old Sue Ryder Foundations charity headquarters, Cavendish, Suffolk. Formed from the timber framed Old Rectory, (16th century) and purchased by the Ryder family in 1946 it has subsequently benefited from numerous extensions. Semi-detached bungalows, plus a detached bungalow, have been connected to the Old Rectory via a beautiful new hardwood conservatory, created and installed by Quayside Conservatories, who have been creating hardwood conservatories for the trade and general public for nearly twenty years.

Enq. 306



With its online sash designer tool Quickslide is enabling its customers to get prices and place orders whenever and wherever they like. Tom Swallow, Quickslide's sales & marketing director, says: "We felt it was important to bring this innovation to our customers online. People seem to like the convenience of experimenting with specification and price. It essentially means we can serve our customers 24 hours a day, 365 days a year." If you're in the market for sash windows, visit the Quickslide website to see how easy it is to design and price your perfect window.

Enq. 308



Whether a mono-pitch glass roof light, a large lantern light or a feature orangery glass roof, all come with Rooflight Architectural's renowned pre- and post-delivery service, including site surveys, detailed drawings and full nationwide installation, if required. If you prefer your roof light to be designed and supplied only, Rooflight Architectural advise and provide detailed fixing instructions, along with telephone support to ensure speedy installation. The same service is given to a single supply only roof light as it is to a substantial and complex feature installation, as they are both important elements to any project.

Enq. 307

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QUICK SLIDE

Enq. 308

Aspire to luxury design with new sliding folding door system

ESG Ltd has unveiled its latest innovation with the launch of the new ESG Aspire Sliding-Folding Door System, creating a truly 'responsive building material'

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a bulkhead, maximising unobstructed viewing. The doors concertina and fold back to give the room more space, light and air.

The standard Aspire range is available in two-part or three-part options, up to 2,500mm x 2,500mm in size, with double-handed options up to 5m across. Other bespoke options are available on request.

ESG can supply and install the complete system including low voltage track, conductive fittings and electrical controls. The Aspire system can also be integrated with most home automation and building control systems.

Showcased at Grand Designs Live, the system is part of the technical glass manufacturer's range of controllable intelligent glass systems.

Commenting on the launch of the ESG Aspire



Sliding-Folding Door System, Scott Sinden, managing director of ESG, said: "Our range of Controllable Intelligent Glass Systems shows how adaptable technical glass can be, and how it is being used for a range of architectural uses. We manufacture all our glass here in the UK to a very high standard, with our own quality assured supply and fit service."

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Enq. 309

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Enq. 311



UK's first zero carbon holiday

Former oil industry man, Tim Kemp and his wife Brigitte, had a dream to build a zero carbon luxury retreat in Cornwall – and this dream came true just a few weeks ago when as ‘eco warriors’ they opened The Emerald for business. Believed to be the first ever zero carbon holiday accommodation in the UK, The Emerald provides a peaceful haven for families and for couples. The buildings are timber clad, with the interiors offering the ultimate in finishes and facilities. **NorDan**, the Scandinavian window and door manufacturer, supplied the low u-value high performance timber windows. Craig Greenwood of CG Facades Ltd, who was the distributor for the NorDan products said: “Tim came to us for NorDan windows and doors, as his project manager had used NorDan on an earlier project, the refurbishment of Cornwall College and he knew from experience that the high performance attributes of NorDan windows and patio doors would deliver what his client needed.”

01452 883131 www.nordan.co.uk

Enq. 312



Panoramic views: how big can bespoke glazing get?

If you want to install state-of-the-art glazing, but don't want to compromise great views, an aluminium system might be just the thing for you. Aluminium has a core strength that allows it to carry glass panes that glazing systems constructed from other materials would struggle to support. Without compromising on performance, **Reynaers at Home** bespoke bi-fold doors can support up to 3m in height, with each door leaf up to 1.2m wide. If you want to go even bigger, the sliding patio doors can be produced to a maximum of 3m in height and have a maximum sliding panel weight of 400kg. With multiple door panels, that's a pretty big view...

0121 421 9707 www.reynaersathome.co.uk

Enq. 313

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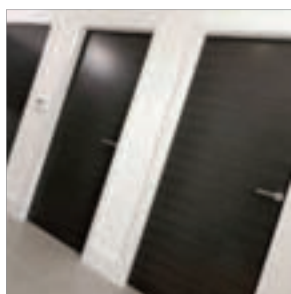
ASSA ABLOY

Enq. 314



Trade aluminium manufacturer **Duration Windows** is pleased to announce the latest window in its steel replacement window range – Royale. Based on W20 steel windows the Royale has an ultra slim front-to-back measurement of just 32.5mm, with the advantage that when replacing W20 steel windows the Royale has no cutting back of plaster or wooden frames is necessary – greatly reducing installation time. The Royale has been specifically designed as a steel window replacement with looks and features so similar to W20 steel windows that it is suitable for conservation areas and listed buildings.

Enq. 320



JB Kind's Eco Flush door range is ground breaking and economical. State-of-the-art painting technology creates the flawless timber graining effect for these remarkably affordable doors. FSC® chain of custody certified and constructed with a cellular core (solid core for glazed and FD30 fire doors), the superior painted finish offers consistent uniformity, ideal for matching purposes. The range is available in a variety of contemporary designs and finishes, including Wenge, Ash Grey and White. Eco Flush's bespoke service offers much more including special sizes and matching architraves and frames.

Enq. 316



Joinery manufacturer **Meer End** has been established for over 21 years. The philosophy behind how the company approaches its craft is timeless. It undertakes a wide range of specialist joinery commissions and approaches every design project as a unique opportunity to create something tailored to individual customers needs, taste and budget. The company's reputation in the bespoke joinery sector is such, that throughout the UK, Europe and as far afield as Barbados people ask for a Meer End by name. Meer End pride themselves on delivering top quality products for a fair price. Contact them for a free new colour brochure.

Enq. 315



Kloeber's Kustomslide Aluminium Sliding doors are available in any RAL colour in bespoke widths and various configuration options up to six door panels and run on two or three stainless steel tracks, dependent on the opening configuration chosen. For security, the doors are fitted with lever operated, five point multipoint locking as standard. For further details of Kloeber's full door range visit the website.

Enq. 319


MEER END
 BESPOKE STAIRCASES & JOINERY

MEER END'S NEW WINDOW AND DOOR RANGE



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Enq. 315

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Enq. 316

VBH stocks Maco Automatic Lock



Is a key really needed? VBH say 'not with the Protect Z-TA lock range'. Hardware supplier VBH has added the automatic locking Maco Z-TA multi-point door lock to its range. Suitable for all Eurogroove doors, Z-TA features

three locking latches, two hooks and a central deadbolt. When the door is closed all three latches pull the sash in against the frame, providing compression over the full door height. A magnet in the latchplate then triggers the locking mechanism to engage the deadbolt and hooks. A single turn of the cylinder now renders the door fully secure.

Enq. 317

High specification, low cost video kits



Videx Security has introduced new 6000 Series low cost video door entry kits. These include features normally only associated with larger, more expensive systems. The 6000 Series kits are suitable for many different

applications, offering increased security for houses and flats and gated properties. Each kit includes the door entry panel, power supply and videophone required for a complete single entrance installation with additional parts available to add multiple entrances or additional videophones.

Enq. 318



Bespoke glazing solutions in timber aluminium & composite

Kloeber's advanced glazing solutions are available in bespoke or set sizes, with low U values and double or triple glazing options. View our website for further details of our extensive product range.

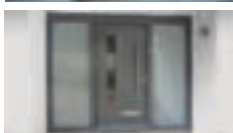
- folding sliding doors
- sliding doors
- french doors
- single doors
- windows
- shaped glazed screens
- entrance doors
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Enq. 319

Royale Windows



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Enq. 320

Comar Secured by Design Licence



Comar Architectural Aluminium Systems is delighted to have become a Secure By Design Licence holder for their Comar 5P.i, Comar 9P.i and Comar 7 range of windows and doors. Comar is delighted to be part of this initiative to design out crime in buildings. 'Secured by Design' (SBD)

is a police initiative to encourage the building industry to design out crime, assisting in reducing the opportunity for crime and the fear of crime. SBD focuses on the design and security for new & refurbished homes, schools and commercial projects.

0208 685 9685 www.comar-alu.co.uk

Enq. 321

Metal Technology completes the picture



Architectural aluminium systems manufacturer Metal Technology has supplied more than £500,000 of its products at Marine Wharf in London. Metal Technology's System 17 high-performance curtain walling is tested

to meet all current British and European standards, while offering a range of structural mullions, transoms and feature caps for aesthetic and architectural flexibility. Metal Technology's System 5-20 Tilt and Turn Window also provides all the advantages of polyamide thermal break technology in meeting current thermal building regulation requirements.

028 9448 7777 www.metaltechnology.com

Enq. 323

REHAU chosen for prestigious marina



Sixty eight new build apartments at the prestigious Port Marine development in Portishead, Bristol, feature windows, doors and curtain walling fabricated by Solar Windows using REHAU's PVC-U and composite systems. Developers Crest Nicholson specified REHAU systems on the basis

of their quality, performance and aesthetics. A mix of casement and tilt and turn windows in the REHAU TOTAL70 system, sliding patio doors in REHAU's S717 system and composite curtain walling in the REHAU Polytec 50s system have been fabricated and installed.

01989 762600 www.rehau.co.uk

Enq. 325

Halo's FlushSash has style & performance



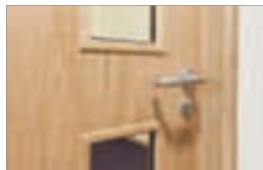
The latest innovative window system to come from Halo – a highly-specified brand of The VEKA UK Group – has been hailed as an innovation in heritage fenestration applications. The newly-unveiled

FlushSash has been designed to sit flush within its frame and mirrors the elegant window styles of the 19th Century, making it perfect for heritage and conservation projects. Yet, however traditional this window may look, it offers deceptively modern performance. The FlushSash comes from the System10 suite of profiles and offers strength, security and energy efficiency.

01282 716611 www.halo-uk.com

Enq. 327

PDS opens doors



Performance Doorset Solutions (PDS) has recently supplied 34 of its oak veneer fire doors and frames for a new library and youth connexions facility in Harpenden, Hertfordshire. The brief for the library project required the doors to incorporate

glazed fanlights which adhered to fire regulations, as well as specifically designing the doorframes to fit into a variety of unusual opening spaces. It was also essential for the doors to fit in with the overall aesthetics and modern design of the building. PDS internal fire doors are available in single and double leaf doors.

01706 370001 www.pdsdoorsets.co.uk

Enq. 322

VEKA UK Group's extended colour range



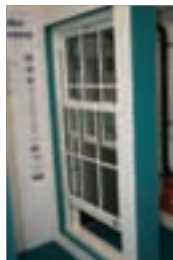
The VEKA UK Group continues to enhance its offering with the unveiling of Variations; a new extended range of coloured foils for both VEKA and Halo customers, along with a simplified ordering policy. Ongoing product development is at the heart of the VEKA UK

Group and the new foils offering is the latest in a long line of enhancements to the ranges. The new coloured foils range has been developed after listening to customer feedback and the result is a much broader range of colours, available in smaller pack sizes, with a clear and simple ordering policy.

01282 716611 www.vekauk.com

Enq. 324

Vertical sliding sash window debut



Profile 22 has made an important addition to its stand at the highly praised Building Centre. The stand is now displaying the company's brand new vertical slider window. Profile 22's new PVC-U vertical sliding sash window combines the classic look of an authentic sash window with the benefits of modern materials, being more thermally efficient than older sash window designs. The window has attained window energy rating of 'A' (WER) and BES: 6001

making it suitable for project developments in conservation areas and where environmental concerns are a priority.

01952 290910 www.profile22.co.uk

Enq. 326

Open the door to style

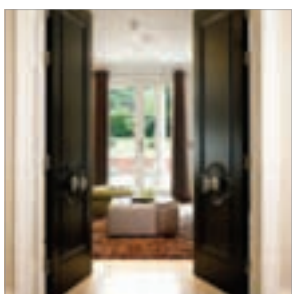


Safeddoors' customers can now enjoy making an entrance with the arrival of two new tongue and groove style GRP composite doors; customers can choose from the Newmarket, the 'cool' new door on the block or the more traditional Chepstow which replicates a timber tongue and groove door. Appealing to differing style and tastes, the new additions to the Safeddoors range come

with the quality and assurance that a homeowner would expect from the UK's original composite door manufacturer.

reflections@safeddoors.co.uk www.safeddoors.co.uk

Enq. 328



Todd Doors has developed an exclusive range of bespoke doors to suit high end developments. These exceptional doors are made to order in any size or specification and can be delivered fully finished in the RAL colour of your choice. Todd Doors recently supplied doors to Manorgrove Homes' £5.25 million luxury residence in the Crown Estate, Oxshott, Surrey (pictured), for which they worked closely with developer Manorgrove Homes and interior designer Cox & Co to ensure a stunning and distinctive end result. The Todd Doors developer team are always on hand to guarantee the smooth running of your order.

Enq. 330



Architectural Bronze Casements have recently launched THERMABRONZE™ an exciting new thermally broken window system, which offers an energy efficient (A rated) and slender frame with all the traditional styling that Architectural Bronze Casements are renowned for. It was designed as a solution to the current energy saving requirements. The casements are an ideal choice for new build projects where the clean lines and detail lend themselves to many styles, from period to contemporary. They are also suitable for renovation work and can be set within timber, brick or stone mullions.

Enq. 329

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Enq. 329

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Santorini door featured is pictured courtesy of Manorgrove Homes and Cox & Co and comes fully finished in any RAL colour of choice.



Find us at stand C20

Enq. 330

Keep your home secure with Garador



With more than 31 million British adults expected to go on holiday this summer, garage door manufacturer **Garador** is urging homeowners to act now to ensure their property is secure while they are away. A recent survey of home owners found that nearly 50 per cent of respondents had upwards of £3,000 worth of goods stored in their garage. However, despite the garage door being the largest point of entry to the home, Garador managing director, Simon Hipgrave says it is often overlooked as a security feature.

01935 443791 www.garador.co.uk

Enq. 331

Powys Window Framework Award



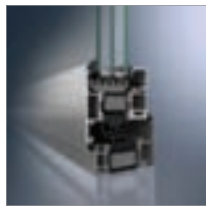
Anglian Building Products has been awarded the window and door lots on Powys County Council's Maintenance Framework. Anglian will replace existing timber windows with PVC-u casement windows and composite doors to properties spread across the north and south

of the county. The council's framework has been developed in line with the Welsh Housing Quality (WHQ) standard to bring their properties up to a WHQ standard and will include the replacement of kitchens, bathrooms, roofing and electrics.

0870 428 074 www.anglian-building.co.uk

Enq. 333

New addition to Schueco



The tried-and-tested AWS range of outward-opening aluminium windows from **Schueco UK** has now been extended by the addition of a new system, the Schueco AWS 75.SI. This new window offers superb design flexibility and benefits from a number of optimised features, which help it set new standards in thermal insulation. With a

face-width of 111mm, Schueco AWS 75.SI can achieve a U_f value of 1.3 W/(m²K) and a U_w value as low as 0.91 W/(m²K), figures which make it one of the highest performing aluminium outward-opening window systems in the UK.

01908 282111 www.schueco.co.uk

Enq. 332

Kawneer launches a folding sliding door



A folding sliding door that delivers exceptional levels of thermal and weathering performance at a considerably modest price has been launched by **Kawneer**. The AA@3720 uses advanced thermal break technology to deliver the enhanced thermal performance required

to meet the stringent requirements of Approved Document L. Integrated polyamide thermal breaks allow for single and dual colour options, while the use of extruded gasket profiles and a drain and ventilate strategy enable the system to achieve its weathering performance. The AA@3720 folding sliding door is available in a range of open-in or open-out variations.

Enq. 334



LIGHT

SPACE

STYLE



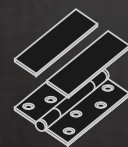
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Enq. 335

Cover Plate Hinges



Secure
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covers



PHOENIX

master hinge makers
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www.cookebrothers.co.uk

sales@cookebrothers.co.uk



Enq. 336



Cooke Brothers has introduced a new cover plated option to the 7700 series of 304 and 316 grade stainless steel, fully concealed bearing, high performance architectural hinges. The positively located stainless steel cover plate has been specifically designed to enhance the overall esthetical appearance of the doorset, while improving the hygienic impact of the hinge by acting as an effective barrier against the potential build up of dust and dirt typically associated with visible screw heads. The highly specified 7700 range of hinges are CE marked, Certi-fire approved and tested to BS EN 1935, grade 14.

Enq. 336



Urban Front designs and makes solid hardwood contemporary front, internal and garage doors with steel reinforced ventilated cores and six different hardwoods including; European Oak, Iroko, Western Red Cedar, Fumed Oak, American Black Walnut, and Wenge. Its E-range comes with high security locks, security keys, pivot or 3D hinges and a full factory finish. Urban Front has also started its free Design Clinic, offering a design service to all its customers including design advice, drawings and a sample service. This service is available to anyone who applies so just call or email Urban Front today.

Enq. 337



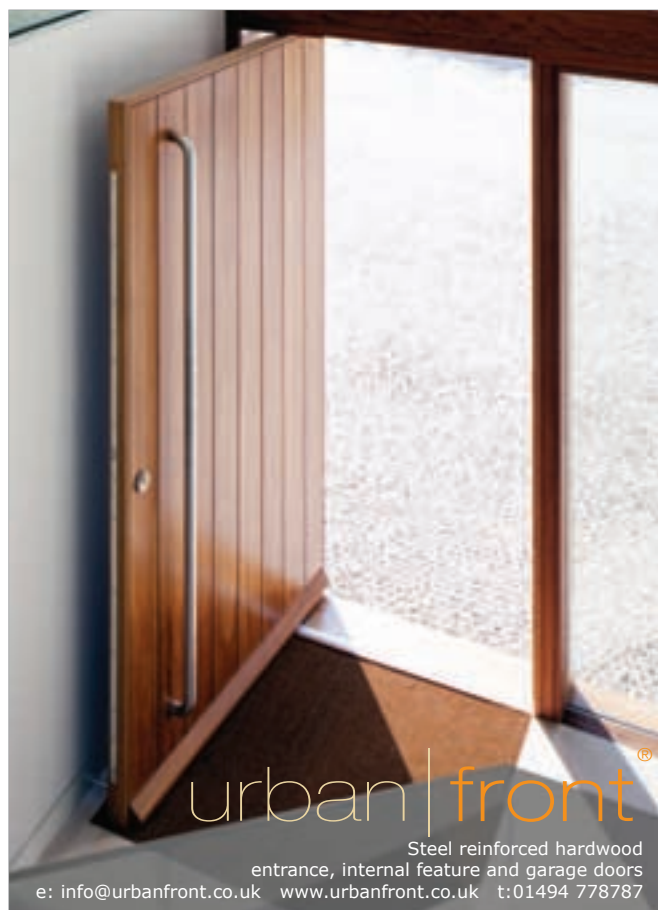
1st Folding Sliding Doors Ltd offers the supply and/or installation of concertina style and sliding doors. The company has many years' experience and offers a personal service, handling projects from concept to completion. The in-house fitting teams ensure the installation is carried out with minimum disturbance. 1st Folding Sliding Doors can arrange a free site survey to offer advice on designs and will follow up with a no obligation quote. Folding sliding doors provide improved access because the nature of the design allows free-running, lightweight operation. They are available in a range of colours, finishes and security.

Enq. 335



With a choice of astragal bars, 36mm super slim meeting rail, and choice of 43mm or 90mm deep bottom rail, Clearview Windows is getting you closer to the authentic look preferred by customers and local planners alike. A high gloss acrylic decorative horn is also available. Clever profile design and bonded glass to the sash gives incredible strength, with a retractable parting bead (UK first) and a 45° Puttyline external sash finish. The company's Alumatherm windows are perfect for modern new builds, commercial projects, care homes and social housing to name a few.

Enq. 341



Enq. 337

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Enq. 338



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339

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What's new for the UK's largest design show?

This September sees 100% Design, the UK's largest and longest running contemporary design event for industry professionals and the public, come to Earls Court for four days, from 18 - 21 September

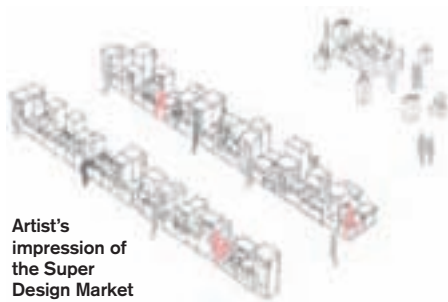
Following unrivalled success in 2012, 100% Design is 40 per cent bigger than last year and will see over 25,000 visitors, making it the main commercial event during the London Design Festival (LDF).

Creative Balance, this year's visual concept and show theme, provides the exhibition's visual identity and an exploration of creative process and its value in the commercial world. Conceived by specialist communications design agency Thomas.Matthews, the marketing campaign was devised by Form. Creative Balance will underpin the show's award-winning layout, content and commissions.

Following last year's success, the curation of the show will again focus on four industry sectors, each arranged around a central 'hub' – Interiors, Office, Kitchen & Bathroom, Eco Design & Build – creating clear navigation for visitors. The hubs will showcase the work of thought-leaders across the design community with space to meet, learn and be inspired. The Central Bar at the heart of the show is reached through a 66m-long tunnel, designed by creative

and live events specialists Studio Design UK.

This year, the Interiors hub will explore the growing emphasis on 3D printing as an accessible method of production. A new global competition staged with creative collaboration agency Talenthouse will see selected pieces produced before and during the show within a specially designed interior. Issues of sustainability, quality and empowerment of individual makers will be demonstrated and debated live. The expanded Interiors section will also house a newly established marketplace for interiors accessories (Super Design Market pictured).



Artist's impression of the Super Design Market

The Office hub will be created by design practice TILT, presenting the dramatic Hanging Room concept (pictured) in which suspended room elements can be lowered and raised to continually change the hub's function. The practice is at the forefront of codesign, which integrates end users into the design process to create spaces uniquely tailored for the communities using them.



Tilt Hanging Rooms cafe render

The Kitchen & Bathroom hub will incorporate the show's restaurant, serving specially chosen seasonal foods that can be grown domestically. The space will explore design's role in enabling micro agriculture, demonstrating the opportunities in local and individual food production. A separate installation will present the latest technology, trends and concepts

in the bathroom industry.

The Eco, Design and Build hub will be produced by London-based materials resource studio Material Lab. The ever-changing installation will inspire interaction with some of the world's most innovative building and architectural materials.

100% Design has expanded its International Pavilions, taking 3,000 sq m of space within Earls Court 1. Design regions from France, Italy, Portugal, Argentina, South Korea, Taiwan and China have already been confirmed. This section's hub will be informed by London's longstanding status as a global meeting point for innovation and talent across the creative industries.

A new feature at 100% Design 2013 is the Gateway exhibition, providing opportunities for early-career designers to be recognised at the show. Working with some of the UK's leading design organisations, Gateway links the two Earls Court spaces. Initiatives include Delight in Light with the Lighting Industry Association, Future Pioneers with Design Council and a showcase of recent Royal College of Art graduates. Gateway also highlights established British excellence through Design Guild Mark alongside special exhibits from leading UK architectural institutions.

Along the show's central boulevards Emerging Brands provides a platform for design companies that have been in operation for five years or less; showcasing new products and ideas for interior and product design.

British designer Benjamin Hubert will create the 2013 auditorium, providing a dramatic backdrop to Talks With 100% Design; the UK's largest design talks programme. Confirmed speakers include Tom Dyckhoff, Channel 4 architecture critic, chairing a panel debate on UK Architecture and a session from New London Architecture with Peter Murray. Giulio Cappellini will headline Thursday's programme, with subsequent sessions being staged with the RSA, Frame Magazine and The British Council. Across the show, specialist events will provide detailed and professionally accredited CPD modules for architecture and interior design in each of the hubs.

For more information or updates on the talks and seminars itinerary, visit the website www.100percentdesign.co.uk

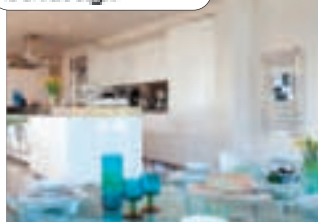
Dates for 100% Design 2013: Wednesday 18 - Saturday 21 September, Earls Court, London

Opening times: Wednesday, Friday 10am-7pm (Trade), Thursday 10am-9pm (Trade), Saturday 10am-6pm (Public day). 100% Design is open to the public on Saturday 21 September. Children under 16 will not be admitted on trade days. Seminars are free to attend.

Get your ticket now by visiting www.100percentdesign.co.uk

JIS Europe at 100% Design 2013

100% design Stand K20



JIS Europe will be displaying its extensive range of stainless steel heated towel rails at the 100% Design Exhibition at Earls Court from 18 to 21 of September 2013 on stand K20. The company's Sussex Range is available in polished or brushed satin finishes. All

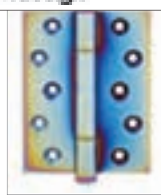
towel rails are manufactured to exacting standards and JIS Europe offers an extended range of sizes with new models to choose from. All the models are guaranteed for 25 years.

01444 831200 www.sussexrange.co.uk

Enq. 127

Leading the field

100% design Stand E19



SIMONSWERK will again be exhibiting at this year's 100% Design, showcasing the latest developments in its comprehensive hinge portfolio including a new fire-rated hinge and a range of products with a new PVD corrosive resistant finish. This is the sixth time that SIMONSWERK has exhibited at 100% Design, using it to showcase the latest developments in hinge technology

from the company's own in-house R&D and manufacturing facilities. Visitors to the SIMONSWERK stand E19, in the Eco Design & Build section of the exhibition, will be able to see these new products plus one-to-one demonstrations of the SIMONSWERK online advanced PRODUCTSELECTOR information system.

Enq. 128

Mapei fuel inspiration for designers

100% design Stand E1



Mapei are encouraging designers to use their creative licence and gain inspiration from their exhibition stand E1 at 100% Design, between the 18-21 September. Mapei will be exhibiting a selection of its environmentally friendly products. These include the Sillexcolor Marmorino protective and decorative wall coatings system, which creates a marble aesthetic and is suitable for internal or external use; the extended

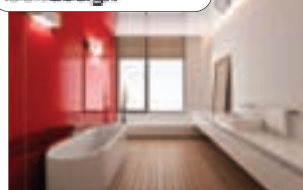
Mapefloor resin flooring system range, which offers designers a choice of 19 standard colours; and Ultratop Industrial cementitious flooring, designed for internal use within civil and industrial buildings.

0121 508 6970 www.mapei.co.uk

Enq. 129

Abacus showcases Lustrolite range

100% design Stand K214



Abacus Direct is spotlighting the stunning Lustrolite range at the 100% Design Show this September. Appearing on stand number K214, the easy-to-install, glass-finish Lustrolite panels can be seen in seven beautiful colours for both kitchens and

bathrooms. Lustrolite high gloss wall panelling has many benefits for the retailer and installer trade. It looks the same as glass but weighs less than a third of a traditional glass sheet and has 20 times the impact strength. It's also safe, hygienic and can be cut and drilled on site, saving time for both installer and customer.

Enq. 130

A. Proctor Group attend Timber Expo

TIMBER EXPO Stand X50



A number of A. Proctor Group's products will be showcased at Timber Expo this year, including Silverwood, a factory-finished painted timber cladding for a modern aesthetic look. Silverwood has been established for over 20 years and offers a diversity of colours, appearances & profiles. Extensive

warranties are included and the product has a unique secret fixing solution for an easier more cost effective solution. Its ease of installation & low maintenance make it an ideal product for use on new builds and renovations.

01250 872261 www.proctorgroup.com

Enq. 131

Technical Talks programme

TIMBER EXPO Stand B13



BM TRADA's technical experts will cover some of the hottest topics in the timber industry as

part of the Technical Talks seminar programme at this year's Timber Expo, taking place between September 24-25 at the NEC Birmingham. Popular timber subjects from fire prevention in timber buildings, innovations in cross-laminated timber and how underfloor heating affects wood coverings will all be discussed on stand B9, while the Technical Experts will all be on hand on BM TRADA's stand (B13) during the show to handle all manner of technical questions.

Enq. 132

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TIMBER EXPO Stand D8

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CELLECTA
INNOVATION IN INSULATION

Enq. 133



The best in low carbon construction and innovation

Timber Expo will be taking place at the National Exhibition Centre (NEC), Birmingham, from 24 - 25 September. Now in its third year, over 5,000 visitors are expected at the UK's leading timber trade show including architects and designers, engineers and contractors, local authorities and a wide range of those working in the built environment.

It will be two days brimming with the latest products, innovations and developments across the timber sector – not just from the UK but from an increasingly diverse international market. It will also be the official launch venue of the rebranded UKTFA as the Structural Timber Association.

With just a month to go before the doors open, here are some essential highlights not to miss at the UK's truly national timber show.

Exhibition floor & international content

A huge range of 170 companies from all four corners of the timber industry will be unveiling their latest products and services plus giving advice on how best to use the construction industry's leading mainstream low carbon building material. Overseas exhibitors and representatives already include: Austria, Belgium, Bolivia, Canada, Finland, France, Germany, Ghana, Italy, Latvia, Malaysia, Netherlands, Poland, Russia, Spain, Sweden and the USA.

Timber Talks

A key element to the show and a central part of the Expo experience. Timber Talks will deliver an unrivalled collection of high calibre speakers

from all four corners of the built environment across both days including: Mace, Willmott Dixon, Land Securities, Archtype and Waugh Thistleton. From niche areas to leading trends, the Timber Talks will be characterised by key industry topics, major names, super projects and big issues – and they are all FREE!

Seminar Theatre 1 – the Fabric First Theatre

Built by Frame Wise, the Fabric First theatre will extoll the virtues of building with an air-tight building envelope in mind and its superior thermal properties – making it ideal as the basis of a modern energy efficient building.

Seminar Theatre 2 – the Solid Wood Theatre

Built by B & K Structures, this eye-catching building will showcase the strengths of timber and advanced closed panel timber technology and show why solid wood use is beginning to soar in the UK.

Toolbox Talks

New for 2013, a new section of CPD presentations will focus on the detail of processes,



technologies and solutions on display at the show. From manufacturing process to on-site engineering solutions, Toolbox Talks will complement the Timber Talks and will be held in a purpose built 30 seat presentation theatre.

Timber Accord Pavilion

Sponsored by Timbmet and building upon the Timber Accord agreement signed in 2012. The Pavilion will be situated at the heart of Timber Expo on the main exhibition floor, this will be a unique opportunity to touch base with twelve leading trade bodies representing the supply chain of the forestry and timber industries, in the same place at the same time.

Wood Awards shortlist 2013

The Wood Awards is the UK's premier award in the timber sector and will once again recognise outstanding design, craftsmanship and installations in wood that have taken place over the last 12 months. The 2013 shortlist will be unveiled and on show throughout Timber Expo and you will be able to hear more about the projects in the Timber Talks programme.

"The 2013 show is shaping up to be tremendous in every way," said Timber Expo event director, Loretta Sales. "The show is nearly 80 per cent sold out with an expected 170 companies exhibiting this year. The move to the NEC has grabbed everybody's attention and will make exhibiting and visiting very easy indeed. The content we have lined up is superb. TRADA has really pulled the stops out with the Timber Talks seminar

programme and there will be something to appeal to everyone. The big boost for 2013 has been the level of overseas interest. Alongside an expanding European scene we are now hosting trade pavilions too. You won't find this much timber technology anywhere else."

Timber Expo will take place at the NEC, Birmingham, 24 - 25 September.

The show will also include the ProTimber Summit, the best entries from the TTJ Innovation Awards and a range of special invitation only industry events and association meetings.
www.timber-expo.co.uk

Renewables Roadshow
Stand 23

For every job, there's a Testo

Testo will be showcasing a range of products at the Energy Efficiency Exhibitions to help installers save money, by accurately measuring efficiency to reduce running costs as well as reducing their carbon footprint. Visit Testo on stand 23 to see its range of high quality CO₂ and CO monitors, gas leak detectors, thermometers, Pocket Line range and multi-function instruments. Stop by the Energy Efficiency Demo Station at each show, where Testo will be demonstrating their thermal imaging cameras. Come along to see the newly improved Testo 875i Thermal Imager in action and find out why it is the must have diagnostic tool. Testo have also recently introduced two new flue gas analysers to its range, which are packed full of features; from the Testo 310 low cost, all-rounder for basic measurements to the Testo 320 for graphical flue gas analysis and the Testo 330LL powerful high-end instrument with revolutionary long-life sensors. The product portfolio covers the entire spectrum of the flue gas measurement on heating systems.

Enq. 134



Specflue is planet perfect

At the Energy Efficiency Show renewable energy specialists Specflue will be exhibiting its comprehensive range embracing its exclusive distributor status of the respected Italian MCZ range of biomass and pellet fueled stoves and boilers. These out-perform gas and oil, saving up to 80 per cent of costs compared to traditional fuel boilers and they contribute to the appeal of their interior location. All are easy to use and come in attractive designs and colours. In turn the pioneering HEATBANK® is a clever thermal system, which represents advanced renewable heat energy storage via all manner of natural sources – up to five at the same time – which can be utilised to provide domestic hot water and central heating. The heat energy is transferred to mains water by a plate heat exchanger. For energy saving a thermal store can generate three times as much hot water in the same time as a gas boiler. Specflue also provides a solar thermal product range and all relevant solid fuel and renewable training courses at their superb Sudbury facility.

Enq. 135

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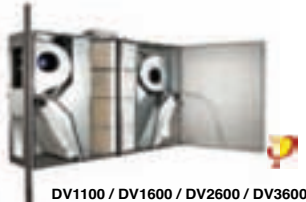


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Renewables Roadshow
Stand 15

Enq. 136

Energy Efficiency Exhibitions

incorporating Renewables Roadshow



After another winter of lower temperatures and higher bills, energy efficiency is no longer just something to aspire to but a financial necessity. By visiting the Energy Efficiency Exhibitions, your business and your customers can profit from implementing energy saving solutions from September onwards.

So, whether you're keeping an eye on energy monitoring, insulating against future costs through a fabric first approach, or optimising output of high efficiency heating systems, the award-winning Energy Efficiency Exhibitions has all the answers. With hundreds of thousands of pounds worth of advice on offer, it is an invaluable visitor experience and as tickets are subsidised by an exceptional list of exhibitors, you won't have to pay a penny to profit.

What's more, with the unique format of the Energy Efficiency Exhibitions, whether you are in Edinburgh or Exeter, Manchester or the Midlands, these exhibitions access all areas of the UK.

Event director Dan Caesar had this to say: "Our industry has a once in a lifetime opportunity to offer our customers, significant financial savings thanks to energy efficient & renewable technologies. As well as the high quality of this year's exhibition, we invest more than any other organiser in our educational programme of attractions, demonstrations and presentations, so we can promise visitors a very profitable day."

This year's visitor attractions include four theatres filled with presentations – the Commercial & Green Deal Theatres will be

Save energy & money this winter

When the weather worsens and energy bills inevitably rise, energy efficiency will become a necessity

returning and they will be supplemented with the RHI & Policy Theatres. Plus, this year the Energy Efficiency Exhibitions will include an increased number of demos, hosted in the Energy Efficiency & Renewables Demo-Stations and there will be a new interactive visitor attraction entitled, Hands-on Heat Pumps.

The Energy Efficiency & Renewables Awards, supported by Natwest, has established itself in recent years as 'the one to win'. With scores of successful businesses now on the shortlist – an achievement in itself – industry is now eagerly anticipating the evening itself.

This year's ceremony will be hosted by Nick Hewer from the BBC's Apprentice and Channel 4's Countdown. Not only will Nick will be ably assisted by his Countdown co-host Rachel

Riley, but also, the evening's entertainment will be enriched by not one, but two, comedians.

What's more the opening address at the Energy Efficiency & Renewables Awards is due to be delivered by the Minister of State for Energy & Climate Change, Greg Barker MP.

Book your table today to avoid disappointment: team@energiseevents.co.uk

Where & when: Westpoint Arena, Exeter - 10 Sept; Ricoh Arena, Coventry - 12 Sept; Metro Arena, Newcastle - 17 Sept; Highland Centre, Edinburgh - 19 Sept; Sandown Park, Surrey - 24 Sept; Event City, Manchester - 26 Sept

Awards: Ricoh Arena, Coventry - 12 Sept

2013 shortlist: <http://energyefficiencyexhibitions.co.uk/shortlist/>

To register for your FREE tickets, visit www.energyefficiencyexhibitions.co.uk and to receive regular updates follow @EnergyEfficExpo on Twitter

SE Controls enhances fire safety and comfort at flagship apartment development

Berkeley Homes' flagship Woodberry Park apartment development in North London is using an advanced smoke and natural ventilation system from SE Controls to not only provide protection for residents in the event of a fire, but to also create a better environment by actively managing any excessive heat build up in corridors



Located on Seven Sisters Road, Woodberry Park is part of the innovative Woodberry Park Down regeneration programme being undertaken by the London Borough of Hackney, Genesis Housing and Berkeley Homes, which will eventually create almost 4,700 homes, combining social and affordable housing with private residential apartments.

SE Controls was commissioned to design and install a SHEVTEC® mechanical extraction smoke ventilation systems within two separate low rise private residential blocks within Woodberry Park, which provide a total of 117 luxury apartments.

A key part of SE Controls' project specification and design brief was that the smoke ventilation system should also incorporate an 'environmental ventilation' mode, enabling it to monitor heat build up in communal corridors and lobbies while also managing the operation of automatic vents to reduce the temperature and introduce fresh, cooler air into the building.

In normal smoke ventilation mode, if a fire is detected by building's smoke sensors, the SHEVTEC roof mounted fan sets will operate while staircase vents and smoke vents located on the fire floor will open, enabling up to 5m³ per second of smoke to be drawn through the extraction shaft and provide a smoke free escape route for residents.

When operating in 'natural environmental ventilation' mode temperatures are monitored by ceiling mounted sensors in each lobby served by the smoke shafts. If the temperature exceeds a pre-determined set point a roof mounted environmental ventilation fan is activated, which vents the warm air and replaces it with cooler air from outside.

SE Controls
01543 443060
info@secontrol.com
www.secontrols.com

Enq. 137



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Enq. 138

Multikwik trapped shower gullies



Multikwik products are all about making life easy for the installer, and the latest innovation from the company is no exception. Multikwik has developed a range of compact and adaptable trapped shower gullies for vinyl sheeting floors that are quick and easy to fit, really versatile, with high performance and look great when installed. The range offers various options to meet installation needs, with horizontal and vertical outlets,

50mm or 75mm seal depth, the choice of an ABS lid or a stainless steel cover, as well as 50mm to 40mm size adaptors and different height options for the straight through shower gully.

Enq. 139

Bliss bathroom basin taps from Abode



The new Bliss range from Abode has been created especially for the UK market and forms part of a new collection of bathroom products which have a strong, yet versatile design. There are several basin tap options available, making Bliss suitable for all styles of bathrooms. There are three heights of monobloc mixers, dual handle mixers with flat planate spouts with paddle style levers, plus a wall mounted mixer – all available in chrome finish.

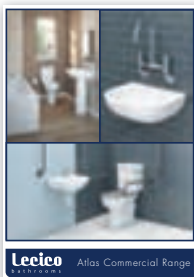
01226 283434 www.abode.eu

Enq. 140

Atlas Smooth

Lecico's innovative Atlas Smooth close coupled pan and cistern includes a revolutionary flush system (4 and 2.6 litre), which enables you to save both water and money whilst also helping to protect the environment.

Specification manual available upon request.



Lecico
Atlas Commercial Range



Scan for more information

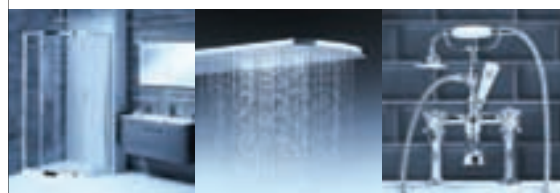
Lecico
bathrooms

For more information please call
01234 244030
www.lecico.co.uk

Enq. 141



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crosswater
CONTRACTS

Enq. 142



New concrete will save time and effort

A new range of ready-mixed concretes, HOPEFlow™, has been launched by independent concrete supplier Hope Construction Materials.

HOPEFlow™ is a suite of high-performance flowing concretes and screeds that can be placed in a fraction of the time of conventional concrete. The product also provides a top-quality surface finish that requires little or no remedial work.

HOPEFlow™ can be designed to suit any construction need and comes in several mixes to meet contractors' requirements. It is ideal for most concrete jobs, from foundations and floors to walls and columns. It flows easily around complex formwork and busy rebar, and there's no need for vibration so it's safer and quieter too.

Karl Lawes of Co-Dunkall Ltd, one of the first to use HOPEFlow™, said: "Using HOPEFlow™ you can generally get a new build plot of

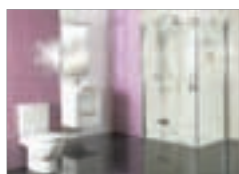
150m² poured and finished within three hours, giving the customer the surface finish that they require. The service and technical support we receive from Hope is first class and we wouldn't hesitate in recommending their products."

Hope's Technical Director Mike Bull said: "A combination of additive technology and aggregate blend gives HOPEFlow™ its remarkable properties. After an intensive development programme and live trials with construction partners, we're delighted to already be introducing HOPEFlow™. Self-compacting concrete is not new, but the innovation is the ability to supply it almost anywhere in the country."

Hope Construction Materials
enquiries@hopeconstructionmaterials.com
www.hopeconstructionmaterials.com

Enq. 143

Roman's 10 out of 10



Roman has announced the launch of a brand new range of designer shower enclosures, Decem. The range is a culmination of everything the manufacturer has learnt about showering over the last 28 years, resulting in an unrivalled collection. The Decem range offers a style

statement for the bathroom. It features 10mm thick glass, chromed brass components, a frameless finish and stands at a height of 2,000mm. The range comprises of hinged door enclosures, a series of wetroom panels and a stylish bath screen, as well as a choice of hardware options – square or round hinges and designer handles.

0845 050 7611 www.roman-showers.com

Enq. 144

Kinedo Moonlight from experts at Saniflo



Saniflo have a wide range of stunning cubicles to suit all budgets and bathroom designs. The Kinedo range of superior quality shower cubicles includes Kinemagic, Horizon, Moonlight, Kineprime, Epsilon, Consort and Showermatic. With its understated elegance and neutral styling, the Moonlight (pictured) will blend into any setting, whether classic or contemporary.

Great for those who want the convenience of fitting a shower cubicle but still want the freedom to influence the look of their bathroom, it allows you to accommodate the choice of your own shower control.

020 8842 0033 www.saniflo.co.uk

Enq. 145

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Enq. 146

Hands up for Snickers' new work gloves



There's one thing that professional tradesmen and women can't do without if they want to get their jobs done properly – healthy hands! Think of hands as the most important tools on site. If looked after they'll ensure the job gets done quickly, efficiently and with the necessary level of skill. Snickers work gloves can help you do just that and, while ordinary

poor-fitting gloves can be more of a hindrance than a help, this revolutionary new work glove is designed to suit different jobs on site, even down to the finest details in protection, grip and dexterity. The range include Precision Gloves and seven styles of Power Gloves, all of which can be bought individually.

Enq. 147

British Ceramic Tile



British Ceramic Tile has brought the iconic London landscape to Taylor Wimpey's latest development at Tufnell Park in London, capturing the vibrant city centre skyline on a bespoke HD wall panel. The project saw a bespoke wall panel designed

for Taylor Wimpey's contemporary new development, The Junction. Created using an image of London's vibrant skyline by night, British Ceramic Tile showcased its high definition inkjet printing technology to full effect, delivering a 6x3 metre panel across the full width of the wall in the new lobby area.

0845 6187 148 www.britishceramictile.com

Enq. 148

Launch of 'Top Sellers' in latest catalogue



Toolstation has added a new feature to its latest catalogue with the launch of 'Top Sellers' for every trade. This special feature assists customers to select products that are exceptional in price and performance. Over 200 products have been highlighted with a top seller logo. For example, Gripfill is one of the best gap filling adhesives around and also priced very competitively at only £2.48. The new catalogue also has over 100 new products and great price savings. Pick up

Catalogue 51 from one of Toolstation's 130 plus sales counters.

0808 100 7211 www.toolstation.com

Enq. 149

Clearly the best!



Clear Fix – a new adhesive from Everbuild Building Products – is clearly set to take the building industry by storm with its innovative, eye catching clear cartridge and seriously good adhesive qualities! Clear Fix is a clear hybrid polymer grab adhesive that has the ability to bond just about everything in both interior and exterior applications. It is a versatile product that can be used in almost every application imaginable – particularly for jobs that require an invisible finish – even when immersed in water! Even more, Clear Fix comes in a completely clear cartridge which illustrates the true clarity of the product.

0113 240 2424 www.everbuild.co.uk

Enq. 150

Helifix confirms CE marking compliance



Helical wall ties, fixings and masonry reinforcement specialist, HELIFIX, is pleased to confirm it has completed all CE marking requirements for its new build and masonry repair products. CE-marked Helifix products include the stainless steel new build wall ties TimTie, TurboTie and

StarTie, plus the versatile remedial tying and pinning system Dry-Fix, the multi-purpose fully grouted CemTie and the widely used structural reinforcement and crack stitching bar HeliBar. Helifix's compliance follows an extensive programme of independent product testing in line with the demands of the European Standard EN 845-1 Specification for ancillary components for masonry.

Enq. 151

New guide provides installation help



Simpson Strong Tie has compiled a new installation guide to help building designers and carpenters use its extensive range more efficiently and correctly. Available as a download in PDF format, the comprehensive guide features simple diagram-based tips and pointers for the building profes-

sional to follow. It can also be easily viewed on smart mobile devices. Over 50 product ranges are included in the guide, which is regularly updated as new ones are released. Everything from I-Joist and metal web hangers to truss, timber frame and SIP connectors are profiled as well as structural screws, post bases and joist end caps.

Enq. 152

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www.mucktruck.co.uk

Enq. 153

Porcelain tiles for outside & inside



Greensquares: If you're looking to give your next building project a magnificent, modern-looking finish, then porcelain paving is the perfect choice. These gorgeous tiles and paving slabs are made from real Italian porcelain, and they're available for both indoor

and outdoor use – no matter what you're in the process of creating, porcelain will slot into your plans very smoothly indeed. Out 2.0 paving is an innovative new product that's tailor-made for outdoor spaces! Each sturdy slab is two centimetres thick, making them far more robust than traditional porcelain products.

02920 371584 www.porcelainpaving.co.uk

Enq. 154

Updated fixings catalogue released



Simpson Strong-Tie has released an updated version of its fixings catalogue, which includes full details of its new improved Quik Drive® collated screw system plus the latest addition to its fixing range the LDST. Everything from decking, drywalling, cladding and

ceilings to oak framing and modular housing can be tackled with the products listed in the catalogue. The latest addition to this extensive range – the new LDST – is a Quik Guard™ coated decking screw, which offers premium features such as faster starts and superior corrosion resistance.

01827 155600 www.strongtie.co.uk

Enq. 155

NEWSLETTER

Housebuilder & Developer

Emailed on a fortnightly basis the Housebuilder & Developer newsletter is designed to provide housebuilders and developers with the latest information on products and services of interest, direct to their inbox. The reader can quickly gather a snapshot of information from 12 carefully selected companies and easily follow links through to further information on the www.hbdonline.eu, or go direct to the company's own website. Brochures and videos are also regularly available.



British Ceramic Tile Essentials range



British Ceramic Tile is set to launch a new Essentials range to customers as it continues on its journey to become a one-stop shop for all tiling needs. From

designer wall and floor tiles to trend-led glass splashbacks, British Ceramic Tile's newly extended product portfolio covers it all with the launch of the new Tile Fixing Essential range. Offering adhesives, grouts, silicone, primers and aftercare products to suit a wide range of tiling materials, the Essentials range provides a complete tiling solution.

0845 6187 148 www.britishceramictile.com

Enq. 157

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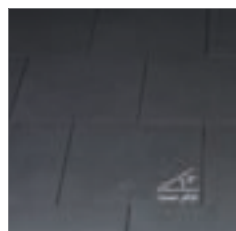
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Enq. 158

Marley Eternit's low pitch Thrutone



Marley Eternit has announced its latest low pitch roofing innovation to offer specifiers and contractors even more design versatility with fibre cement slates. The company's Thrutone fibre cement slate can now be used on pitches as low as 15°, with reduced rafter length, following extensive testing. This latest innovation follows

increasing demand for a more cost effective traditional slate aesthetic at lower pitches and comes hot on the heels of the successful launch of Marley Eternit's low pitch Birkdale fibre cement slate.

01283 722588 www.marleyeternit.co.uk

Enq. 159

Marley helps create luxury holiday home



The aesthetics and low maintenance benefits of **Marley Eternit's** Cedral Weatherboard made it the perfect choice for prestige leisure home manufacturer Lissett Homes at The Warren in Gwynedd. Lissett Homes was initially drawn to the appearance

of fibre cement Cedral Weatherboard because the textured surface echoed the aesthetic characteristics of timber. However, being made from fibre cement means that it provides a long term low maintenance solution, which was particularly beneficial as The Warren is located on the coast. The luxury holiday home is clad in a subtle Blue Grey Cedral Weatherboard.

Enq. 160

Crown Trade helps Miller Homes build a greener future



Miller Homes has joined forces with Crown Trade to enhance customer satisfaction and improve sustainability. Miller Homes wished to avoid any potential issues associated with the yellowing of conventional solvent borne glosses – and it turned to the high performance products from Crown Trade for a solution.

Crown Paints' national construction manager, Jim Sweeney, recommended the use of Crown Trade Acrylic Satin Finish as an alternative to traditional solvent-based gloss paint products.

Used on all woodwork including doors and window sills, the virtually solvent free alternative to traditional satin finishes is helping Miller Homes reduce its carbon footprint by approximately 20 per cent.

As a quick-drying product, the acrylic satin finish also offers a smooth, elegant finish for interior and exterior wood as well as properly-primed metalwork.

Not only is the switch to Acrylic Satin benefiting Miller Homes' sustainability programme, it also enhances customer satisfaction as the product retains a crisp, white finish and redecoration cycles are extended. The product also offers a better match to pre-finished trims and features in new homes too.

Jim Sweeney said: "When Miller Homes asked what Crown could do to help them lower their carbon footprint, as well as maintain a superior result, we had no hesitation in suggesting this product. The Crown Trade Acrylic Satin Finish is a non-yellowing paint, which is quick drying and is being applied throughout new build homes, on room doors, cupboard doors and window sills."

Miller Homes is also using water-based Crown Trade Covermatt for interior walls. A specially-formulated emulsion, geared up for the decoration of new build interiors, this quick drying paint allows walls to breathe, making it ideal for new plaster.

Lee Gaskin, procurement manager for Miller Homes, said: "Moving to water-based products is a positive step for Miller Homes as a company."

"The use of the Acrylic Satin Finish allows us to provide an end result that looks just as good as using a gloss. It is also far more beneficial to the environment and our clients benefit from longer lasting colour on woodwork and, therefore, an extended redecoration cycle."

"We already use Crown Trade Covermatt on our interior walls and we are delighted to extend our partnership with Crown Trade to include the Acrylic Satin Finish."

For more details please contact the Crown Trade customer relations team by calling 0845 389 9583, emailing info@crowntrade.co.uk or visiting the website at www.crowntrade.co.uk

Enq. 161

Geocel is working on a new range



Since its launch in 2008, theWORKS – a fast-acting, wet or dry surface sealant and adhesive from Geocel – has proved a big hit with contractors, quickly becoming one of Geocel's 'million pound brands'. Now Geocel is launching two new theWORKS products to complete the range:

theWORKS XXX is an eXtra grab, eXtra strong, eXtra fast version of the familiar cartridge sealant/adhesive, and theWORKS SPRAY is a handy aerosol spray that removes, cleans, degreases and helps finish all sorts of common building tasks. theWORKS XXX is the ultimate in fast grab super strength adhesive power – 50 per cent faster than traditional grab adhesives.

Enq. 162

NEWS BLOG

Housebuilder & Developer

The Housebuilder & Developer news blog is accessible from your Mac or PC, laptop, mobile or tablet, 24/7 and provides interaction through commenting, discussion and social network sharing. Housebuilder & Developer prides itself on offering housebuilders, developers and housing associations a wealth of up-to-date, informative content, from the most recent industry news, to the latest products and services. Now we've made it even more accessible with the launch of the HBD interactive news blog, supporting our already widely recognised magazine, website and newsletters.
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Enq. 163

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Enq. 164

Evolution structural warranties



Evolution Insurance Solutions Ltd is an insurance broker authorised and regulated in the UK by the Financial Services Authority under FSA number 472438. Evolution Insurance Solutions Ltd is one of the UK's a leading brokers in the

10-year structural warranty market. If you are undertaking a house building project in the near future then you are likely to require a mortgage compliant warranty and site insurance. Evolution is a specialist in this market and will source the right product at competitive rates for your project.

01799 512 031 www.buildingwarranties.com

Enq. 165

Setcrete universal floor levelling



Setcrete Universal, a new general-purpose floor-levelling compound, is now available to the building trade, via merchant distributors nationwide. The smoothing product, for use in internal, light traffic areas, is part of the range of flooring products for the master tradesman, designed to offer a quick, and easy solution for preparing subfloors to provide a smooth and durable base ready for the installation of new

floorcoverings. Setcrete Universal can be used to create a smooth, high performance finish over both absorbent surfaces such as a sand/cement screed, and non-absorbent subfloors, including ceramic or terrazzo flooring.

Enq. 166

Sometimes the simplest ideas are the best

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Enq. 167

Finally filling the funding gap

By David Norman, CEO of Davon Ltd



Completed development that was funded in Sunningdale. Davon structured the senior debt and provided a mezzanine facility



Kitchen of a two unit new build for which Davon provided a mezzanine facility allowing the deal to be funded up to 90% of total development costs

Since the credit crunch began some five years ago, the availability of funding across the board has reduced dramatically as a result of the major banks' withdrawal from markets and their need to reduce loan exposure and loan book sizes in many areas.

This funding gap has started to be filled by numerous new lenders, with sources of new funds coming from a variety of entities that include private equity, corporate and institutions.

However, such sources, while relatively numerous, collectively result in a small quantum of funding when compared to the sheer volume of funding that was freely available pre-crash. That is not entirely a bad thing, given that it was the absolute volume and easy availability of credit of all types at unsustainable levels and low cost to borrowers that fuelled the boom and partially created the problems in the first instance.

Indeed, the market is clearly attempting to balance itself with the volume of transactions that are viable and also substantially reduced in quantum. Therefore one needs to be careful not to simply focus on just one side of the equation – i.e. volume of lending.

This has been highlighted by the obstacles encountered by some new non-bank lenders who have had difficulty in deploying the volume of funds they anticipated within the timescale needed to ensure the return on funds needed.

The variety of lenders that are in and entering the funding market has resulted in a very fragmented market with a broader range of finance types and options available for developers than for some time. These fall broadly into the following categories although within each group there are a wide range of terms and costs. Indeed, the costs are not always apparent to the uninitiated and may not necessarily be of

a purely financial nature – speed of decision making, proven ability to perform and people who truly understand property and its idiosyncrasies should all play their part in matching the most appropriate form of funding to any given situation.

“Navigating through the myriad of options available is probably more challenging for borrowers than it has ever been”

Senior debt

This is primary funding secured on a first charge basis against the asset, normally with limited recourse to the principals by way of directors' guarantees etc. The typical level of senior debt available equates to 55 per cent of the Gross Development Value of a scheme, often equating to around 65-70 per cent of total costs. Interest rates vary from base +3.5-5 per cent, with many banks applying a minimum rate of 7 per cent per annum. In addition, commitment fees of 1-1.5 per cent and exit fees of 1-1.5 per cent are fairly standard.

Mezzanine finance

This is generally provided by a specialist lender and sits on top of the senior debt facility. The loan is secured by means of a second charge over the asset combined with limited recourse by way of guarantees from the borrower. The cost of this funding is typically 25-30 per cent per annum to reflect the higher level of risk associated with such lending. Loans are generally available up to 70 per cent of Gross Development Value (when combined

with senior debt) taking total funding up to 90 per cent of total costs. This can substantially reduce the equity required from a borrower and increase the return on that capital invested, assuming a project performs as expected.

Stretched debt

A number of lenders are providing a 'stretched' or enhanced debt facility that provides a combination of senior debt and at least a portion of mezzanine, typically up to around 85 per cent of total costs. The costs of this are generally around 15 per cent per annum through a combination of fees and interest.

Equity/joint venture

This is scarce compared to the other categories but there are a limited range of options that can provide joint venture type funding for developers wishing to take advantage of opportunities they have but where existing capital is fully committed to other schemes. Costs of any funding of this nature can vary substantially dependent on the risk profile of the project but typically borrowers should expect no more than 50 per cent of profit from a project if a partner is taking the full financial risk.

The most critical common thread between all aspects of funding in the current market is the track record and experience of the borrower. This is of paramount importance to all lenders and, in our experience, the most successful developers are those with a very focused approach in terms of geographical location and/or nature of projects undertaken.

Lenders realise that all parties involved in projects have to use their best judgement, supported by professional advice as appropriate, in terms of likely sales values that can be achieved for the product and that many factors outside anybody's direct control can affect this. However, the risk of having a completed product delivered should be mitigated by working with developers with appropriate experience and proven ability to deliver similar quality schemes.

From the borrowers' perspective, when assessing the funding options that might exist for a scheme, one key aspect is for developers to ask themselves what is most important to them in a funding structure – i.e. is it ultimate cost of funding or reducing the equity they are required to invest to ensure they have adequate capital available to spread across other opportunities, acquire options, bring new schemes through planning etc?

In conclusion, funding is available for borrowers and projects of appropriate strength but navigating through the myriad of options available is probably more challenging for borrowers than it has ever been. The structuring of the most appropriate funding solution for projects has never been more important for all involved to ensure success for all parties involved.

Enq. 168

Gerflor enhances LVT offering



Inspirational design and exceptional quality are trademarks of Gerflor's Insight collection of 100 per cent recyclable, decorative luxury vinyl tiles (LVT) and planks. With over 50 design choices in wood, mineral and urban effects, it provides an easy-maintenance, warm, quiet and comfortable alternative within new homes. It is also sensibly priced for a flooring in its class. The global design influences of international vinyl flooring manufacturer, Gerflor, are apparent in the collection, which reflects current trends. It presents a desirable addition to new home purchasers and enhances wide ranging interior specification. The wide format of the tiles also echoes the diversity of the collection, while technologically-advanced surface embossing and graining embellishes the designs and adds greater realism. Environmentally sustainable, Insight has a 15 year product guarantee, is 2.5mm thick with a hardwearing 0.55mm wear layer, which includes Gerflor's PUR+ surface treatment for enhanced scratch-resistance and easy maintenance.

01926 622600 www.gerflor.co.uk

Enq. 169

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Enq. 170

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Enq. 171



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Enq. 172

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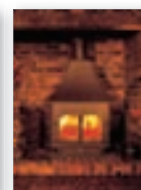


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Enq. 173

Eye-pleasing form and powerful function



Saint-Gobain Glass UK Ltd has redeveloped its website to provide a fresh, exciting and easy to use experience. The site has been evolved in direct response to customer feedback. Saint-Gobain Glass selected the UK as the pilot project that will be rolled out internationally. With a fundamental challenge to improve the experience of all

groups using the website, whether homeowners or professional specifiers, SGGUK has ensured its new website enjoys a cleaner appearance. The site is segmented by sector so the user can find appropriate information quickly. A further approach to providing clarity is the separation of general product and technical information.

Enq. 174

Story Homes finds good value engineering



The benefits of utilising a bespoke attenuation solution from Polypipe have been demonstrated during a large-scale housing development near Penrith. By involving Polypipe's water management specialists early in the project, Story Homes achieved an underground

attenuation solution which met the exact needs of their development. Furthermore the system was quickly accepted by United Utilities for inclusion into a Section 104 agreement. Polypipe offered a value engineered solution for the Clifton Hill Gardens development, which was an attenuation tank designed within a public open space to create a storage capacity of 95m³.

Enq. 175

Soil range completes Foundry Finish



To complement its successful Foundry Finish rainwater system, Hunter has launched a complete range of Foundry Finish soil products. This Foundry Finish soil system will allow installers to match soil

pipes to the rainwater for a genuine retro look, with none of the hassle and expense of metal systems. It is designed to be as simple to install as pushfit PVC with the good looks and styling of traditional cast iron. The Foundry Finish soil range has a genuine cast iron appearance that will not scratch, delaminate, corrode or discolour, yet it requires none of the prep, painting or treating, which makes cast iron so costly.

Enq. 176

T-T introduces the Baby Pureflow(6)



T-T introduces the Baby Pureflow(6); proven to be one of the most reliable wastewater treatment units on the market, after being independently tested. The Baby Pureflow(6) is a wastewater treatment unit for households of up to six persons. It has been built to work in harsh climates and is tested and certified according to CE EN 12566-3 standard, and it is easy to maintain and servicing is

minimal. The biological treatment unit is based on trickling filter technology which tolerates load variations and low flow periods very well. Flow peaks of electricity breaks do not cause overflow risk. The underground installation saves physical space needed in your garden.

Enq. 177





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your home

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Enq. 178

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Enq. 179

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Enq. 180

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Enq. 181

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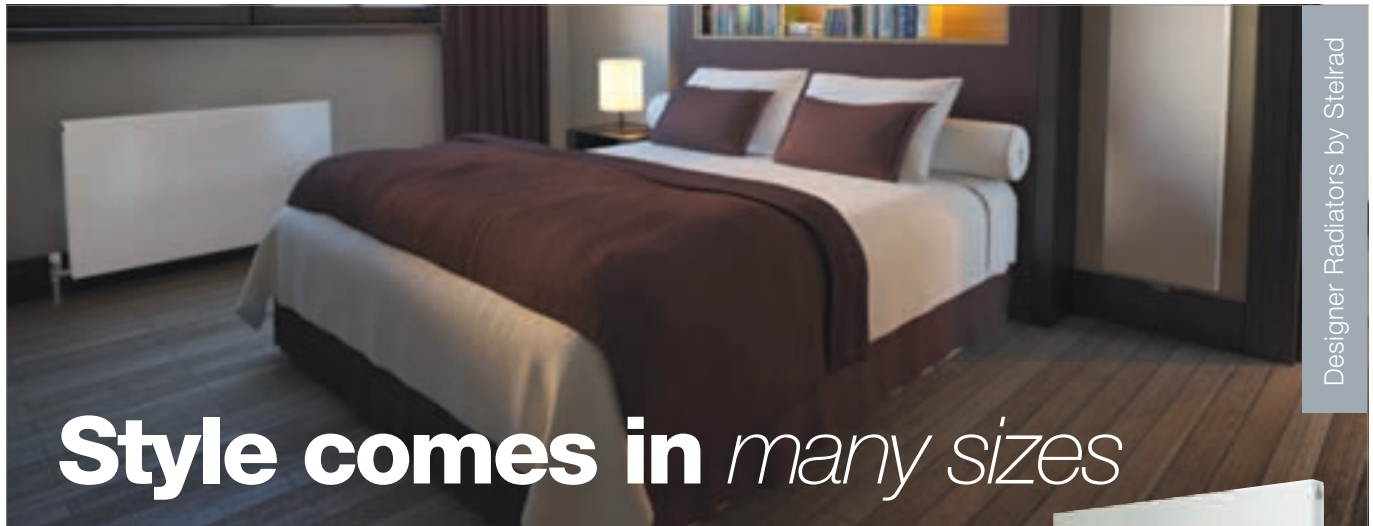


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BASINMENT AND DRAINAGE SYSTEMS

Enq. 182



Designer Radiators by Stelrad

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New Planar *by Stelrad*

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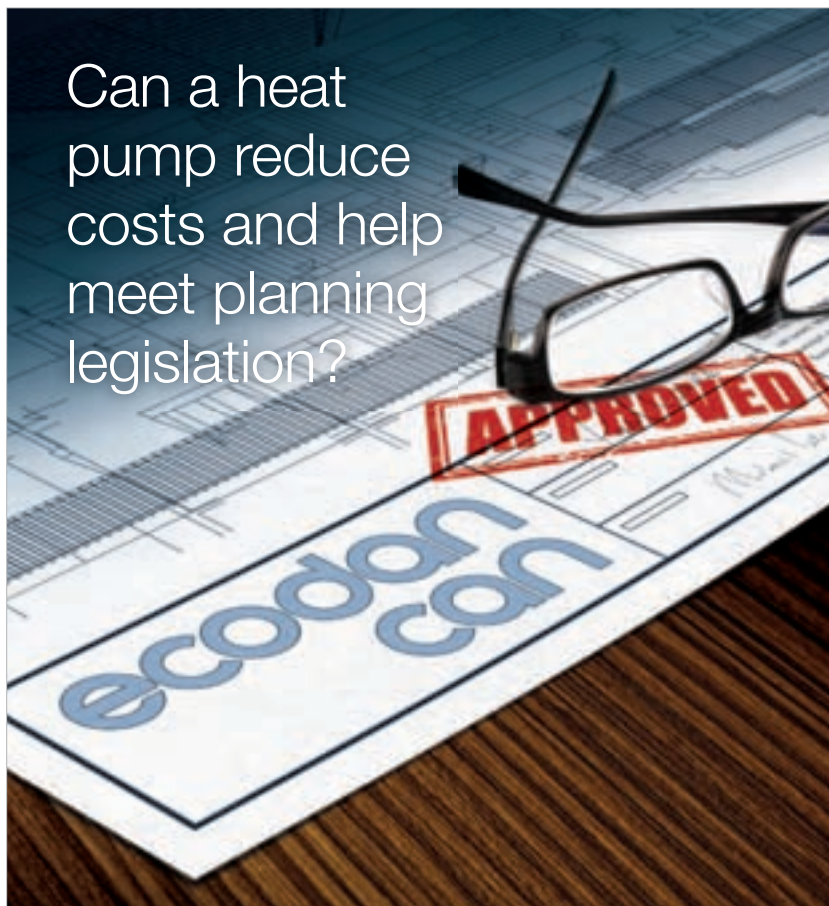


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Enq. 183



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Enq. 184

Advances in warm air heating technology

By Glenn Page, managing director of Johnson & Starley



Internal view diagram of condensing air heater, a highly efficient condensing gas fired downflow forced convection air heater

The domestic heating industry faces a huge challenge. In the UK, the overall level of energy consumed is of the order of some 1,500 TWh and of this total, heat energy accounts for almost half (46 per cent) at around 700 TWh. The domestic sector consumes over half of this heat energy (385 TWh). Concurrently, there are incentives to facilitate improvements in thermal efficiency and control – such as the Green Deal, Energy Companies Obligation (ECO) and, eventually, the Renewable Heating Initiative (RHI). There could also be some penalties if demand reduction through thermal efficiency is not achieved.

Fortunately, there are some innovative heating products and technologies already available to facilitate the thermal efficiency drive, which can be built into highly efficient systems by specialist manufacturers and suitably qualified and Registered Installers.

In the area of warm air central heating, condensing technology is now available and has the facility to provide domestic hot water (DHW). Existing warm air heaters with a DHW facility typically had a 3.5kW output (some up to 6kW) circulator water heater integrally fitted within the warm air heater cabinet. The circulator water heater had its own burner and controls, but shared the same flue system as the warm air heater to evacuate the products of combustion.

To enable two separate condensing appliances in the same footprint is not practicable, but now a solution has been developed that uses one heat source to provide both the central heating and DHW – maintaining their independent usage patterns. This product also

includes features that will meet the current and ongoing requirements of UK Building Regulations and the future requirements of the ErP Directives for warm air heaters and domestic hot water production.

“A solution has been developed that uses one heat source to provide both the central heating and DHW – maintaining their independent usage patterns”

Condensing warm air heaters are available to cater for both the replacement of existing non-condensing combined appliances in existing dwellings and for new build dwellings to lower carbon emissions and reduce other pollutants such as NOx.

Typically, standard efficiency combined appliances were produced with the domestic hot water requirements being a limiting factor, because in larger dwellings 3.5kW of water heating capacity would not be sufficient to meet the demand or recovery time required. With the new technology, the heat available for DHW is increased significantly and will not only meet the requirements of all existing installed combined appliances, but will cater for much higher domestic hot water demands in new build dwellings.

These new heaters have the potential to be coupled with other decentralised heat sources, such as heat pump systems and district heating

Continued on page 57...



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Enq. 185



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Enq. 186



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Enq. 187

“Intelligent controls are now available to allow users to manage and control the usage of their warm air system carefully”

systems (DHS)/heat networks. Renewable, decentralised heat sources can be highly efficient when supplying heat energy to suitable dwellings through a quality insulated distribution system, particularly in new build situations. Warm air central heating via a warm air heating interface unit (HIU), with DHW, is an efficient and cost effective way of heating dwellings on both existing and new systems. Space saving through the absence of radiators can be a significant benefit.

With warm air heating systems, another major benefit is the rapid initial heat up period, which is substantially less than half of that of wet systems. This permits certain life-style options, not easily achieved in properties with traditional wet heating systems, and can lead to additional savings in fuel consumption. Intelligent controls are now available to allow users to manage and control the usage of their warm air system carefully.

Johnson & Starley has incorporated the latest proven cutting edge technology into its new range of WarmCair condensing warm air heaters

In the field of condensing boilers the latest innovation is the integration of passive flue gas heat recovery (PFGHR) into the primary heat exchanger and within a standard size combi boiler cabinet. This type of technology comes at an affordable price with the small cost premium over standard boilers being recovered within an estimated three years. This new generation, high efficiency combi boiler naturally reduces plume as flue gases exit at only circa 19° when in DHW mode and reduces NOx to only 30 mg/KWh.

If the current estimated field population of ordinary condensing combi boilers (estimated at 7.35 million) was replaced by this new generation combi, it would reduce CO2 emissions by up to 3.7 million tonnes per annum and fuel savings by up to around £850 million per annum. This approach and technology is available today at an affordable price.

Enq. 188



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Enq. 189

ATAG Heating



ATAG Heating UK Ltd has appointed Nigel Gregson, as field service engineer. Nigel joins ATAG from heating and plumbing contractors, Frank Webb Ltd of Nottingham, where he was a gas engineer and supervisor for 35 years. Latterly he was also involved with training engineers at the company. He will be joining ATAG's growing team of field service engineers and will be responsible for servicing and maintenance work on all ATAG products,

including the A Series, the Q Series and new XL Series of domestic and commercial boilers. His work will also involve supporting ATAG's network of Select Dealer service engineers.

Enq. 190

Xpelair launch compact MVHR solution



Xpelair Ventilation Solutions has launched the Xcell Compact XR – one of the smallest and most energy efficient MVHR solutions on the market. Part of Xpelair's popular Xcell range, the new Compact XR offers installers the opportunity and versatility to fit the solution into the

increasingly tight ceiling and loft voids of modern homes. The compact profile of the unit means that users no longer have to lose out on valuable storage space that was often the case with other MVHR solutions. Key efficiency features include EC motors, backward curved impellers and its ability to recover 91 per cent of heat from extracted air.

Enq. 191

Evinox Room Controller is ENE3 compliant



As part of the Code for Sustainable Homes, credits are available when an ENE3 compliant energy display device is installed in the home. The aim of this is to promote the specification of equipment that displays energy consumption data, therefore empowering residents to reduce energy use. The Evinox Room Controller is classed as an energy display device and is installed in the home for use with the ModuSat Heat Interface Unit, which is connected to a communal heating system. The room controller provides an interface to enable the occupier of the home to set the heating and hot water temperature, set the time programmer and read the meter(s). In addition to this, the Evinox Room Controller now offers an ENE3 compliant option, which is capable of displaying all of the information required to gain credits for the Code for Sustainable Homes. This includes historical consumption data in a graphical format to enable residents to view information about their usage and compare different periods. This provides a number of benefits to housing associations and developers, primarily it removes the requirement to install a separate energy display device in order to gain credits towards the Code for Sustainable Homes.

01372 722277 www.evinox.co.uk

Enq. 192



Warmup points of view

Many home owners do not appreciate how heating controls work with their underfloor heating system and the way it relates to and affects their energy usage. As a result they do not use the thermostat controls in a cost effective way. In new homes the selection of the thermostat is left to the house builder or installer, which reinforces their crucial role in choosing user-friendly and reliable controls along with the need to train home owners in its use. This is reinforced by Part L 1(c) of Building Regulations, which requires installers to explain to the occupier how to use their heating controls. As a manufacturer, Warmup also has a key role to play in making sure that its controls, like the tempo™ Digital Programmable and 3iE Energy-Monitor Thermostat, are user-friendly and designed for home owners to manage and control their energy usage and costs. Warmup also supports house builders and installers who have trusted it with their business by providing easy to understand user guides, technical support, online live chat, videos and tutorials.

www.warmup.co.uk www.warmup-projects.co.uk

Enq. 193

Q-vent heat recovery ideal for eco house



A new build residential property in Devon has been designed as an eco-friendly dwelling with heating provided through a combination of insulated heat store of 150 cu m that supplies the underfloor heating, rain-water harvesting, solar hot water

tubes and solar PV panels. To provide energy efficient ventilation to the house, Johnson & Starley's Q-Vent HR260 heat recovery system has also been specified. By using a heat recovery system such as the Johnson & Starley Q-Vent range not only does it provide the best ventilation all year round, but also ensures that during winter months minimal heat loss is maintained.

Enq. 194

Domus underlines IBD's expertise



IBD Distribution has completed an installation of Polypipe Ventilation's Domus Radial Duct System at three properties in Ringwood. As part of a whole house air distribution system, Domus offers an innovative method of connecting individual

rooms to an air distribution box using a Ø75mm flexible semi-rigid duct. The Domus Radial Duct System was easy to install and provided IBD with a minimum 50 per cent labour saving on installation compared with traditional MVHR duct installations. It was ideal for these properties in Ringwood with its highly insulated, relatively compact timber frame construction.

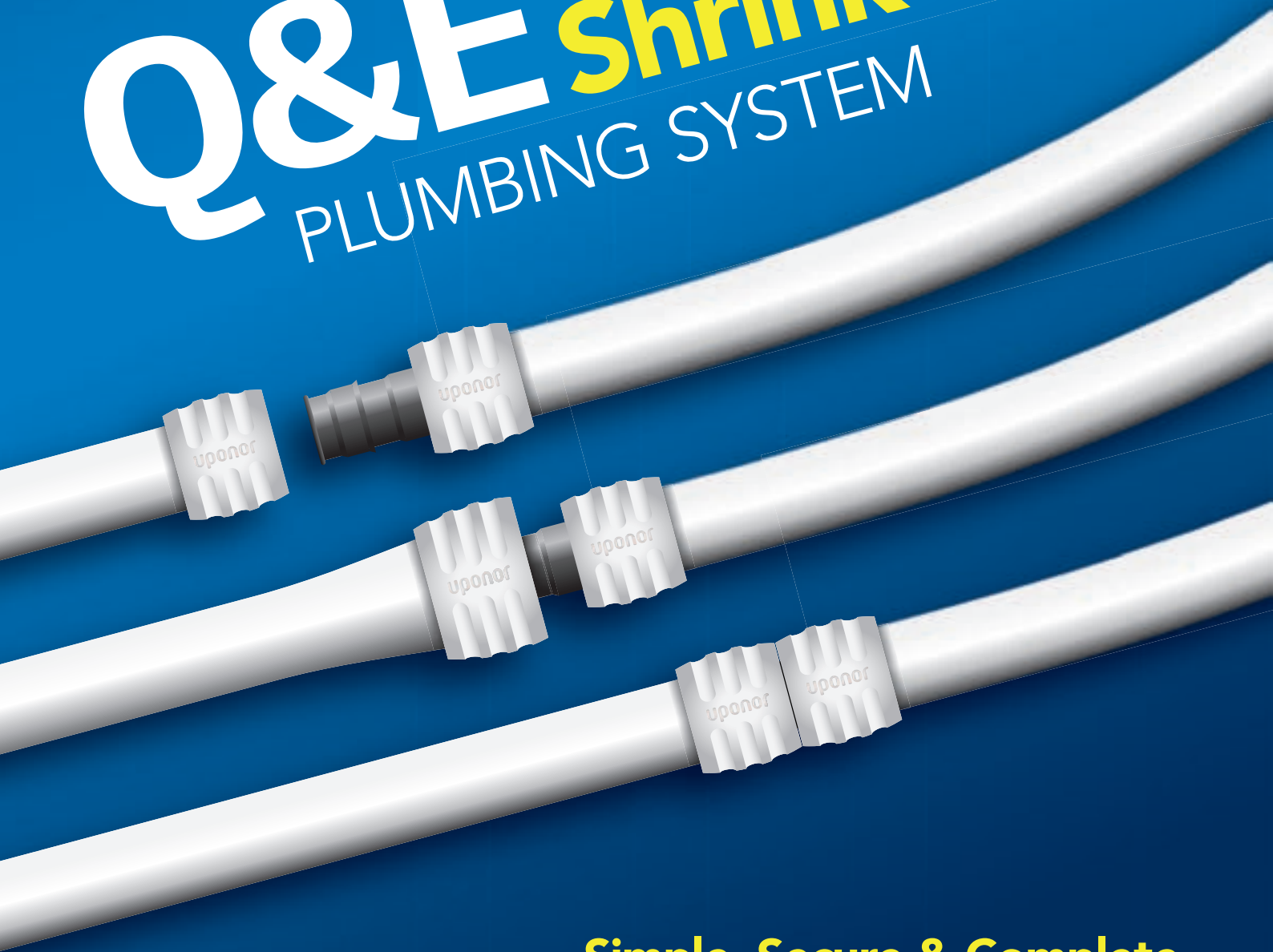
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Highlighting the importance of the room 'stat

Horstmann is endorsing the latest research carried out for the BEAMA heating controls group TACMA, which shows that the installation of effective temperature controls can reduce home heating system energy consumption by up to 40 per cent through the installation of a room thermostat and TRVs. Importantly, it also estimates the installation costs can be recovered in a year or less. Horstmann had already revealed that the new installation or upgrading to one of its HRT4 series room thermostats would produce energy savings of 10 per cent and now, endorsed by these latest independent findings, the importance of fitting a 'stat as an integral part of the central heating control system is further highlighted. As Paul Lovegrove, sales director at Horstmann explains: "By introducing an upgrade package – a time switch working in combination with a room thermostat and with TRV's already fitted – TACMA's 40 per cent energy cost reduction becomes achievable and importantly, if the wireless option is selected, the upgrade is easy to install and programme without needing any hard wiring." A recommended upgrade would feature a wireless time switch such as the Horstmann CentaurPlus ZW working in combination with a wireless room thermostat – an HRT4-ZW. **Enq. 197**

Purmo answers the vertical challenge



Purmo's innovative vertical panel radiator range is one of the UK's most comprehensive offerings. Already a firm favourite for conventional systems, these should also be top of the list when specifying heat emitters for use with low temperature heating systems. Unlike many rivals, which are simply horizontal models turned sideways, Purmo's upright radiators, the Vertical, the Kos, the Faro the Tinos and the Paros are all designed using proven convection technology specifically for use as vertical models. This makes them perfectly suited to giving truly energy efficient output from lower water temperatures. **Enq. 198**

HWAT from Pentair Thermal Management



Pentair Thermal Management has recently been specified by MTT Limited, one of London's major Sustainability and Engineering practices, to provide its Raychem HWAT self-regulating heating cable for hot water temperature maintenance at 375 Kensington High Street. A flagship development by St Edward, that offers a range of high spec one, two and three bedroom apartments and penthouses. Raychem HWAT heat tracing cables are designed to maintain hot water pipes at set temperatures, keeping the temperature constant on the entire pipe length without risk of overheating. **Enq. 199**



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Enq. 200



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Enq. 201

Polypipe Ventilation wins coveted award



Polypipe Ventilation is delighted to have been successful at the Housebuilder 2013 Product Awards, winning the category for Best Services Product with its Silavent Green Line HRX mechanical ventilation with heat recovery

(MVHR) range. At a ceremony in June which took place at Edgbaston Stadium, Birmingham, these highly innovative products were recognised as outstanding by the judges for their easy-to-install design, compact size and extremely low specific fan power, enabling reduced energy usage and a higher SAP rating.

Enq. 202

Grundfos Hydro GTI booster



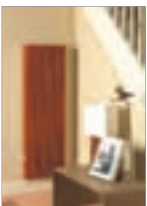
Grundfos has just introduced a family of variable and fixed speed booster sets, suitable for a range of commercial and industrial applications – the Grundfos GTI range. This introduction has come about due to the demand for improved pressure

boosting systems. Grundfos has continued to invest in extending the technology behind their packaged pump systems with their new range of Grundfos Hydro GTI booster sets that have been specifically designed to meet the demand for variable (Hydro GTI E) and fixed speed (Hydro GTI S) 1- and 2-pump booster sets.

01525 850000 www.grundfos.co.uk

Enq. 203

EHC electric radiators now available



Sales of electric radiators in the UK heating market have increased dramatically over the past few years due to significant improvements in design, performance and controllability. With EHC Electric Radiators homeowners can now have full controllability over their heating system 24/7. Furthermore, EHC can supply their radiators in standard signal white colour for next day

delivery with any RAL coloured radiator available 21 days from order. EHC Electric Radiators are available in various sizes and outputs from low height conservatory style radiator (340mm high), standard (630mm), and vertical (1,240) slimline radiators.

01698 820533 www.electric-heatingcompany.co.uk

Enq. 204

New split Ecodan®



Mitsubishi Electric has added to its range of award-winning Ecodan® air source heat pumps with the introduction of three split air-to-water systems offering capacities of 4kW, 7.5kW and 12kW. The new outdoor units link to a dedicated internal

hydrobox via refrigerant piping which allows all water piping and connections to be sited internally. The hydrobox, the 7.5kW model and the 12kW model are all manufactured in the UK. The 12kW model can be sited up to 75 metres away from the hydrobox.

01707 282880 www.heating.mitsubishielectric.co.uk

Enq. 205



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To find out more call **0808 145 2340** quoting ref **HBD08** or visit **www.iceenergy.co.uk** to request a free, no obligation quotation and to secure your payments.

Enq. 206

ATAG's new 'Q' Series Cascade rig



As part of its policy of continual product development, ATAG Heating UK has introduced an enhanced installation rig for its Q Series condensing boiler's Cascade installations. The rig enables up to three Q Series condensing system models to be installed in a variety of

configurations and being only 1.5m in overall height, is particularly suitable where plant headroom is restricted. Advantages of the new rig include faster and easier installation, a reduced surface area requirement and lower maintenance costs.

01243 815770 www.atagheating.co.uk

Enq. 207

Grant EZ-Fit flues CE ready for new regs



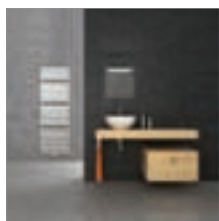
Grant UK has confirmed its compliance with the new CE standard for flues, having put its EZ-Fit systems through rigorous product testing earlier this year. It is now illegal to sell any non CE marked products. Grant has been ahead of the game for some

time, taking the initiative to adhere the CE marking on, not just the flue products, but the whole Grant range. The process for testing is lengthy and complex, taking approximately six months, so is a big investment, both in time and money.

01380 736 920 www.grantuk.com

Enq. 209

New towel rail products join portfolio



Stelrad Radiators has unveiled two stunning additions to its collection of towel rails – range extensions to existing radiator designs. Available now from Stelrad Radiator stockists around the country are the Caliente and Concord towel rails, both high quality exquisite radiators in their own right but now part of the ranges that bear their name.

Increasingly known for the decorative radiators and towel rails they offer Stelrad is becoming a 'must look at' brand for new homes builders looking for stunning radiators.

0870 849 8056 www.stelrad.com

Enq. 211

Improvements to the Vitoligno 300-P



Innovations to Viessmann's range of automatic biomass boilers allow longer emptying intervals and eliminates fly ash. "Biomass is a proven renewable technology, but it is often overlooked in the domestic market because of its associated maintenance requirements. The modifications to the Vitoligno 300-P range enable it to compete with less maintenance-reliant renewable

heating technologies, such as solar and heat pumps; and render it a viable option for a greater variety of customers," says Christian Engelke, technical director of Viessmann Limited.

01952 675000 www.viessmann.co.uk

Enq. 213

Pivot Stove & Heating opening in UK



Pivot Stove & Heating, founded in 1876 and a long established brand in Australia and New Zealand, is opening for business in the UK and unveiling its first showroom and national distribution hub in Macclesfield, Cheshire. Supplying integrated home heating and cooking solutions, Pivot will be showcasing the best sustainable, renewable fuels heating resources from around the world.

Pivot's huge product range will include freestanding and inset stoves, both wood burning and multi-fuel, plus a range of efficient boiler stoves and range cookers.

03333 231270 www.pivotstove.co.uk

Enq. 208

Combi King uses Eliminator



Installer Brian King from Grimsby always uses Sentinel water treatment products: "Sentinel X100, X400 and X800 are part of our staple diet," says Brian. "So when Sentinel launched its new Eliminator heating system filter product last year we were happy to

try that and see how we got on with it. We've used the new filter on every install we've done since and we can't see any reason to switch away from it. It's easy to fit, does the job well and we're getting no problems with them at all. Sentinel products are quite literally part of our family business!"

01928 588330 www.sentinel-solutions.net

Enq. 210

Xpelair launch Contour



Provider of ventilation solutions Xpelair has launched the new Contour portfolio of discreet extract fans. Available in both AC and DC versions, the new range provides a solution for all domestic bathroom applications. Contour is the first 100mm extract fan in the Xpelair range to feature a curved fascia over the grille for greater aesthetic appeal. With an external

projection of only 48mm and a gloss white finish, the modern design of the fan allows it to blend seamlessly with any bathroom décor. The unit comes complete with easy fix 'Quick Clamps', making it easy to install and access for maintenance.

0844 372 7750 www.xpelair.co.uk

Enq. 212

NEWSLETTER

Housebuilder & Developer

Emailed on a fortnightly basis the Housebuilder & Developer newsletter is designed to provide housebuilders and developers with the latest information on products and services of interest, direct to their inbox. The reader can quickly gather a snapshot of information from 12 carefully selected companies and easily follow links through to further information on the www.hbdonline.eu, or go direct to the company's own website. Brochures and videos are also regularly available.



Panel Systems' 'Insulation Made Easy'



One of the coldest winters and springs for over 50 years has led to **Panel Systems** seeing a significant increase in demand for its Floormate and Roofmate insulation products. Roofmate and Floormate are extremely easy to install and highly effective in reducing the 40 per cent of heat

lost through floors and roofs. Floormate has been specifically designed so it can be used in floor insulation for new build, extensions or DIY home improvement projects. Produced from high performance Styrofoam, Floormate is light in weight, as well as durable and moisture resistant. Floormate can also be suspended in beam and block or timber floors.

Enq. 214



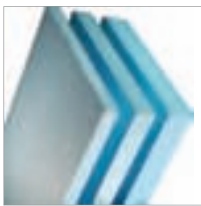
Air tight loft doors from Timloc

Timloc Building Products continues to lead the way with its market leading range of hinged air tight loft doors offering ZERO air leakage. Part L1A of the latest Building Regulations, concerning air tightness in new dwellings, has put increased pressure on residential builders and specifiers to ensure the use of high performance, high quality, cost effective products while ensuring Industry Standard Compliance. Having recognised the need to offer assured performance long before it became obligatory, Timloc's loft access doors have been BRE tested and certified since 2006 and in addition to Part L, they are designed and engineered to exceed all other relevant regulations and standards including BS5250, DEFRA Robust Detail and NHBC. Air leakage in residential buildings, from doors and access points, is a significant contributor to heat loss and wasted energy.

01405 765567 www.timloc.co.uk

Enq. 216

Multi-purpose STYROFOAM insulation



A new multi-purpose insulation board from **Dow Building Solutions** is set to bring the advantages of STYROFOAM – excellent strength, moisture resistance and long term durability – to smaller building projects such as residential building and refurbishment. The blue boards have traditionally been used to insulate floors,

walls and roofs of major construction projects such as schools, hospitals, retail outlets and cold stores. Now, new STYROFOAM 150-A has been added to the range to make the material more accessible to those working on smaller projects across the new build, refurbishment and self-build sectors.

Enq. 215

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Enq. 217

Boiling hot selling points



When replacing a kitchen, installing a boiling water tap is fast becoming the norm in the UK. It seems a logical next step, therefore, to install one as standard in quality new homes too. Stephen Johnson, managing director of Quooker UK, believes there are benefits to the house developer of making boiling water taps part of the newbuild kitchen landscape, as they save time, energy, water and money

Increasingly, we are told by kitchen designers that a boiling water tap is the single most enquired about new kitchen appliance in showrooms across the nation. In fact, boiling water taps are rapidly becoming the 'must have' appliance in new kitchens in the UK. This is hardly surprising as they can replace the kettle and once installed, they become the most frequently used appliance in the kitchen, being pressed into service multiple times a day.

There are a few things to bear in mind, however. When specifying a boiling water tap it is essential that you choose one that provides genuine 100°C boiling water. Anything less can

cause frustration in its owners, as it doesn't really replace the kettle. A genuine boiling tap, on the other hand, may be a small device, but has a significant impact on the homeowner's daily routine. Most people start the day with tea or coffee and just as many choose to end their day with a hot drink too. In between, boiling tap owners use their taps even more often than they would a kettle and the instantaneous delivery of boiling water saves around three minutes every time it is used. Over the course of a day, this can free up half an hour or more.

Whereas the kettle is mostly used for making hot drinks and snacks, the boiling water tap

also has a host of other benefits. For example, cleaning a wok or frying pan is simplicity itself. Boiling water cuts through grease and makes short work of washing up difficult items such as barbecue grills and oven shelves. It even helps in DIY tasks such as removing stains or getting rid of candle wax. For new parents and busy families it can also be invaluable for making up baby bottles and sterilising teats and dummies or for filling flasks and hot water bottles.

Having a boiling water tap also helps speed up the cooking process. Pans of water for boiling pasta or vegetables can be filled instantly rather than heated for ten minutes on the



“By using the cold feed only, this system provides hot water for washing up and hand washing”

hob, which also saves energy and is therefore more ecological.

It pays to specify a boiling water tap from a specialist manufacturer with its own installation team. Your property buyers not only want a good product, they will expect great aftersales service too. Boiling water taps are safe and easy to use, but do need occasional servicing. Buying from a specialist company that both manufactures and installs only boiling water taps means that the engineer knows all there is to know about the product.

If you are marketing a family home, it makes sense to ensure that the boiling water tap you specify has plenty of safety features such as a push and turn operating mechanism. An added bonus is an LED light to alert you to the fact that it's in boiling mode. Provided it has robust safety features, it will actually be safer than a kettle, as it can't be tipped over or switched on accidentally.

Some boiling water taps can also be installed with a combi system, which provides an excellent



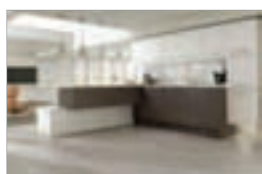
selling point in terms of the cost of running the home. By using the cold feed only, this system provides hot water for washing up and hand washing. It does this by mixing cold water with boiling water and dispensing it from the mixer tap. This means that you run the central heating boiler less often as you don't deplete the supply from the hot tank, and you avoid

wasting both energy and water running the mixer tap until the water is hot enough to use.

Having a boiling water tap does seem to make homeowners happy and can generate a lot of good will towards the developer, creating a further point of distinction in the benefits of buying their properties over another company's.

Enq. 218

Ellis Furniture latest designer colourways



Ellis Furniture has added two new design led finishes to its Spirit range of kitchen furniture. Offering the perfect combination of superior quality and luxury with a contemporary design, Spirit also comes in at a very desirable and affordable price point,

making it a most attractive offer. Spirit Chocolate Grey combined with Spirit Cirrus creates a truly warm and calming kitchen. Featuring the latest melamine (MFC) textured doors in natural and warm tones, the contrast between the richness of the Chocolate Grey and the warmth of the off white Cirrus is dramatic and inviting.

01484 514 212 www.elliskitchens.co.uk

Enq. 219

Attractive,affordable new finish – Avola



White and Grey Brown Avola doors from Trend Interiors are tantalising, textured woodgrain, MFC slab doors with 1.5mm ABS edging presenting a seamless, quality finish that looks amazing. Avola augments Trend's collection of entry level kitchens with four smooth, flat finishes; Mussel,

Pumice, Sanded Oak and White are also available. Avola carries a distinctive, unique grain, bringing an exciting new concept to lower end price group 1. The white door grain has a delicate blue/grey tint with the Grey Brown option offering a perfect contrasting tone. These finishes can be mixed or matched, for an airy or moody modern look.

0121 765 3601 www.trendinteriors.co.uk

Enq. 220

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 - Non-standard sizes, at no extra cost, to suit your kitchen's dimensions
 - Fully assembled units; no annoying flat-pack assembly
 - Straightforward, easy to understand costing: prices include VAT & delivery
 - Knotted, primed and painted units are now available
- Pineland is a privately owned, family company that has been established for over 20 years. We believe in listening to our clients, and our hand drawn plans, reflect our customers' desires and opinions. The final design combines well planned functionality, with elegance and beauty, and our clients are often surprised how all this can be achieved at such a reasonable cost.

Visit our website: www.pineland.co.uk Email: enquiries@pineland.co.uk
Or call our offices: CLEOBURY MORTIMER, SHROPSHIRE: 01299 271143
NORTHWICH, CHESHIRE: 01606 41292

Enq. 221

Firm has designs on new kitchens



Project:ff&e has been appointed to a trio of new projects and won a FIRA Innovation Award as a result. It has been chosen to use its innovative new Fortis kitchen, the first of its kind in the UK, on three flagship projects including Aston University in Birmingham, the

University of Essex and the University of Hertfordshire. The brief involved providing water-resistant kitchens without a cost premium to deal with the reoccurring problem of moisture reducing the lifespan of kitchen units. Because there was no existing product on the market, Project:ff&e created its own unique designs

0843 289 5227 www.projectffe.com

Enq. 222

'Reface not replace'



Kitchen cabinet refacing, where the original units are upgraded with brand new worktop overlays, replacement doors and drawer fronts, is booming in the United States and this money-saving interior design trend has caught on strongly here too. So much so that kitchen makeover experts **Granite**

Transformations, who pioneered the 'reface not replace' trend in this country, are broadening out their refurbishment options to include bathroom remodelling, utility rooms, garden buildings, outside living areas and patio barbecues.

0800 044 5393 www.granitetransformations.co.uk

Enq. 223

Three is the magic number for Beko



Beko, is once again spearheading category innovation with the launch of its new three door fridge freezer model, extending its flexible 'multizone' technology into the 60cm category. In addition to being a standard fridge freezer, the middle door on the appliance cleverly houses a 'multizone' compartment which allows householders to easily change the temperature between a fridge, freezer, chiller or wine cooler with the simple touch of a button. 'Multizone' technology provides them

maximum flexibility, switching from a fridge to a

freezer depending on their requirements.

01923 810801 www.beko.co.uk

Enq. 224

Kitchen trends 2013



When deciding on the right kitchen for the job, be aware that a white kitchen has been one of the most popular kitchen colours over the last decade.

This prolonged popularity with consumers and tradesmen alike,

is largely due to the versatility of the colour. White units match with almost anything – from wood flooring and worktops to stone and corian. **Magnet Trade** has a wide range of white kitchens to meet the requirements of all projects, from the modern classic Innsbruck kitchen to the new Integra White kitchen.

www.magnettrade.co.uk

Enq. 225

NEW - OUTDOOR KITCHENS

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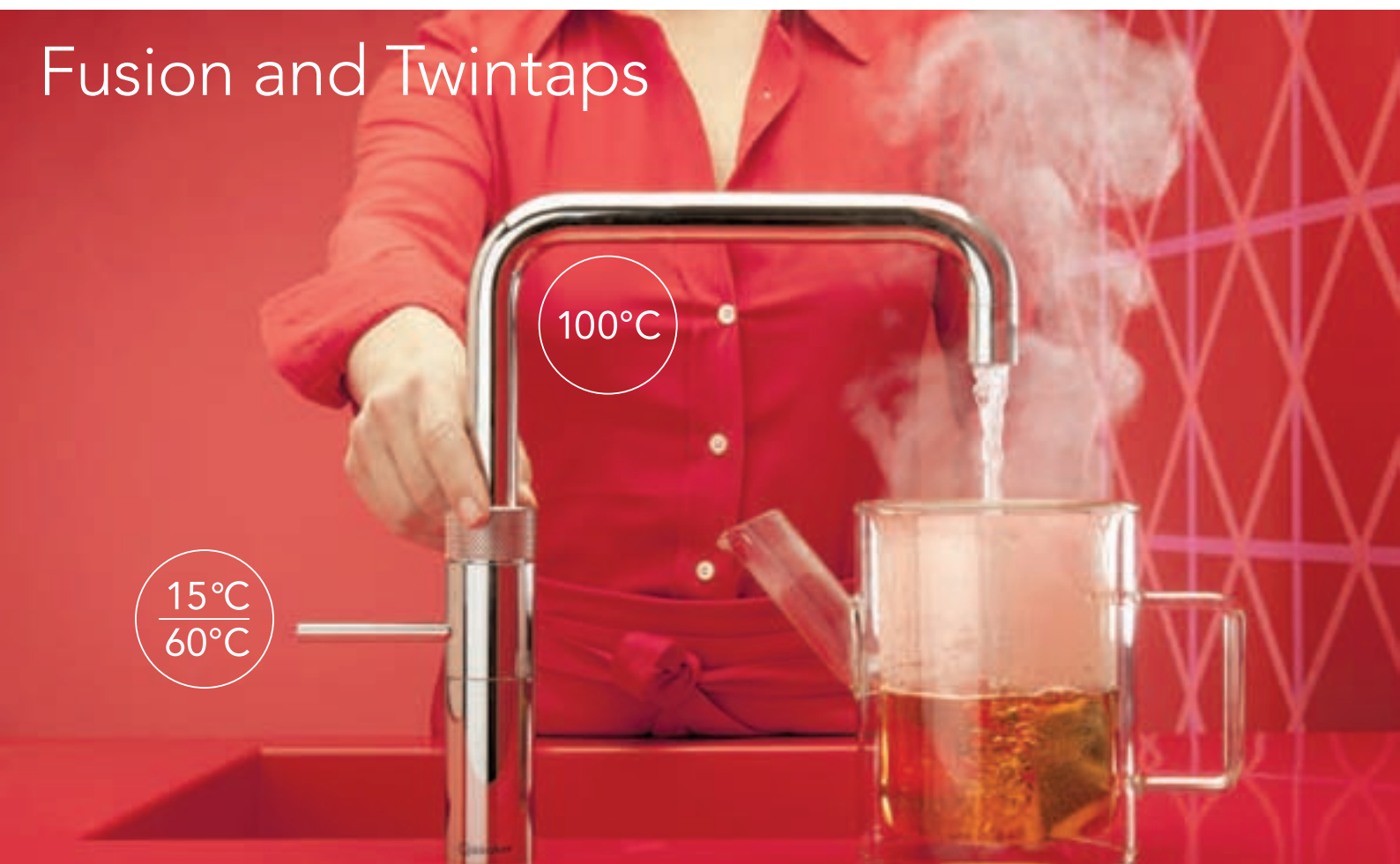
Visit
Horsley Road, Cobham, Surrey, KT11 3JX



Enq. 226

NEW QUOOKER INTRODUCES THE NORDIC DESIGN SERIES

Fusion and Twintaps



Quooker launches new Nordic Series

History

When engineer Henri Peteri was working on the development of instant soup for an international food company thirty-five years ago, he realised that soup would never be 'instant' without boiling water on tap. From that moment on he was captivated by this idea. He left the company he was working for and – working out of the cellar in his own home – started developing an appliance that would dispense boiling water instantly.

The world's first

The Quooker is the world's first 100°C boiling-water tap and holds global patents. The Nordic series marks a significant development in the history of the company and is only available through kitchen retail showrooms and is not available via any online dealers.

New Nordic Series

The new Nordic series, packed with new innovations. Each Quooker tap has full height adjustment and 360 degree rotation with both a push-and-

turn safety handle and a visual signal; a bright LED ring lights up when the tap is touched. Grooves on the handle provide a tactile alert and give extra grip.

Kitchen showroom line only

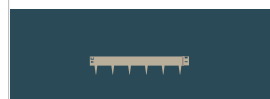
The new Nordic series has been launched as a kitchen showroom line only. It's not available online demonstrating Quooker's commitment to its kitchen dealer network.

Contact us to find out more on the Nordic Design Series.

Call us on 0808 115 4105 or visit www.quooker.co.uk



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 - Maintenance-free
 - Will not rust
 - Just mow over for perfect edges



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Enq. 228



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(London, South, South West, Avon & Cotswolds)

Enq. 229

Onyx 20mm – new from Long Rake Spar



Long Rake Spar strive to introduce unique new products to the trade that have a high sell through rate, while offering a sound profit return. Following on from previous success, the company have introduced 20mm Onyx, a unique, highly

decorative chipping. The enriching, golden, buff and apricot tones of this 20mm angular chipping uplift and contrast beautifully with paving. Onyx is available to order in either bulk bags or pre-pack bags with complimentary samples available by immediate delivery.

01629 630133 www.longrakespar.co.uk

Enq. 230

KNX brings technologies together



A KNX home automation system designed and installed by KNX UK Association members International Lighting Solutions (ILS) and Bespoke Automation, is central to the conversion of The Astor, a historic building, into a prestigious high end residential property. The Astor is the last of seven restored barns that originally formed part of the Model Farm built by Lord Astor of the Cliveden Estate, Berkshire. Not only is the system simple to use and the user interfaces

of the highest specification, but it also harmonises with the property's contemporary interior design.

Enq. 231

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Enq. 232

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Enq. 233

Tough on impact – effective on protection



Snickers' revolutionary new XTR Kneepads take cutting edge knee protection to a completely new level. They're ergonomically designed and made from the advanced D30 material, which stiffens on impact and absorbs impact energy to reduce the effects of kneeling while you're working. D30 is an

active and specially engineered material made up from 'intelligent' molecules that move as you do, but on shock will lock together to absorb impact energy. The advanced pre-bent design of these kneepads combines a soft but sturdy outer with high-tech, shock-absorbent D30 on the inside to give you complete functionality and working comfort if you spend a lot of time on your knees.

Enq. 234

Fisco Tapes Technology



Accurate, precise measuring from the UK's long-standing favourite brand of tapes. There's a whole new level of technology in these new tapes from Fisco – all of them stamped with the 'Hultafors Tools' Hallmarks of quality and reliability. You'll experience a whole new dimension of precision and ease of use in these two new ranges of Tapes – born, bred and made in the UK! There's the robust and durable

'PR' short tapes, which have ergonomic, high-impact cases with a rubber coating for optimum grip. What makes them so much different and better than similar products on the market is the high-quality precision mechanism.

Enq. 236

Hot form for Dickies riders continues



Rounds 4 and 5 of the British Sprint Enduro Championship took place on the English/Welsh border at Llangrove near Monmouth, bringing about the return to action of the Dickies sponsored riders. The hot and dry conditions made the riders work extremely hard on the challenging track. After securing the Youth Enduro World Championship in Romania a couple of weeks ago, Jamie McCanney chose to ride the

250cc two stroke in the Elite class. This meant that the Dickies sponsored champion rider was mixing with some of the worlds top enduro riders such as Factory Husqvarna rider, Matti Seistola.

01761 419419 www.dickieseurope.com

Enq. 235

Dickies support the Antarctic Trust



Dickies, the internationally renowned workwear brand supplied overalls to the Antarctic Heritage Trust for their Port Lockroy operation. The United Kingdom Antarctic Heritage Trust (UKAHT) works to conserve Antarctic buildings and artifacts,

and to promote and encourage the public's interest in its Antarctic heritage. Port Lockroy is not only an important natural and historic environment, but also a destination for many from around the world who want to come and learn more about the Antarctic.

01761 419419 www.dickieseurope.com

Enq. 237

A brush with Rainline



Lindab have introduced, as an optional extra for their popular steel based Rainline gutters, Leafline – a gutter brush system designed to prevent leaves, twigs and other debris from blocking the gutters and birds and rodents entering the loft space. Featuring

a stainless steel wire core and long lasting polypropylene bristles, Leafline is easy to install with no special tools or training required, and it is virtually indestructible. Available in 3m continuous lengths and three diameters (100mm, 125mm and 150mm), Leafline comes in either black or opaque.

Enq. 239

Yeoman Rainguard expand colour range



In line with today's market demands, Yeoman Rainguard, a market leader in Rainwater Systems, has expanded its exciting colour range to now include a choice of metallic shades. The metallic colours have proven a popular choice for contemporary design and are available in the Aluminium range while the Vision range holds a wide variety of colours for both aluminium & GRP systems. Along with offering colours from a standard pallet, Yeoman Rainguard can supply any

BS5252 (inc BS4800) colour as well as the RAL colour range.

A colour matching service is also available.

Enq. 240



for your life
for a lifetime




You want to enjoy the health benefits of a swimming pool. But you can't really justify the time and trouble that maintaining a full size pool demands.

The Swimspa by Spa De La Mare is an all year round swimming machine and hydrotherapy massage spa in one, for indoor or outdoor use. Built to exacting standards in the Channel Islands, it is the ultimate low maintenance solution for busy people. Prices start from a refreshing £17,500.

For a brochure please call
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www.spadelamare.com



swimspa

Enq. 238



RAINWATER SYSTEMS

Excellence in service

ROYALTY RANGE

The new ROYALTY range aluminium guttering from Stormguard Rainwater Systems gives architects and designers innovative and exciting options on guttering.

With our ROYALTY range you can transform guttering into an attractive main feature - enhancing the appearance of any property and increasing its value.

The aesthetic beauty of the king and queen brackets complete with Tudor Rose Emblem, together with our new ClipFit Aluminium guttering has the following benefits:

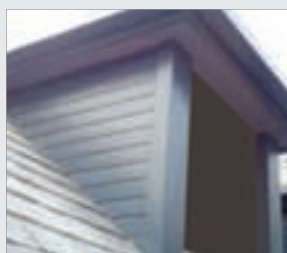
- Concealed gutter joints
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- Fully recyclable - a 'green' product
- Powder coating guarantee
- Choose from over 200 RAL colours.



Fascias & Soffits



Anti-climb Pipes



Cladding



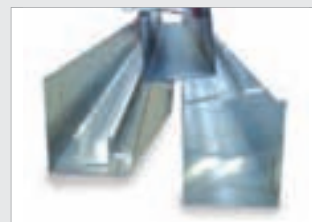
Easy fit Box Gutters



Bespoke & standard
Wall Capping



Clip fit Gutters



Bespoke Gutters
& Flashing



For more information phone us on **01625 665096**
www.stormguardrainwater.com



CompetentRoofers gains green deal

On July 12 it was announced that Competent Person Scheme, **CompetentRoofers**, had been fully audited by UKAS and has become an 'Accredited Body' for Green Deal and ECO work. It is another significant step for the roofing industry, since the scheme was approved in October 2010. The approval means that CompetentRoofers can now audit its members against the requirements of PAS 2030 and the Green Deal Code of Practice and register members as Green Deal Installers for roof insulation work, in addition to being able to self-certify that their roofing refurbishment work is compliant with Building Regulations (in England and Wales). CompetentRoofers members who register will also be able to display the Green Deal Installer Mark on their vans and promotional materials. Members will, therefore, be well placed to undertake Green Deal and Energy Company Obligations (ECO) work in the coming years. CompetentRoofers is already seeing an increase in the number of projects demanding 'PAS 2030 certification'; they expect this to increase and in time perhaps becoming the norm.

020 7448 3189 www.competentroofers.co.uk

Enq. 242

Pitched roof installation kits – MCS 012



Recent figures published by DECC show that the level of solar panel installations has seen a healthy improvement with 3,000 installations registered in the sub 50kW band. Although, an increase in installations tends to lead to a rise in leaking roofs being reported by householders. Manufacturers have until March 31, 2014 to obtain Certification against the new requirements. Roof installation kits must be tested and a certificate issued by an accredited Certification Body such as the BBA.

01923 665300 www.bbacerts.co.uk

Enq. 243

Fakro range of flat roof windows



Fakro's new range of flat roof windows includes models with clear and opaque polycarbonate domes as well as a dome-free option. All offer excellent thermal qualities as their multi-chamber PVC frames are filled with polystyrene insulation. Energy-efficient U6 or U8 triple and quadruple-glazed units are also

available to provide a glazing U-value as low as 0.3 W/m²K. Added security is achieved through use of an internal pane of P2A anti-burglary glass and the window design provides a glazing area up to 16 per cent larger than other manufacturers' windows.

01283 554755 www.fakro.co.uk

Enq. 244



When it comes to choosing Aluminium Gutters & Pipes, it's as simple as 

There is a large range of gutter profiles including, half round, beaded, beaded deep flow, ogee and box.

Our complimentary range of pipes are available in diameter, square and rectangular profiles with flush joint, swaged or cast collars.

ARP also offer the Mustang Seamless gutter system offering up to 30 metres in one length giving a smooth uninterrupted appearance. The only BBA approved system.

Visit our website for the complete range, or ask for one of our Technical Product Guides www.arp-ltd.com

For more information about our specification service, call today on 0116 289 4400 or email us at sales@arp-ltd.com

Enq. 245

SR Timber gold makes the grade



There is no better endorsement of product quality and performance than an industry accolade, and for **SR Timber**, the NHBC Pride in the Job Awards for house building sites is testimony to the quality of its products. For more than 36 per cent of the winning sites in the

NHBC Pride in the Job Quality Awards for the West Region – approximately 15 out of 41 – feature SR Timber's Vacsol PREMIUM GOLD® roofing battens. Pride in the Job is the only competition in the UK dedicated to recognising site managers who achieve the highest standards in house building. As such, it has been instrumental in driving up the quality of new homes for 32 years.

Enq. 246

Bracknell roofing heritage specialists



Four luxury residential properties at Severalls Farm in Wallingford, Oxfordshire have been completed to stringent heritage and listed building requirements by national roofing and cladding company **Bracknell Roofing**. Having a specialist team for Heritage

work enabled them to cope with all the demands on this large, historically significant development of existing buildings. This included having to reuse clay peg tiles on one of the roofs, working with a bat conservationist on two others and dealing with the requirements of a Grade II listing on the fourth.

Enq. 248

Growing CO alarm safety



New Regulations in Scotland are the latest to demand installation of carbon monoxide alarms in homes, improving occupant safety and raising the bar for other parts of the UK. In existing homes, fitting a battery-only CO alarm may be simplest solution, but battery quality is key to long term, problem-free performance. **Kidde Fyrnetics'** TenYCO range is the first battery carbon monoxide alarms with a full 10-year guarantee covering both alarm and sealed-in lithium battery. The new 10LLCO and 10LLDCO models share features with the original 8LLCO alarms, but have an extra End-of-Life/Fault LED.

01753 685096 TenYCO.kiddefyrnetics.co.uk

Enq. 250

Classic upgrade to housing estate



The **A. Proctor Group** has supplied Canjaere Classic Timber Cladding, Kingspan K12 phenolic 90mm thick insulation and black Frameshield 100g breather membrane for the renovation of houses at St. Mary's Housing Estate in Dundee. The traditional timber houses were upgraded to meet Scottish

Housing Quality Standards. Canjaere Classic Timber Cladding comes in a range of natural looking colours with a standard 30 year warranty against rot/wood decay, thereby giving the specifier the confidence that this product will last.

01250 872261 www.proctorgroup.com

Enq. 252

Aico RadioLINK wire free alarm system



Aico is pleased to announce its market-leading RadioLINK Professional wireless interconnection technology has been upgraded to feature remote house code entry and the ability to add full control to mixed (or 'hybrid') hard-wired and RF systems. RadioLINK works by allowing Aico Multi-Sensor, Smoke, Heat and Carbon Monoxide (CO) alarms to be

wirelessly interconnected by Radio Frequency (RF) signals, rather than cabling. RadioLINK has now been further enhanced to allow for Remote House Code entry, which can save time and get over access issues when installing smoke alarms in flats.

Enq. 247

Aico's unique RadioLINK alarm controller



Aico has launched an innovative new wireless controller for its RadioLINK Professional alarms, allowing smoke, heat and CO alarms to be interconnected using Radio Frequency (RF) signals, eliminating the need for interconnection wiring. As with

previous Aico Alarm Control Switches, the new Ei450 controller allows residents to simply test and silence all the alarms on the system and quickly identify and locate the exact unit that has triggered the system. The controller has a unique advanced memory feature that can be used to check if an alarm has triggered when the occupant has been away from the property.

Enq. 249

From spade to roof height



H+H's innovative all-in-one building method, Râ Build, has been used in the construction of a pair of semi-detached bungalows on a restricted site in Kessingland, Suffolk. This pair of semi bungalows reached roof plate height

in only four and a half days from the damp proof course to the final block being laid. Wellington Construction, whose bricklayers were all trained in the Râ Build method in 2006, is well accustomed to utilising H+H blocks in projects of this nature. The quality of the blocks and their ease of use is what leads the company back to them.

01732 880520 www.hhcelcon.co.uk

Enq. 251

Marley Eternit helps satisfy planning



Marley Eternit's fibre cement Cedral Weatherboard has helped a developer satisfy planning requirements on

a stylish collection of apartments and houses in Camber, on the East Sussex coast. Ward Homes chose Cedral Weatherboard specifically because it complemented the style of the nearby properties and recreated the traditional weatherboard look found in this picturesque region. Fibre cement Cedral Weatherboard was specified in preference to other materials because it has an installed life expectancy of at least 50 years and will not warp or shrink.

Enq. 253



© Tim Crocker

O rigin Housing, a provider of affordable housing in London and Hertfordshire, acquired the site of the burnt down Boxtree Public House in 2011 with the intention of providing social housing for multi-generational families in Harrow.

Although the area features a high number of families at risk of fuel poverty, a foremost consideration for Origin was the new building should be well received by existing residents in the Boxtree area.

YOOP responded to this concern with a horseshoe-shaped building, surrounded by a large wrap-around screen wall containing generous balconies. The sleek external finish of the building provides a distinctive outer envelope that shields the privacy of residents, and builds neighbourly respect, while the balconies provide real amenity and much-needed storage space, overcoming the likelihood of complaints from neighbours who resent seeing bicycles, toys and other household items stored on balconies.



Site Plan
© YOOP

Case study: Zero carbon ready social housing

In an age when fuel poverty appears to be a fact of life, design for social housing projects needs to be sensitive to the lifetime costs of the building, argues Gordon Evans, partner of YOOP architectural practice, which designed the zero carbon ready Boxtree social housing in Harrow

Heat retention strategy

To address concerns about fuel poverty, YOOP chose electrical heating coupled with a heat retention strategy rather than investing in renewables, which require maintenance and upgrades that add to the residents' fuel and service charge costs.

Toby Rollason of the sustainability department at YOOP explains the reasoning behind this approach: "It is important to address sustainability for the resident as well as the environment, and in the long term electricity prices are expected to remain stable compared to gas. Taking this into account, we designed a building so heat retentive that residents are only expected to turn on the heating in the coldest months of the year – if at all – which is a head on approach to reducing fuel poverty."

"We designed a building so heat retentive that residents are only expected to turn on the heating in the coldest months"

Toby Rollason of the sustainability department at YOOP

Electrical heating is typically difficult to get through the Code for Sustainable Homes, and the choice of building material was paramount to compensate for the penalty that electrical heating attracts (even though electricity is getting greener year on year, so it will become greener over its lifespan).

So how was the building constructed?

Fabric first

The building envelope was made from heat-retentive materials. A single skin of recycled concrete block was used as the primary structure, and this was insulated externally and render finished with a plaster inside for air tightness. This combination of materials has a high thermal mass, which absorbs, stores, and re-emits heat produced inside the building, so the walls act as storage heaters to equilibrate internal temperature.

The choice of building materials was also influenced by a consideration that is commonly overlooked in social housing – noise between flats – which can cause tensions between neighbours and resident dissatisfaction. The Boxtree development features solid internal walls constructed using building materials with high thermal insulation properties, which perform the dual purpose of heat and sound insulation.



© Tim Crocker

A mechanical ventilation and heat recovery system, installed to extract heat from exhaust air and recirculate the internal gains back into the system, provides recycling of heat that would otherwise be wasted back into the building.

With a build cost of £1.8 million the Boxtree development is now seen as a low-cost model to achieving zero carbon, by maximising the gains from the fabric before moving to more complex ingredients like micro renewable technology.

Flexible living space

Ensuring low energy costs for residents is one route to sustainability but Origin's brief included a more challenging aspect; they wanted housing that would be suitable for multi-generational living throughout the life cycle of the family.

Multi-generational living is not the usual model for social housing, but it is increasingly prevalent in the UK, with three or even four generations of one family choosing to live under

the same roof.

The building layout and amenity space needed be sympathetic with the demands of high-density living, including an older generation who may not be mobile enough to socialise away from home, and families with young (or not so young) children.

However, family units both increase and decrease in size throughout their life cycle and the YOOP design included a six-bedroom flat intended for an extended family that can easily be converted into two two-bedroom flats should the six-bedroom layout no longer be required, as well as a full wheelchair unit – a need identified by Harrow Council.

Design team

YOOP architects partnered with Sandwood Design & Build, who were the design and build contractor and specialist in delivering high quality sustainable construction techniques for the affordable housing market. Structural engineering was by Thomasons Ltd, building regulations by Butler & Young, landscape design by DCCLA, and landscape delivery by Clews Landscape Architecture.

Enq. 254

**Roofers, don't
be caught out**
Failing to comply with
Building Regulations
is breaking the law.



**You have two options to stay legal: notify your
work to Building Control* or join CompetentRoofer.**



JOIN US - Can you afford not too?
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CompetentRoofer is authorised by the Department of Communities and Local Government (DCLG).
Membership is not automatic and is subject to both company audit and installation inspection. *Local Authority Building Control



Enq. 255



The Lakes Estate took some time to build, beginning in around 1968 and not being fully completed until 1975. During 2012, hundreds of residents on the estate benefitted from funding to make their homes cleaner, greener, warmer, dryer and cheaper to heat.

The Lakes Community Energy Saving Project (CESP) is a £9.5 million scheme that helped partially fund vital 'eco-upgrades' to people's homes – both council houses and privately owned or rented, 2- or 3-storey houses and bungalows.

IKO's vital contribution to energy saving project

IKO PLC has provided 22,000 sq m of roofing material for a refurbishment project on a large housing estate in Milton Keynes

Work began on the major upgrade to the 469 council homes in March 2012, which could lead to them becoming up to 47 per cent more energy efficient (based on BRE study 2013). The scheme is mainly funded by Milton Keynes council with power giants npower providing grant funding that they earn based on the amount of carbon savings realised by installing the 'eco-upgrades'.

The refurbishment of the properties includes a 'warm roof', which replaced the un-insulated roof spaces, new double glazing, insulation of lofts and cavity wall insulation, application of new insulated wall cladding and replacement of inefficient central heating systems.

For the warm roof, IKO's Guardian Ultra prevEnt System was installed by IKO's approved roofing contractor Oxford Asphalt. This incorporates Systems S-A Underlay, Enertherm ALU

PIR Insulation (an upgrade on the existing to achieve a revised U-value of 0.18W/m2K.), Challenger 180 Sanded Underlay and Ultra prevEnt Torch-on Cap Sheet. New IKO Superlite roof lights and IKO refurbishment outlets were also installed and IKO's Rubershield-Light breather membrane was used within the wall cladding.

Cllr Peter Geary, Cabinet Member for Housing & Community, said: "Residents of the estate who have already invested in warm roofs say how much warmer and comfortable their houses are than previously, and how much money they are now saving on their annual fuel costs..."

IKO PLC

0844 412 7224

nichola.clayton@ikogroup.co.uk

www.ikogroup.co.uk

Enq. 256



Enq. 257

Aico training benefits housing association



Paradigm Housing Group has recently completed the Aico Fire Products Trained Installer Scheme. The Scheme was established by Aico to provide contractors with the information and training necessary to achieve a successful and effective smoke alarm installation. Paradigm owns over 12,500 properties throughout the South, East Midlands and West London. Its Investment Works, Reactive Repairs, Voids and Decent Homes kitchen

departments are all involved in the ongoing upgrade / replacement and installation of Aico Ei160RC series alarms throughout these properties using a team of 16 electricians.

Enq. 258

Vent-Axia celebrates winning award



After a rigorous judging process, Vent-Axia won the Best Innovation Award for its pioneering Lo-Carbon Tempra single room heat recovery unit, which had been installed in tenants' properties by Stroud District Council. Part of the company's

Lo-Carbon™ initiative, Vent-Axia's Tempra provides up to 84 per cent heat recovery and can be simply retrofitted through a 100mm diameter hole in the wall. This allows traditional inefficient extract fans to be easily replaced with this discreet, low energy, continuously running alternative that also offers affordable heat recovery.

0844 856 0590 **www.vent-axia.com**

Enq. 259

Steeling the show at 100% Design

The architectural metalwork masters will be making a grand entrance at the 100% Design show at Earls Court, London, for their eleventh appearance



When it comes to making an entrance grand, CANAL Architectural has the knowledge and engineering expertise to transform contemporary design ideas into magnificent metalwork structures that make impressive statements. Using their state-of-the-art production facilities in Nottingham, CANAL manufacture innovations in architectural metalwork, staircases and balustrades, which are installed all over the UK and abroad by their own specialist installation teams; providing the full service from concept to project completion in residential and commercial environments.

Boasting a range of prestigious projects, each one different from the last, CANAL is able to engineer any bespoke requirements that are specified. Importantly, the CANAL team can incorporate or source various materials and finishes for your projects to meet the design requirements or match an existing specification.

One residential project to highlight is a large home in London, which required a bespoke spiral staircase and two bespoke exterior balconies looking over the garden. The spiral staircase was required to allow light to emit through the home as it stands in front of large windows with the timber treads matching the first floor flooring. Individual glass panels were fixed to the stainless steel spiral handrail producing the required transparent balustrade, while the similar fixing method was also used on the exterior balcony balustrade. The final result presented a beautiful, contemporary feel matching the elegant, high quality interior furnishings within the property.

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Enq. 260

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Enq. 261



The true hybrid energy harvester

The **Minus 7** hybrid energy harvesting system is a solar-assisted heat pump technology. The NCM (SAP) identifier for this product is Minus 7 SEP3G10 1/2/3. It is a renewable energy system made up of an endothermic roofing system, a solar energy processor and a large thermal store. The system uses an endothermic tile plank to form a weather-tight interlocking roofing system, made from a 2.5mm thick, uniform profile, aluminium extrusion, dressed in a powder-coated, hard-wearing finish. The endothermic tile planks are flooded with a heat transfer fluid which absorbs heat energy and solar thermal energy. The system provides hot water and heating for buildings. It is suitable for new-build or deep refurbishments, where a new roof is required. It is designed to keep a five bed house at a comfortable temperature of at least 21°C even in the worst case scenario of mid-winter.

01922 419405 www.minus7.co.uk

Enq. 262

Shingle roofing for 'eco' development



The energy efficient homes, at St Katherine's Field in Cradley were designed to embrace Zero Carbon by 2016. Forward thinking IE Developments (IED) wanted to tackle the "carbon challenge" using the German PassivHaus approach. Warm cell

insulation was used, as was an insulated German foundation system, triple glazed timber windows and **John Brash Cedar Shingles** for the roof covering. Shingles were chosen for the project for their wonderful natural appearance, environmental credentials, thermal properties, as well as being legally and sustainably procured.

01427 613858 www.johnbrash.co.uk/shingles-shakes Enq. 263

Redland launches new PV solution



Redland is launching InDax: a cost-effective solution for contractors and specifiers looking for an integrated PV system that can be used both for new build and retrofit contracts. InDax is supplied as a package complete with fixings and flashing in individual mod-

ules. The minimal number of parts and low weight makes for quick and easy installation. InDax modules have been thoroughly tested to ensure they provide the same levels of weather-tightness and resistance to wind uplift as roof tiles while the technology used for the PV laminate delivers efficient power output.

08708 702595 www.redland.co.uk

Enq. 264

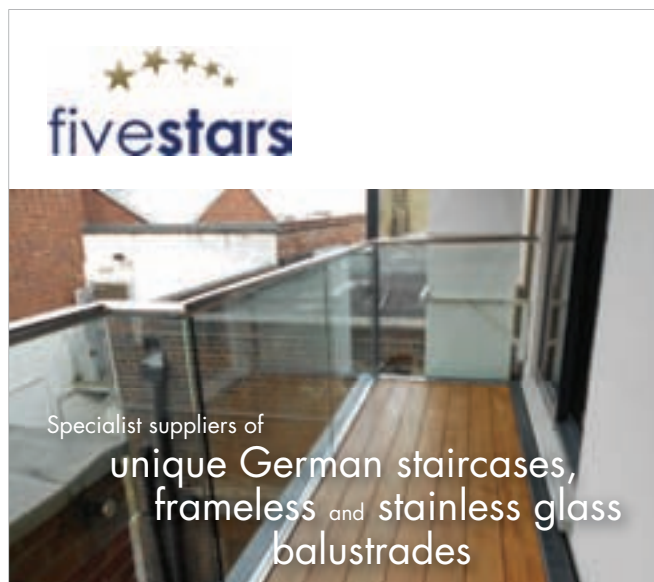


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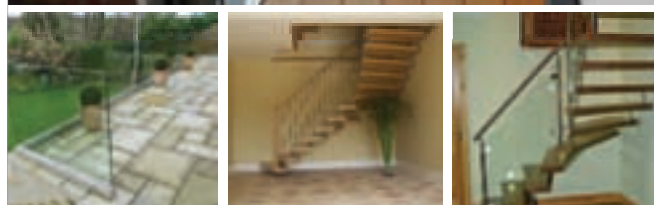
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Pushing the envelope for affordable housing

Ever since the industry embarked upon the journey to deliver sustainable homes, the debate has raged on what is the most sustainable way to build in the housing sector. Without question, the affordable housing market has always given a greater nod to sustainable building methods than private developments, but according to Ian Loughnane, managing director of Prestoplan, housing developments are changing and with that change comes new construction challenges. So where does that leave sustainability?

Let's be clear, there are many different ways to deliver a sustainable home and there isn't a one size fits all solution sitting on a designer's shelf waiting to be used, it's about finding the solution that fits the particular project. While the economic landscape for affordable homes has changed dramatically in the last five years, a much more interesting and challenging construction environment has emerged. This change is centered around the provision of sustainable 'communities', the building of homes, leisure and retail in one space.

While the outcome is a far more appealing and engaging proposition for the families that live in these 'pop up' communities, the balance to deliver highly sustainable structures that can be designed and erected amongst accommodation that is partially occupied is far reaching.

In typical affordable housing schemes, sustainability has always been high up the priority list. In simple terms, as long as the developer can build a home that feels ambient on the inside and stands up to the rigours of Building Regulations, then the structure has done its job. A bonus timber frame systems delivers for developers is that high performance wall sections can be much slimmer than other systems, this allows for a better use of the footprint,

helps optimise room sizes and reduce foundation costs. On larger schemes, this can generate some impressive cost savings.

Increasingly we are seeing a change in 'the typical housing scheme' there has been a proliferation of more complex and varied schemes that often contain a mix of residential, office space and retail units. This is where we can offer the significant benefits of better yields, with land owners trying to maximise every square inch of their site, eliminating unnecessary costs and waste and indeed keep the delivery of the scheme on target.

The successful timber frame manufacturers are those that are developing affordable homes that contain many of the materials that would be applied on site such as insulation and plasterboard – a true off site solution. Just eliminating these two materials alone from onsite fixing operations can significantly reduce onsite labour costs and because the material is carefully measured out for each panel, waste is virtually eliminated. Crucially on sites where part of the development is occupied it's essential to keep the delivery and movement of materials to an absolute minimum.

The argument for a more sophisticated, robust envelope is clear in terms of the delivery of reduced on site labour and waste. Equally, the envelope can play a pivotal role in enabling the contractor to keep a build on schedule. This is certainly the case for many schemes up and down the country. A superior envelope can have

Continued overleaf...

"The argument for a more sophisticated, robust envelope is clear in terms of the delivery of reduced on site labour and waste."





a vast impact on waste mitigation, reduced on site labour costs and programme delivery. But generally mixed used schemes come with the additional risk management challenges of constructing residential accommodation in close proximity to retail and leisure facilities. One of the key issues is limiting the noise transfer between retail and living accommodation, both during construction and post completion. It's essential that the system used can easily deal with these issues without compromising design, or indeed result in the costly addition of design modifications further down the line. Equally the timber frame also needs to comply with the stringent requirements of HSG168 which sets out to protect construction sites from fire. Without question the external envelope plays a vital role in delivering high levels of fire protection but it's essential contractors chose a system that complies with the requirements of the HSE."

The efficiency and functionality of the building envelope can have far reaching benefits beyond sustainability and can deliver significant programme and budget benefits. These aren't utopian ideals, we can and do deliver against them.

Enq. 267

Affordable housing under construction

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Norbord's 'Better By Nature' message



Norbord's new innovative 'Better By Nature' campaign, explained in a brand new website, encapsulates the company's commitment to the environment and, in particular, the protection of the UK's forests. Norbord is a leading voice in the biomass debate,

which has put the government and DECC under pressure to review the Renewables Obligation, which incentivises the burning of wood to create electricity. Now there is no excuse not to have heard of the campaign as the new company livery ensures that the message is driven home.

Enq. 270



Award winning waterproofing!

Two Property Care Association (PCA) award-winning companies have joined forces to waterproof the basement at a major residential refurbishment site in central London. Triton, which won the PCA's Innovation and Sustainability Award for the pioneering subscription of its systems to the new NBS BIM Library, supplied the waterproofing system components. These included 1,000m² of cavity drain membranes, which were installed to the inner surface of all exterior walls, Aquachannel drainage conduit, which was installed to the perimeter and associated sumps and pumps. The design of the drainage system was based on a gravity feed to existing outlets. Together these components provided an effective Type C waterproofing system as defined by BS 8102. The system was installed by Preservation Treatments, winners of the PCA's Contractor of the Year Award. Preservation Treatments will also carry out external waterproofing works in the new build section of the development later in the project.

01322 318830 www.tritonsystems.co.uk

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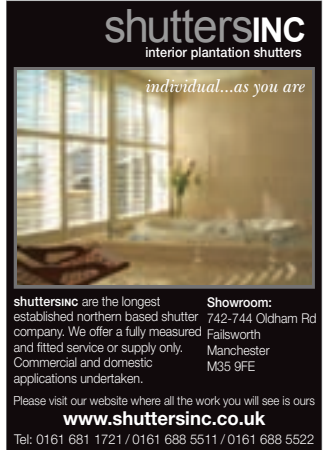
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