

Oct/Nov 2013

# HbD

Housebuilder & Developer

## Can the bedroom tax survive its bad press?

Patrick Mooney of Mooney Thompson Consulting comments  
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## Warming up homes the right way

“Underfloor heating has become increasingly popular within the domestic market, and being able to offer it,” says Neil Young of Uponor UK, “either as an added feature or as standard, is a key selling point for house builders and property developers.” *page 65*

## “Chameleon” cladding on Peachey House

Residential development Peachey House, Ilford (cover image), sees 1970s office block transformed into an elegant and striking new landmark with help from ROCKPANEL  
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Fires & Fireplaces  
Floors & Flooring  
Insulation (Inc. Thermal & Acoustic)  
Safety & Security  
Underfloor Heating

### Supplement

Sustainable House Building

### Case studies

Hartwood House care home bathing and patient transfer solutions and cladding for Peachey House residential development

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Peachey House residential development in Ilford, East London. Photo courtesy of ROCKPANEL. For more information go to page 4

HbD



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## CASE STUDY

# Elegant and striking landmark spearheads regeneration with "Chameleon" design

As seen on the cover, Peachey House residential development in Ilford, East London, created by Kerrington Developments with Architects CHBC, is 'succeeding in breathing new life and activity into the area'

The development is focused on the massive restructuring and refurbishment of a large decaying 1970s office block and car parking area.

Simon Beaven, architectural technologist at CHBC explains: "The office block was formerly occupied by British Telecom and needed a huge overhaul in order to bring it into the 21st century. Our brief was to make the building a local landmark, one which would bring together the present local environment with the regeneration plans for the future. We needed to use strong, dynamic and contemporary materials which would give the building an elegant and bold feel."

What CHBC and Kerrington Developments have created at Peachey House is a 19 storey mixed use development, with a café and ancillary services on the ground floor, commercial offices on the first and second floors, and one- and two-bedroom residential units to the remaining floors.

Beaven continues: "Planning for the building had been granted in the 1990s with an extravagant new shell scheme, but our client felt this approach was unworkable and too costly, so we looked for a new cladding product which would provide visual impact and complement the regeneration plans for Ilford. Our subcontractor, SIMCO, a specialist in building cladding, recommended we consider ROCKPANEL's range of products."

CHBC were impressed with the ROCKPANEL range and in particular the Chameleon range, which has been specifically developed for buildings where a bold aesthetic statement is required. It has a special, hard wearing crystal effect layer, and the colour of the panels changes depending on the direction of light and the angle from which the panels are viewed.

"Using ROCKPANEL Chameleon has been a vital



factor in creating the bold statement we wanted for the building. To accentuate the north and south elevations at Peachey House, we used ROCKPANEL Chameleon, and on the east and west elevations we used a contrasting aluminium cladding together with glass balconies. What we have created is a striking modern building which will spearhead the regeneration of Ilford," Beaven added.

Beaven concludes: "Peachey House is a unique, new building which is succeeding in breathing new life and activity into the area. It is attracting new businesses and residents and is becoming a symbolic landmark in the regeneration of Ilford. Using ROCKPANEL Chameleon cladding has been key to achieving our vision to create an elegant and bold statement with Peachey House."

Enq. 601



## COMMENT

# Can the bedroom tax survive its bad press?



Patrick Mooney  
Mooney Thompson Consulting

**M**uch to the irritation of government ministers, the bedroom tax is a story that just refuses to go away or to leave the news headlines for very long.

It continues to challenge reports of the housing market's recovery for column inches, while our politicians have used the party conference season to argue over the best way to stimulate a sustainable housing market.

Possibly stung by Ed Miliband's commitment to double new house building to 200,000 a year by the end of the next Parliament (in 2020), the Prime Minister and Chancellor of the Exchequer brought forward the start date for their Help to Buy scheme, which supports new house purchases with mortgage guarantees and the raising of deposits.

## Headlines

While Labour grabbed the headlines by promising to abolish the bedroom tax if it wins the general election in 2015, there was no similar initiative announced by the government. Instead the Prime Minister wants to further clamp down on benefit claims and access to social housing.

At the same time a small but growing number of council and housing association tenants have won tribunal cases against their benefits being cut because of the bedroom tax. These legal defeats could yet provide the most significant and long-lasting damage to this cut in welfare benefits.

Under the bedroom tax (or the ending of the surplus room subsidy as it is officially known), social housing tenants of working age have their housing benefit reduced by £14 to £25 a week if they are deemed to have spare bedrooms. Prior to its introduction in April there were many dire predictions of its likely effects, but it is only in recent weeks that evidence has started to emerge.

The impact of the new tax on tenants was first revealed in two surveys published in September. A National Housing Federation survey of 51 housing associations found that just over 50 per cent of tenants affected by the reductions in their housing benefit were unable to pay all of their rent between April and June.

## Rent arrears increase

In addition it found one in four of tenants affected by the tax are in rent arrears for the first time in their lives. Upsetting stories about the impact of the bedroom tax on individuals and their families have been appearing in the media with increasing frequency.

Then research by the campaign group False Economy showed more than 50,000 council tenants had fallen into arrears since the bedroom tax came in and are now at risk of being evicted. This was because their landlords have not adopted a 'no evictions' policy.

We also saw the very public dust-up between Grant Shapps, Conservative chairman and former housing minister, and Raquel Rolnik, the UN official from Brazil who criticised the government's welfare policies for their impact on vulnerable people.

Someone who left us in no doubt about his opposition to the bedroom tax is David Orr, chief executive at the NHF. Speaking about the NHF's research findings Mr Orr told the federation's annual conference:

**"This is the most damning evidence yet to show that the bedroom tax is pushing thousands of families into a spiralling cycle of debt."**

Mr Orr also highlighted the shortage of smaller homes for those affected to downsize into: "Housing associations are working flat-out to help their tenants cope with the changes, but they can't magic one-bedroom houses out of thin air. People are trapped."

## Legal challenges

Confusion over the future of the bedroom tax is emerging as a result of the successful legal challenges against benefit cuts at tribunals held in recent weeks.

Appeals against Housing Benefit deductions in Scotland were won by some tenants on the

basis that rooms below 60 square feet are too small to be counted as bedrooms for adults. They successfully argued that these rooms should not be taken into account in the changes to their benefit eligibility.

In a very different case in central London, a disabled tenant won their case by successfully claiming the spare room in their flat was only used for storing essential medical equipment and was never used as a bedroom. Westminster council did not contest the case.

Responding to the growing confusion over the future of the bedroom tax, the Department of Work and Pensions (DWP) issued guidance saying that it is down to landlords to identify the number of bedrooms each property has. This has been challenged by the Chartered Institute of Housing and some expert lawyers, who say the responsibility remains with the local authority in whose area the property is.

By next Spring, the impact of the benefit changes and the resulting increase in rent arrears on the balance sheets of housing associations will have become clearer. Monthly payments of benefits in a single lump sum are likely to make matters worse for tenants struggling to manage their finances.

A worrying and unforeseen outcome of this could be that a growth in arrears causes housing associations to scale back their new build programmes and fewer homes are built for those in most need. This could severely dent plans to reduce the council waiting lists, which are estimated to number over a million households.

## Housebuilding

As well as promising to encourage the building of 200,000 homes a year, Ed Miliband told the Labour conference that his government would force private builders to use their landbanks for new housing, or run the risk of losing the land through compulsory purchases.

Even if the initiative succeeds, it would still mean a shortfall of between 40,000 and 50,000 new homes a year – below the number needed to keep up with demand and the formation of new households.

It is clear new strategies and more money is needed to deliver the new homes. An expanded housebuilding programme would have a positive impact on employment particularly in the building and service sectors, but it will be competing with other infrastructure investment projects. Our politicians need to decide if new housing is a better economic bet than spending £51 billion on the HS2 railway line between London and the north.

At the same time politicians know they must not spook the housing market and trigger a fall in house prices, which may push thousands of people into negative equity or make them feel poorer because their main asset has lost value.

## COMMENT

# Ground rents before breaking ground: forward funding for developers

Todd Harrison-Moore, head of asset management  
The Regis Group PLC



From Northern Rock to Blockbuster, the collapse of the major financial markets in 2007 affected all markets in the UK. The property industry was hit the hardest resulting in many developers being forced out of the market. The knock-on effect of the irrational growth of subprime mortgages meant a near-on freeze of securitised lending for both developers and purchasers alike.

House prices nationwide saw a sharp decline, however, over the past year green shoots of recovery can be seen.

The government-backed scheme Funding for Lending that assists purchasers of new build properties, has aimed over the past year to increase demand for new build properties and, in turn, attract developers and property investors back into the market.

The scheme works by offering interest-free loans to purchasers of up to 20 per cent of the property's value and works in two ways; firstly by incentivising the banks into lending at reasonable rates as they are only lending 75 per cent of the property's value and, secondly, by creating an opportunity for buyers to purchase with only a 5 per cent deposit. However the widening of the Funding for Lending Scheme

across all properties is imminent and will no doubt result in demand for new build properties softening.

The potential issue now before the property sector is the disparity between the rate of recovery of house prices and the level of funds available for developers. With no scheme aimed directly at developers to assist with funding and the demand for their housing potentially reducing we may again see a drop in the number of active developers.

There is a solution available that may help bridge that gap between developers 'writing off' a site and seeing it as viable. The sale of the freehold and ground rents of a site tend to be somewhat an afterthought for developers. However, with current tough market conditions the sale should be considered before the build even starts. Ground rents have proven to be a safe haven for investors due to their gilt-like nature. The shortage in new housing has also created a scarcity in the number of ground rent investment opportunities being brought to the market.

This benefits developers in two ways: firstly, they have a specialist investor on board before the leases have been granted and therefore the value of the freehold and ground rents can be maximised without negatively impacting the sale prices of the units. Secondly, and more importantly, it means that ground rent investors are keen to work with developers whether it be as JV partners or to forward fund the purchase of the ground rents.

Forward funding of ground rents allows developers to realise the value of the resultant ground rents before they even set foot on site. There are several ways in which this can be achieved, but the most common is for the ground rent investor to buy the freehold interest in the land with the simultaneous grant of a development leaseback over it so that works can commence thereby providing the developer with an additional funding stream at inception.

This process is still very much under-utilised and overlooked within today's market, yet for developers who have no interest in retaining the freehold reversion of their site post-completion it is a 'no-brainer'.

## CASE STUDY



## Bathing and patient transfer solutions for new care home

Gainsborough Specialist Bathing, part of the Care in Bathing Group, was selected to design, supply and install a range of assistive bathing and transfer solutions at a prestigious new care home in Lyndhurst, Hampshire. This development encompassed the comprehensive refurbishment of Hartwood House and the construction of a new wing to accommodate 50 permanent residents in a long-term care setting.

Assisted bathing and hoisting was required in the high dependency wing of the building so that residents could be transferred with dignity and in safety, between communal, bedroom and bathing areas. Solutions were required to assist vulnerable residents in the specialist dementia care unit and bespoke nursing area. Residents required care for conditions such as Dementia, Alzheimer's and restricted mobility from old age. Carers also required ergonomic assistance for hygiene routines and powered transfer capabilities when moving residents around the building.

As the first joint venture between The Hartford Care Group and the building contractor, The Highwood Group, Hartwood House represented an investment of over £3 million so the latest in care provision could be delivered. Construction began in January 2012 with a focus on providing high specification interiors and a 'sense of community' for residents. The need for powered bathing and hoisting solutions that were aesthetically pleasing, durable and safe, led to the contractor selecting Gainsborough Specialist Bathing.

Aspect™, Gainsborough's unique bathroom design software supports all contractors during the specification and planning of assistive bathing installations. This technology delivers accurate scaled drawings, 3D renderings and bespoke plans of a specified new bath in-situ so projected end results can be visualised more effectively.

Enq. 602



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## COMPETITION



## Bloor Homes announces the return of its Build a Home schools competition

**B**loor Homes has announced it will be running the Home for Design competition once again, asking secondary school students to design a home for the future which Bloor will then build on one of its developments.

The competition was first run in the 2012/13 academic year and proved such a success with 200 entries from schools in England that the developer has committed to invest in the build of another new home designed by a student.

Last year's winners from Wycombe High School are currently working with Bloor Homes' group design director Richard O'Brien on the plans for their home design. Construction on their design is due to start by the end of 2013 on a development in the East Midlands.

The design competition is the brainchild of Bloor Homes' regional chairman Adrian Bloor, who is keen to push the boundaries of design in new homes and to foster young design talent in children at secondary education to prompt them to consider a career in architecture, property and interior design.

The competition was officially launched to

schools on 7 October to design and technology teachers. Students will be encouraged to develop a plan of a new home to meet specifications set out by Bloor. The closing date for entries will be 28 February 2014 and the final judging day will be held in April.

The full judging panel for the competition will include Keith Osborne from the magazine *What House?*, Richard O'Brien, group design director at Bloor and Michele Rose, sales director at Bloor.

Commenting on the initiative Adrian Bloor said: "We were incredibly impressed by the level and quality of the entries that we received last year and teacher feedback demonstrated that students are keen to be given the opportunity to work with a business like ours to give them an idea of what is involved in new home design."

"The impressive level of talent we saw last year showed us that there are many budding architects and designers out there and this project seeks to uncover that talent so we can continue to push the boundaries in the future of home design."



Winning team from Wycombe High School (top) and winning designs ready to start being built at the end of this year (left)

## EVENTS

**National Utility Conference 2013**  
30 October, Wigan  
[www.hbf.co.uk/events-meetings/](http://www.hbf.co.uk/events-meetings/)

**Delivering stronger, more sustainable neighbourhoods - getting it right**  
30 October, Birmingham  
[www.cih.org/eventsfinder/](http://www.cih.org/eventsfinder/)

**Marketing and Business Development Seminar**  
5 November, Southend-on-Sea  
[www.reallysmarthouse.com](http://www.reallysmarthouse.com)

**Conference and Exhibition for Smaller Housing Associations**  
6 November, London  
[www.housing.org.uk/events/](http://www.housing.org.uk/events/)

**Retrofit Roadshows**  
12 November, Sheffield  
6 December, London  
[www.retrofit-roadshow.co.uk](http://www.retrofit-roadshow.co.uk)

**Care and Support Seminar: Dementia in Housing**  
14 November, Birmingham  
[www.housing.org.uk/events/](http://www.housing.org.uk/events/)

**Building Information Modelling Lecture**  
20 November, Southend-on-Sea  
[www.reallysmarthouse.com](http://www.reallysmarthouse.com)

**Evening Networking Event**  
21 November, London  
[www.buildingcentre.co.uk/events/](http://www.buildingcentre.co.uk/events/)

**London Development Conference: building value**  
3 December, London  
[www.housing.org.uk/events/](http://www.housing.org.uk/events/)

**Re-imagining Regeneration**  
23 January 2014, Manchester  
[www.housing.org.uk/events/](http://www.housing.org.uk/events/)

**CIH in Northern Ireland Housing Awards 2014**  
28 February 2014, Belfast  
[www.cih.org/eventsfinder/](http://www.cih.org/eventsfinder/)

**MIPIM**  
11 - 14 March 2014, Cannes, France  
[www.mipim.com](http://www.mipim.com)

**International Festival for Business**  
June - July 2014, Liverpool  
[www.ifb2014.com](http://www.ifb2014.com)



## COMMENT

# Retail-to-resi proposals could “breathe life into high streets and deliver affordable housing”

In a response to government's consultation proposing greater flexibility to convert retail property into new homes, the British Property Federation (BPF) has welcomed its potential to both support the high street and provide an increase in much-needed housing.

With high street vacancy rates averaging 14 per cent and house building at historic lows, the BPF expressed enthusiasm for the creation of permitted development rights to enable retail-to-resi development.

The property trade body recommended that in order to ensure change-of-use remains relevant and advantageous, local authorities must strategically identify in advance which areas should be designated for change of use, and reflect such zoning in their local plans. The consultation response also called for:

- Encouragement for Local Authorities to think more strategically about their retail areas;
- The process of gaining prior approval for change of use to be simple and concise, and include consideration of any given unit's economic viability;
- Assurances from local authorities that any retail-to-resi conversion will not have a resulting impact on existing business;
- Permitted development rights to change retail units to banks and building societies, stipulating the necessity for greater clarity on the definition of these institutions;
- Permitted development rights to change existing agricultural buildings to residential properties, stipulating that the upper threshold of 150m<sup>2</sup> may be somewhat conservative.

Liz Peace, chief executive of the BPF, said: “We are fully behind the provision of greater local-authority flexibility to re-class redundant shops for development into desperately needed homes. Other retail conversions that might regenerate town centres by encouraging high street footfall would be a welcome breath of life for both the property industry and local communities.

“Recent high-profile reviews from Mary Portas and Bill Grimsey have energised industry consensus that retail-led high streets are no longer viable for the long-term, and that broader ‘community hubs’ may be the future of high street regeneration. As such, should this change-of-use initiative prove successful we would encourage the government to consider proposals to redevelop retail units for leisure and community uses.”

## NEWS BYTES

The latest news for housebuilders and developers. Visit [hbd-news.blogspot.co.uk](http://hbd-news.blogspot.co.uk) and enter the reference number for more information

Larkpoint joins Barchester & Cinnamon to deliver care home...

**Ref: 99005**

Plymouth housing project backed by HCA investment...

**Ref: 63442**

Turley Associates secure permission for 85-acre Belfast regeneration scheme...

**Ref: 20730**

Lord Bates to announce the best in architecture at UK Property Awards...

**Ref: 66908**

Martin Grant Homes launches rare architectural gem in Teddington...

**Ref: 23401**

PH Property expands and focuses attention on more traditional family homes...

**Ref: 64612**

Yuill Homes' site manager named best in the region for the second year in a row...

**Ref: 31648**

Building a brighter future for Blacon as regeneration work gets underway...

**Ref: 54048**

## House buyers create their own ‘grand designs’ with Hertfordshire developer

Savvy house buyers are creating their own ‘grand designs’ by snapping up quality homes from a leading Hertfordshire developer and having them built to their own bespoke requirements.

Home seekers are queuing up to buy homes from Taylor French Developments, based in Tring.

Demand is such that the award-winning firm has had to draw up a waiting list to notify disappointed house hunters, who previously missed out on buying one of its homes, about future schemes.

Managing Director Steve French said: “Some people have said to us they want to buy one of our homes and will wait for us to buy land in

their area.

“This is very unusual in this climate but what we are offering them is practically a self-build house without the aggravation of having to deal with sub-contractors and suppliers, as we do it for them. It makes sense.”

Buyers who exchange contracts at early stages of construction can instruct the architect to make significant changes to the design and specification.

Anyone buying soon will be able to take advantage of Taylor French's bespoke building and design service. Steve believes this service is key to the company's success, as it has seen its turnover double year on year since 2008.

Ashford Borough Council leads the way in innovating to provide more affordable housing...

**Ref: 72451**

Crest Nicholson starts work on new Finberry development in Ashford...

**Ref: 98263**

Work starts on landmark Tottenham housing development...

**Ref: 75303**

Maccreeanor Lavington designs revealed – the first 100% affordable Passivhaus development in UK...

**Ref: 67831**

# Building homes for the future?

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# Reinventing the house of the future

BRE launches exemplar retrofit project, The Smart Home. The house demonstrates the significant energy savings that can be made through smart technology alongside fabric improvements and occupant empowerment

**B**RE's pioneering future-focused Integer House, built 15 years ago, has undergone an extensive retrofit and renamed The Smart Home. Through a joint BRE and British Gas project, it has been re-equipped with a host of ultra energy-efficient features and functions.

Using cutting-edge technology, design and building techniques, the innovative retrofit has made the house 50 per cent more energy efficient and halved its carbon emissions, upgrading it from an E to A/B EPC rating.

An intelligent, whole house living system with occupation sensors for a range of purposes controls the heating, lighting, ventilation, water and

security. The latest air source heat pump technology has been integrated to provide heating via app-enabled advanced controls, and improvements have been made to the solar thermal water heating and air tightness.

The house has a new-to-market solar thermal system, and an integrated PV array has been installed into the conservatory glazing to generate most of the home's energy requirements and shade clear glass against excess heat. Innovative, 3mm thick insulating plaster has been applied finished in heat-reflective paint to improve thermal performance, while paint with light-reflective particles on the internal walls increases brightness.

## SOUTHEND-ON-SEA

**R**eallySmartHouse, a pioneering and award-winning project aiming to stimulate low-carbon economic growth, has announced a series of free-to-attend workshops on a variety of sustainability topics for built-environment SMEs in the East of England. With the aim of reducing carbon emissions from new and existing properties, the workshops will also inform companies and local authorities on the benefits of working within the burgeoning green economy. The project is headed by Southend-on-Sea Borough Council in partnership with South Essex Homes and London-based architecture, innovation and sustainability consultancy The Facility.

Despite being of critical importance to the future of the environment, in tough economic times, sustainable practice is often pushed down the agenda due to short-term cost issues and a lack of understanding of its benefits. Offering a long-term perspective, the ReallySmartHouse workshops provide the skills and knowledge needed for SMEs to operate successfully and profitably in the green business sector with each session covering a key area of importance.

Running until December 2013, the workshop focus on topics such as 'Local Government Procurement', 'Marketing & Business Development', 'Building Information Modelling', 'Sustainability and The Green Deal' and 'Environmental Management and Smart Houses' and will feature celebrity experts such as engineer/inventor and TV presenter Dick Strawbridge and gardening TV personality Tommy Walsh, offering their insights. As well as gaining a competitive edge, companies which complete 12 hours of training will receive a

# ReallySmartHouse reduces carbon emissions in social housing and empowers SMEs

Free workshops will inform and educate on cutting-edge sustainability techniques and technologies

ReallySmartHouse accreditation as well as the opportunity to attend the ReallySmartHouse Awards ceremony in December 2013.

A house becomes 'ReallySmart' when it employs state-of-the-art technology and practices to dramatically increase energy-efficiency, saving money on bills for tenants, making homes warmer and increasing the building's overall lifespan. The ReallySmartHouse project is being led by Southend Borough Council to install these technologies in social housing, demonstrating to the wider world how thinking "really smartly" can offer long-term financial and environmental benefits to individuals, businesses and local authorities.

With expert strategic advice provided by Southend Borough Council and part funded by the ERDF (European Regional Development Fund), The Facility will provide the creative architecture, innovative engineering and imaginative solutions to put the aims of

ReallySmartHouse into action. ReallySmartHouse currently operates in the East of England but has shared good practice throughout the public and private sectors.

Jacqui Lansley, head of procurement, commissioning and housing at Southend Borough Council said: "Small and medium sized enterprises are key to driving the economy in our region. That is why Southend-on-Sea Borough Council and the ReallySmartHouse project are committed to stimulating low-carbon growth by encouraging SMEs to take advantage of sustainability training and green business opportunities. The project is not only aiming to give a boost to this vital sector of industry but also to have a real-world and long-lasting impact on the environment as well. We are delighted that the European Regional Development Fund has engaged in the exciting project, enabling a brighter and greener future for all."

Dates left include Marketing and Business Development Seminar at Sands Restaurant, Western Esplanade, Southend-on-Sea on 5 November and Building Information Modelling Lecture at The Forum, Southend-on-Sea on 20 November. To register for the workshops, or for more information please visit [www.reallysmarthouse.com](http://www.reallysmarthouse.com)

## LONDON

# The Saint Martins Lofts revealed



A beautifully considered reinvention of the famed Central Saint Martins building at 107-109 Charing Cross Road, London, this exciting new development is revealed for the first time.

Originally opened as The Saint Martins School of Art in 1939, this iconic building – an eclectic mix of Arts and Crafts and Moderne – has seen some of the world's most talented and creative artists, designers, writers and performers pass through its doors. Sir Terence Conran, Colin Firth, Antony Gormley and Alexander McQueen are just a few among those associated with this well-known institution. It is therefore fitting that award winning architects Lifschutz Davidson Sandilands will be responsible for its reinvention with a design that respects the rich architectural and artistic history of the building while injecting a contemporary London aesthetic.

The Saint Martins Lofts will feature 13 beautifully finished loft apartments with magnificent views over London's West End and towards the Houses of Parliament, developed over the top

four floors of the building. From duplexes with impressive double-height spaces flooded with natural light and original style Crittall windows, to lateral apartments with large terraces and penthouses commanding exceptional views over London, each of the generously proportioned residences will have a contemporary loft-style interior, finished to an immaculate standard. The beautifully restored interiors have been skillfully designed by interior architects Darling Associates to create contemporary loft living that maximizes the generously proportioned apartments, complete with every comfort.

**“Every now and again we see a project that will set the market alight; The Saint Martins Lofts is one such project set in London's cultural Soho”**

– Alan Cook from Aquila House Holdings

## NEWS BYTES

The latest news for housebuilders and developers. Visit [hbd-news.blogspot.co.uk](http://hbd-news.blogspot.co.uk) and enter the reference number for more information

BPF comments on the departure of Mark Prisk as Housing Minister...

**Ref: 34503**

Proposals to turn farm buildings into houses will prove a disaster for the countryside...

**Ref: 60382**

Kier Homes celebrates planning approval for flagship Aylesbury scheme...

**Ref: 73234**

Two thirds of young adults plan to buy or move under Help to Buy say Mortgage Advice Bureau...

**Ref: 93670**

Nottingham launches biggest council house building programme in a generation...

**Ref: 23428**

New housing scheme to get underway in County Durham village...

**Ref: 35421**

## COMMENT

## Construction to boost UK economic growth

The Construction Products Association is anticipating growth of 19 per cent for the £111 billion construction industry by 2017. This is an upward revision from the summer, reflecting an increase in activity, which will boost UK GDP by an additional £20 billion.

Noble Francis, economics director of the Construction Products Association, commented: “Construction is set to enjoy growth over the next four years as it recovers from its worst recession in over 35 years. This is mainly due to private housing, which is experiencing a rapid rise, and infrastructure, which is seeing a more gradual return to positive territory.

“The private housing sector is being driven by recovery in the wider economy and the impacts of policies including Help to Buy, which have driven both house prices and house building. This is expected to lead to private house starts increasing 19 per cent in 2013 and 15 per cent in 2014, albeit from historic low levels of housebuilding.

“Although rapid growth is predicted over the next 18 months, uncertainty remains around what will happen when the policies end, given that the housing market is unlikely to be self-sustaining by then.

“The infrastructure sector is recovering from

a very difficult 2012, when output fell 12.7 per cent despite numerous government announcements of ‘boosts’ to the sector. Government now appears, however, to be refocusing capital investment towards repairs and renewals. In addition, work on Europe's largest construction project, Crossrail, is expected to peak over the next 18 months. As a result, growth of 7.4 per cent is forecast in 2014.

“In the longer-term, the prospects for infrastructure will be reliant upon investment in the replacement of energy capacity...”

To view more, visit [hbd-news.blogspot.co.uk](http://hbd-news.blogspot.co.uk) and enter the reference number 85168

## NEWS BYTES

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Top construction award for Yorkshire energy saving project by Keepmoat...

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First Base partners with Starwood Capital on £35 million residential venture in West London...

**Ref: 14165**

The STA confirms now is the time for timber and introduces factory tours for housebuilders...

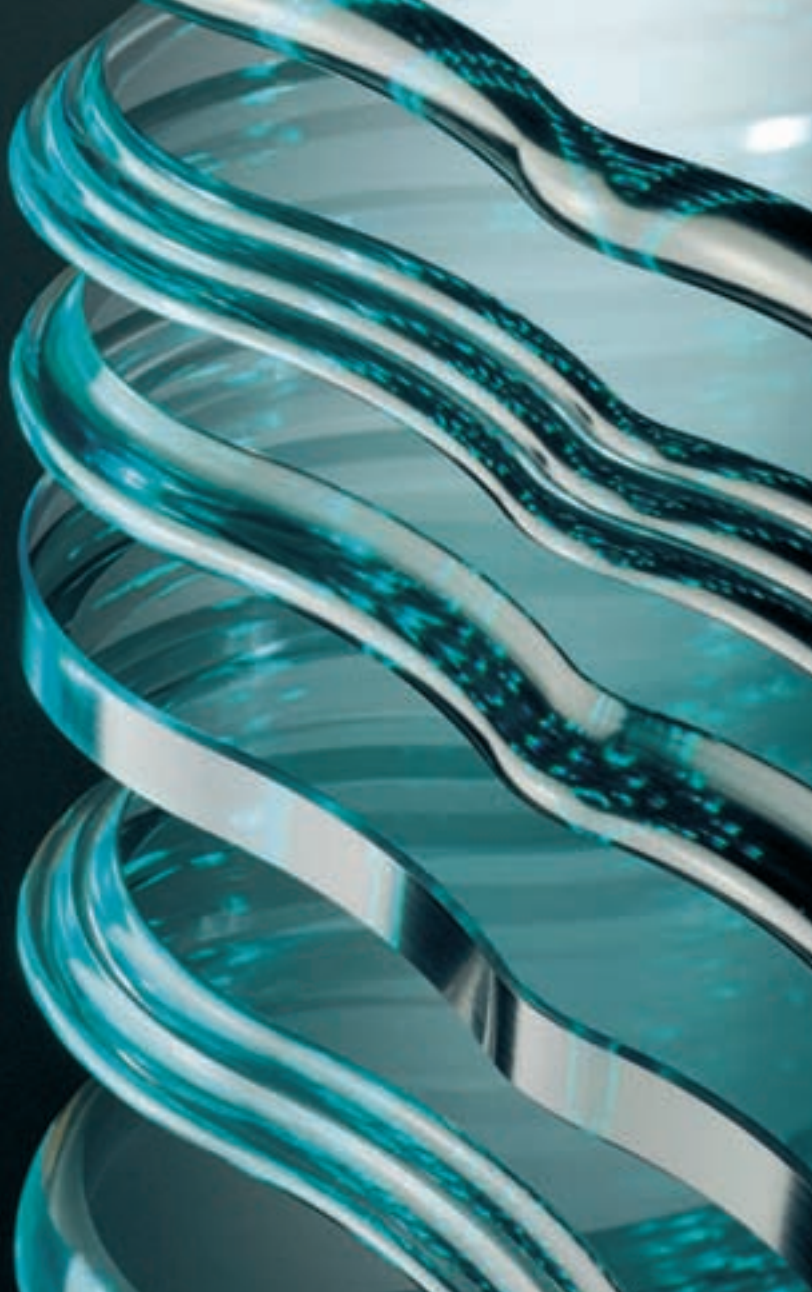
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Trent & Dove Housing shortlisted for excellence award...

**Ref: 97069**



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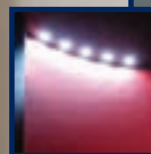
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The Lifestyle Lift will future proof your home for you and for your family.



Reader  
Enquiry

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To find out more and request a brochure contact us on: **0800 247 1229**

email: **sales@lifestylelifts.co.uk** or visit: **www.lifestylelifts.co.uk**



## COMMENT

A year ago at the Tory Party conference in Birmingham David Cameron hit out at the “yes but no” people: “The ones who say ‘yes, our businesses need to expand, but no we can’t reform planning’.” He pledged to “cut through the bureaucracy”, with a prime ministerial target of “getting the planners off our backs”.

With promises made, a series of reforms were enacted, designed to help stimulate economic activity and encourage construction work at a local level. One notable reform was to allow bigger home extensions – or as politicians put it “to meet the aspirations of families that want to improve a home”. The proposals were met with a series of responses, mainly negative, from a broad range of the interested parties. The Local Government Association thought it was a “myth” that the planning system was preventing householders from undertaking improvements. Many Tory councils feared this would be a green light to “unsightly and out-of-place development”. However it was the House of Lords fears about a surge in neighbour disputes that prompted a watering down of the proposals before they were finally enacted at the end of May this year.

So have the proposals provided a spur for new applications for house extensions? Planning Pipe looked at 44,000 house extensions in the three months before and after the May 30 change across the English regions (where the changes were enacted) and across Wales, Scotland and Northern Ireland (where they were not). The result?

The story of this one reform reveals much about the tensions that surround the UK’s planning system. Stage one started with the principled and understandable desire of the politicians to cut planning red tape and promote an individual’s and a community’s freedom to act and innovate. Who, after all, wants a planning officer “on their back”? Stage two carried the broad support into the specific proposals and then into the constricted box of solutions acceptable to industry and the environmental lobby. Who, after all, wants to blight neighbourhoods and set neighbour against neighbour?

## A futile reform for a pointless outcome



Paul Graham, MD of cost-effective, bespoke project lead provider Planning Pipe ([www.planningpipe.co.uk](http://www.planningpipe.co.uk))

The “new, relaxed” rules on house extensions that finally emerged therefore balanced the desires of reformers, while respecting the legitimate concerns of communities. In other words, not wholly dissimilar to what was in place before the whole process started.

In the case of this house extension reform, what we have ended up with is a hybrid of two existing permission regimes – the full planning application process and the Lawful Development Certificate (LDC) process. We still have a 49 page Technical Guidance document to explain whether extensions constitute permitted development. If you live in a flat, maisonette, listed building or anywhere in a conservation area, then you are still unaffected anyway.

It is of course true that applicants will save around £170 in local authority fees and will wait six weeks rather than eight weeks for a decision. You could argue that any saving in time and money in the planning process is worthwhile. However you can also argue that

the juice is not really worth the squeeze. The DCLG forecast, as a result of this relaxation, is that there would be an increase of just 1.7 per cent in the number of house extensions over a 12 month period. So what has actually happened?

Planning Pipe’s analysis shows that in the three months since this reform there has been (due to seasonality) a fall in house extensions across the UK of 9 per cent compared to the three months preceding the reform. Oh dear. That fall has been less in England than in Wales, Scotland and Northern Ireland – which might be interesting – before you then dig deeper and see that in England there is a wide disparity of ups and downs in application numbers across different English regions post reform. Good luck in picking out the 1.7 per cent impact of this reform. In fact the planning statistics are unlikely to tell us anything about the impact of this reform because the reality is that it brought about very little actual change.

This is either a depressing tale of futile attempts to rail against a bureaucratic planning monster or a revealing insight that the planning system is a self-correcting mechanism, honed over many years, that more or less strikes the right balance between delivering regeneration and protecting the environment. Future attempts at impactful reform that genuinely stimulate the construction industry may better be directed elsewhere.

Enq. 604

## ESSEX

## University of Essex new student accommodation

U living and the University of Essex are proud to announce the official opening of The Meadows, a new student accommodation scheme in Colchester.

The new student complex situated off Boundary Road, provides an additional 648 student bedrooms for the Colchester Campus and is made up of 19 town houses for 228 students plus en suite cluster flats for a further 420

students. There is also a social pavilion housing a common room, a launderette and a ‘grab and go’ shop. The scheme, which includes a mix of concrete, steel and timber frames, was designed by architects Lewis & Hickey with construction carried out by Bouygues UK, beginning in early summer 2012.

To view more, visit [hbd-news.blogspot.co.uk](http://hbd-news.blogspot.co.uk) and enter the reference number 49021



# Editor's Focus

## 1. Collecta

Installing a TETRiS insulation block and beam system can speed up the overall build time of your next project. Up to 16x the length of traditional blocks and only 5kg, (compared to 8.4kg for a single concrete block), TETRiS blocks are easy to handle and install. Capable of withstanding foot traffic on site and easy to cut, the TETRiS system is engineered for fast, efficient building. Eco-friendly properties, U-values as low as 0.10 W/m<sup>2</sup>k and BRE Green Guide A+ Rated, TETRiS is a revolutionary alternative to traditional structural floors.

Enq. 105

## 2. Tecmach

Tecmach can provide housebuilders 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 1,200mm loading docks to serving different floor levels in buildings. Units can be custom built to suit the space available and easily assembled on site. The picture is of a pitless bin lift which is installed in a prestigious new development in Cambridge. Tecmach is happy to advise refuse handling solutions from early stages in projects.

Enq. 106

## 3. Speedheat

A converted Victorian village school has become the first home in the UK to run electrical floor heating from Speedheat by solar power. The five-bedroom family home already benefitted from Speedheat underfloor heating throughout under a mix of floor finishes. Now, with a system of roof panels designed by Halo Energy, solar power is making a valuable contribution to the energy used for heating, lighting and running electrical appliances. Speedheat's advanced thermostat controls are adjustable to suit how and when the family uses the heating.

Enq. 107

## 4. T Cards

The simplicity of the T Cards Direct online system has enabled interior lift fit-out specialists Marco Interiors to significantly improve the way staff track potential & new projects as well as work in progress. According to Michelle Bowls at Marco Interiors, one of the major benefits is that it helps to provide better customer service. The fast search facility across all T Cards' boards along with the ease of archiving details of completed projects, give her the information she needs quickly. Marco has four authorised users, each with a real-time view of the progress of work.

Enq. 108

## 5. Videx

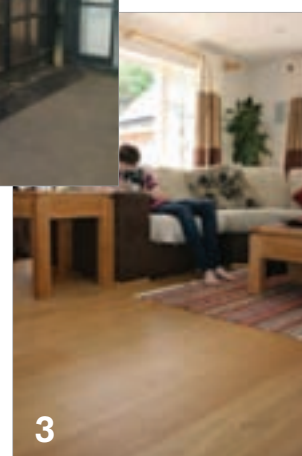
Videx Security's stylish Kristallo range of audio and video apartment units for door entry systems features many advanced features including functional touch sensitive controls. With a contemporary and elegant design, Kristallo units will complement modern interior designs and lifestyles. Available in either black or white, with a crystal smooth surface finish, compact flush and low profile surface mounting versions are available.

Enq. 109

## 6. Shorguard

For more than 25 years, JP Whelan Plant has been a key player in the edge protection market. During that time its SG4 range of freestanding guardrail systems has been installed nationwide across a wide range of public and private sector buildings. The proven, cost effective solution for flat roof applications SG4 is available for sale or hire. Working closely with many building professionals, including architects, the company provides a free design service and site survey visit.

Enq. 110



# Structural

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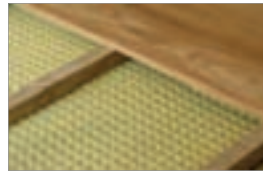
## Below ground waterproofing

Landmarks (UK) Ltd, a Yorkshire based developer, has used **Triton** waterproofing systems in the construction of a traditional two storey farmhouse. The property sits on a natural gentle slope, so the basement is fully buried to the rear with a raised patio area to the front. The property was built using ICF (insulated concrete formwork) where polystyrene forms are used to contain the wet concrete when casting in-situ concrete walls – and are left in place. The lower slab was made waterproof by the installation of a membrane beneath it and the inclusion of Triton's TT Admix in the mix. TT Admix contains active chemicals that react with fresh concrete to generate a non-soluble crystalline formation that seals the concrete itself against the penetration of water or liquid. Triton's TT Waterstop, a pre-formed water bar which swells up to 350 per cent when in contact with water, was placed into all joints. The shuttering around the slab had made provision for the concrete groove in the face of slab and the TT Waterstop was fixed into the groove using Triton's TT Swell Mastic expansion sealant.

01322 318830 [www.tritonsystems.co.uk](http://www.tritonsystems.co.uk)

Enq. 112

## Pressure relief from Delta-FM



To combat dampness and eliminate contamination in concrete floor applications, Delta-FM is a high performance high-density polyethylene sheet from **Delta Membrane Systems**. The low stud profile of just 3mm helps to minimise deviations in floor

levels, but still provides an air gap to achieved damp pressure equalisation. A flange strip along one side of the roll allows jointing to be carried out with an overlap, but without affecting the overall height of the installation. Quickly fitted to ensure minimal downtime for installers, Delta-FM ensures the percentage RH levels are isolated in the air gap, and controlled.

Enq. 113

## Easy-to-use waterproofing



Cementone Tanking Slurry, from **Bostik**, offers a high-performance and easy to use way of waterproofing a range of surfaces – simply mix with water and apply to brickwork, concrete and stone. Applied by brush in a two coat system to give a water vapour permeable finish, Cementone Tanking Slurry is suitable for both above and below ground level and resists positive and negative water pressure. The product is approved by the

Water Regulations Advisory Scheme (WRAS), which means users can be sure the product complies with mandatory Water Supply Regulations, which govern quality where water is carried or received.

Enq. 114



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Enq. 115

# Expert advice: Basement design and construction

By Mark Jones, head of house-building  
Standards at NHBC



**“NHBC has undertaken two recent surveys of around 1,700 sites which highlighted key problems surrounding the construction of basements, resulting in advice for builders to ensure problems are avoided.”**

Mark Jones

In recent times, basements have become a relevant and attractive addition to many houses, but as new claims figures and experience show basement claims by their very nature are difficult to investigate and costly to repair, which can result in significant disruption to homeowners.

A relatively small number of basements – just 14 – resulted in disproportionately high claims expenditure of £3 million in the last year alone, according to our latest figures.

Claims on basements built since 2005 have cost the industry a total of nearly £21 million – affecting nearly 890 homes. Changing weather patterns, a growth in the popularity of basements and a push for more sustainable urban drainage mean that basements present an ongoing risk which needs to be effectively managed.

NHBC figures show that large loss claims in relation to basements – those costing over £250,000 – have risen from £400,000 in 2010 to £1.5 million in 2011 and £1.7 million in 2012. When combined with other smaller claims, the total costs have risen from around £3 million in both 2010 and 2011 to £4.8 million in 2012. These figures are expected to rise further as some claims are still ongoing.

NHBC has undertaken two recent surveys of around 1,700 sites which highlighted key problems surrounding the construction of basements, resulting in advice for builders to ensure problems are avoided.

## Main causes

The research found that tanking defects were the main cause of claims – accounting for 66 per cent of volume and 62 per cent of basement claims since 2006. These related mainly to the detailing of joints at ground level, floor level finishes and openings for services, pipes and cables.

NHBC found that over a quarter (28 per cent) of sites surveyed reported high or unknown water tables, but still proposed a Type A (tanked) or Type B (water resisting concrete) basement, which may not be suitable for the site. The majority of the large claims from 2012 were a result of water ingress and incorrect installation of the damp proof membranes.

NHBC is now looking to revise its standards and guidance on basements working closely with the industry in general to help improve basement design and construction.

It has advised the housing industry to carry out suitable desk studies and ground investigation reports before construction as water levels are critical to the structural design of basements. The surveys also highlighted the importance of adopting the correct waterproofing system and water stops to provide enhanced resistance at joints.

Podium slabs accounted for 12 per cent of volume and 17 per cent of cost of basement-related claims, making it the second-largest category. Recent large losses have involved

Damage to car due to build up of calcium carbonate deposits as a result of water ingress from the podium slab above



properties adjacent to the deck surface suffering from rising damp and failed tanking where the membrane was cut to allow for drainage.

Podium decks generally have a greater exposure to the environment, often with decorative features, including paving and planters. As a result it is vital that builders ensure podium decks have a suitable drainage system with allowance for maintenance, especially when using planters or within the vicinity of trees.

A team of NHBC project managers will be involved in any development incorporating a basement, to assess the proposals and help in achieving satisfactory construction; to avoid the risk of delay, sites with basements or semi-basements (for example, on sloping sites where only part of the lower storey forms a basement) should be clearly identified on the Site Notification and Initial Notice (SNIN) when the application for Buildmark warranty is made.

## Working with the industry

NHBC will continue working with the industry to help drive down the number of basement related claims and improve standards for those homeowners living in a property with a basement.

This new guidance, as a result of surveying hundreds of live sites, will hopefully inform the industry and help reduce the risk for homeowners having to endure problematic basements and inconvenience – at a significant financial cost to the sector.

For enquires on basements, please call 0844 633 1000 and ask for ‘Special Risk’ for general technical enquires or ‘Engineering’ to discuss structural issues. You can also email [technical@nhbc.co.uk](mailto:technical@nhbc.co.uk). Technical Extra is available online at:

<http://www.nhbc.co.uk/Builders/ProductsandServices/TechnicalExtra/>

Enq. 116



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Enq. 117

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Enq. 118

## Impey re-engineers the shower seat



Impey's revolutionary new SlimFold shower seat and bench is stylish, durable, safe and functional. It bears weight of up to 40 stone and has a profile of just 111mm/55mm when folded. SlimFold comes in 10 colours with an RRP of £175 (plus VAT) and can be fitted from heights of 417mm which ensures safe transfer between standing and sitting or from a wheelchair. There is no maximum height restriction.

01460 256 090 [www.impeyshowers.com/slimfold](http://www.impeyshowers.com/slimfold)

Enq. 119

## Ellis Furniture's Reflection Gloss White



New from Ellis Furniture, Reflection Gloss White features a 22mm lacquered handle-less door and is available across the entire fitted and modular cabinet offer. Shown here, Reflection Gloss White features plenty of on trend curve appeal. A white car-

case rather than a contrasting carcass and a solid surface worktop are recommended if choosing the curved end panel finish. The fitted WC and basin unit perfectly complement the large modular unit to the right of the image. All providing plenty of essential, stylish storage space.

01484 514 212 [www.ellisfurniture.co.uk](http://www.ellisfurniture.co.uk)

Enq. 120

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Enq. 121

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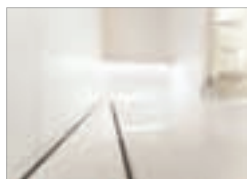
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Enq. 122



## Stunning new stone-infill grill



In the last ten years wetrooms have seen the open plan alternative having a major impact on the bathroom layout and design of hotel suites, luxury homes and the residential housing market. CCL Wetrooms has unveiled the latest development in the aesthetics of wetroom

drainage – the new Stone-Infill Grill – a stunning way of creating a continuous stone floor, virtually unbroken by the line of a stainless steel drainage grill. The Stone-Infill grill is suitable for use with natural stone and porcelain tiles, which are simply inserted into the empty Infill Grill, creating a beautiful finishing touch to any wetroom.

0844 327 6002 [www.ccl-wetrooms.co.uk](http://www.ccl-wetrooms.co.uk)

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## Abacus Elements raises the bar

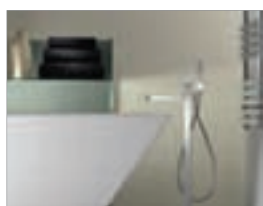


Create the ultimate luxury wetroom with UK-made Abacus Elements wet floor systems. Abacus Elements is a range of easy to install, tileable wet floor systems for the perfect bathroom. Made in the UK by Abacus Direct Ltd, the waterproof structural foam boasts high insulation properties and high compressive strength. Added benefits include a lightweight, easy-to-handle structure which is easy to cut, fire retardant and made without CFC, HCFC, HFC or CO<sub>2</sub>, so it can also help

reduce the carbon footprint of a building.

Enq. 124

## Floor-standing bath filler & hand-shower



The Abode creations and innovatively styled ranges of bathroom brassware and showers have been created for people who want the perfect blend of design, performance and sheer quality. The square, heavyweight Fervour floor-standing bath filler with elongated spout and hand-shower is

available in chrome finish only. The minimalist design concept offers a perfect symmetry along its clean lines and is the ideal partner to the most contemporary of bathroom fixtures. Perfect for free-standing baths in new build or refurbishment projects.

01226 283434 [www.abode.eu](http://www.abode.eu)

Enq. 125

## Edenhall eases supply chain pressure



As construction returns to growth and pressure builds for more new homes to ease the housing shortage and boost the economy, clay brick manufacturers are struggling to satisfy the growing demand from housebuilders. Large producers are importing bricks from their factories

in continental Europe due to lost production capacity from their UK plant closures. In sharp contrast, Edenhall's concrete facing bricks are finding a growing market with national housebuilders as they are readily available and provide kerb appeal at an affordable price.

01633 612 671 [www.edenhall.co.uk](http://www.edenhall.co.uk)

Enq. 126

# muck-truck

**It doesn't cost the earth to move it!**

muck-truck®, as the 1<sup>st</sup> company with this concept, has proven to be a market leader in pedestrian power barrows.

Our products are recognized globally by industries in Rental, construction, landscaping, recreation parks and utility sectors. We offer products that are manufactured to the highest quality.

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The MAX Dumper™ can carry 800lbs/36cu foot and will climb a 30% slope fully loaded. The machine is fitted with the Honda GXV Commercial grade 5.5hp engine. The Tecumseh drive axle has 4 forward and 1 reverse gears.

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Enq. 127

# Need some Rock Salt?

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**F: 01629 636 247**

Enq. 128

## Snickers Workwear catalogue 2013



What is it that makes Snickers the most popular working clothes among professional tradesmen and women in Europe? Is it the extensive range of different types of garments and accessories? Or is it the broad range of styles, colours and sizes? It's probably the hallmarks that have kept Snickers at the leading edge of workwear innovation for over 30 years – quality, functionality, practicality and style. For those people who want to find out

everything about what makes Snickers Workwear the best, this full colour brochure is now available free to discerning professional tradesmen and women.

Enq. 129

## Dickies has it all wrapped up



When working in the great outdoors it is important to ensure you have the correct outer and inner layer clothing for the task in hand. Dickies work coats and jackets have been developed over decades and tested in the toughest of weather conditions to ensure they are up to the job to protect you from the elements when working outside. These work coats and jackets are available in a variety of styles and colours and will offer varying levels of protection from the wind, rain and cold.

01761 419419 [www.dickieseurope.com](http://www.dickieseurope.com)

Enq. 131



## Manthorpe's revolutionary loft door sets new standards for airtightness

Manthorpe, the Derbyshire based manufacturer of plastic building products, has announced the launch of a new loft door to replace its best-selling GL250-03. The new GL 250 has many innovative features that improve the ease of installation and the products' insulation values; in fact, in tests conducted by the BRE the new door outperformed all major competitor doors that were tested and was the only door to meet and exceed the requirements of British standards and current building regulations. There is virtually no air leakage at all. All variants of the GL250 are fully insulated and available with a range of insulation levels including the GL250-015 which provides insulation level of 0.15W/m<sup>2</sup>K. The new GL 250 is now available through all good builders merchants and distributors. You can also see it in action on the website.

01773 514200 [www.manthorpe.co.uk](http://www.manthorpe.co.uk)

Enq. 133

## Solution for bowed building walls



The recently upgraded BowTie HD, from masonry repair specialist Helifix, is the ideal solution to the problem of bulging and unstable building walls. Fully concealed once installed, it rapidly restores structural stabilisation by securing the wall to internal joists or rafters without the need for any unsightly tie bars or pattress plates. Backed by Helifix's considerable experience, expertise and technical support, the BowTie HD is fully proven and widely used. Its heavy duty, unique rolled profile with self-cutting end, mechanically connects floor joists or roof timbers. It provides stiffness, generally without the need to install noggins or additional bracing.

Enq. 130

## Snickers new Rip-Stop winter jacket



Snickers' high-performance work jackets are well-known for their built-in functionality and practicality to make your workday easier. Designed for maximum freedom of movement and made from highly durable and comfortable materials, they feature dirt-repellent fabrics, cordura reinforcement plus easy-access pockets. The new Craftsman's Rip-Stop Jacket is ergonomically designed with pre-bent

sleeves. It delivers on-the-job warmth wherever you are on-site and, with its water-repellent fabric and cosy lining, this jacket is great value for money.

Enq. 132



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Enq. 134



# .MAP By Groundsure

GroundSure, a leading environmental intelligence provider, has launched a new online mapping tool designed for architects and developers



The software, called .MAP By GroundSure, provides a flexible range of mapping solutions which allow you to pan, zoom and plot site layouts and export them for planning applications and site surveys.

.MAP By GroundSure was built on extensive research to understand what developers needed. An easy to use mapping interface and integration to design software, such as AutoCAD, were pre-requisites. It also works on any web browser ensuring every property professional can complete mapping and planning tasks quickly, saving time for other projects.

It offers a unique credit system so users can view and scan the selected mapping area without incurring upfront costs. The system will also automatically add local planning permission data to check for precedent information on permissions and refusals, as well as, crucially, identify key environmental risks in the vicinity – all completely free of charge.

As well as Ordnance Survey MasterMap Topography layer mapping, the gold standard for planning maps, .MAP also offers:

- Ordnance Survey VectorMap® Local
- Aerial photography Ordnance Survey Background maps
- Printed plans and maps for planning applications
- Access to core GroundSure products including environmental risk analysis and planning history

If you register before 31 December 2013, your first mapping order has a 25 per cent discount. For more information call 0800 028 0000 or email [info.map@groundsure.com](mailto:info.map@groundsure.com)

Visit our website: [map.groundsure.com](http://map.groundsure.com)

Enq. 135

## Clad tidings for Canning Town



A refurbishment programme carried out by Newham Council has seen the improvement of 15 timber framed properties on Douglas Road and Ravenscroft Close in Canning Town, E16. With the aim of improving the thermal insulation of the 1960s

pre-fabricated houses, and increasing the sustainable elements of the build, the works included the replacement of the timber cladding with PVC-U cladding from **Swish Building Products**. The PVC-U alternative was used to maintain a higher quality of finish over a longer period of time.

01827 317 200 [www.swishbp.co.uk](http://www.swishbp.co.uk)

Enq. 136

## Bluclad helps create affordable homes



Marley Eternit's Bluclad has helped create 14 Code for Sustainable Home Level 4 properties for Wandle Housing Association in South West London. Bluclad exterior render boards helped deliver the goal of creating affordable, low-

maintenance homes for the 14 families who now live in the properties on Batsworth Road, Mitcham. Property developers, Oakwood Group, specified Bluclad because of its outstanding dimensional stability, which reduces substrate movement, a common cause of surface cracks on rendered facades.

Enq. 137

## Marley Eternit scores another first



Marley Eternit is continuing to push the boundaries of design and performance in the UK fibre cement weatherboard market with the launch of Cedral Click. Cedral Click means Marley Eternit is the first to bring an innovative new low maintenance, fibre cement tongue and groove weatherboard product to the UK. Cedral Click offers a contemporary take on the traditional style

of Cedral Weatherboard. The range features the appealing textured surface finish and performance benefits of fibre cement weatherboard and is fitted in a contemporary flat finish. Cedral Click will therefore appeal to those looking for the enduring weatherboard style, but which compliments a modern architectural aesthetic.

Enq. 138

## Grand Designs for RigiSystems S-Type



RigiSystems S-Type profiled cladding has featured heavily on a recent episode of Channel 4's *Grand Designs*. Strathaven Airfield is the oldest continually used airstrip in Scotland. It is now a busy

and active centre for micro-lighting and the owner commissioned local architects Richard Murphy to design a house for himself and his partner to be situated parallel to the runway. The structure is a simple cantilevered steel frame and all the roof and wall cladding is RigiSystems S-Type mill-finished aluminium – a material which resonates with local farm cladding.

01905 750500 [www.rigisystems.org](http://www.rigisystems.org)

Enq. 139

# Make your **Dream** a **Reality**

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140

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## Engineered timber windows and doors



In response to the growing demand from homeowners looking for traditional materials to enhance their home, **Window Fitters Mate (WFM)** has introduced a new and comprehensive range of engineered timber products that boast the ultimate in quality, aesthetics and an

incredible 30 year guarantee on timber. Comprising everything needed to fit timber windows, doors, and conservatories, the new range features both Standard and Premium products from Europe and the UK. These include casement windows, bi-fold doors, sliding sash windows and even ali-clad style timber windows. To complement these, a full range of finished timber products is also available.

Enq. 141

## Composite doors get a new face



The Door Factory has developed a brand new concept for composite doors. The external face of the company's rebated doors can now be clad with a series of aluminium extrusions which lock together to replicate a traditional door construction. This means doors can be finished with vertical, horizontal or diagonal panels. The aluminium facings are available in Golden Oak, Rosewood, Cedar and Walnut woodgrains, which are finished using the Decoral sublimation process. Powder coated RAL colours are also available, but on an extended lead time. Those opting for a RAL finish can also specify the texture of the facings.

Enq. 142

## Nationwide's bi-folds Secured by Design



Nationwide Windows, the UK window and door manufacturer with a 27 year heritage is delighted to announce that its bi-fold doors now meet the requirements of Secured by Design (SBD) – the official UK Police flagship initiative to support the designing out of crime – following

extensive testing by the British Board of Agrément (BBA). Products submitted for Secured by Design status must pass a series of rigorous standards and tests nominated by the police service in order to demonstrate their effectiveness in preventing or reducing crime.

01788 569 228 [www.securedbydesign.com/companies/](http://www.securedbydesign.com/companies/) Enq. 143

### 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. <http://hbd-news.blogspot.co.uk>



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Enq. 144



## PDS opens the window on city homes

Performance Doorset Solutions (PDS) has recently provided their best-selling sliding sash windows for a prestigious social housing project in Bradford. Roundhill place provides sixteen family homes from converted bedsits and flats which date back to the 1900's. The project is part of a regeneration project in the wider Goitside Conservation Area bringing affordable homes to the city centre. PDS worked closely with Bullock and supplied 87 sliding sash windows for the front of the building and 108 casement windows for the back. The PDS sash windows are traditional in both appearance and construction, yet offer a host of modern day features and benefits. Although traditional in construction the design utilises the latest manufacturing technology including: FSC laminated softwood, high performance double glazing, micro porous water based factory applied paint finish and is triple weather sealed. PDS provided the solution to use glass panels in place of the doors. 38 panels of safety glass were used for this. The glass panel now provides a nice feature for the bedrooms which brightens up the homes.

01706 370001 [www.pdsdoorsets.co.uk](http://www.pdsdoorsets.co.uk)

Enq. 145



# Sustainable Housebuilding Supplement

H bD

This annual Sustainable Housebuilding Supplement showcases the latest products and innovations from the last year







**TAP INTO RAIN WATER AND SAVE ON BILLS**



Our Rain Water Management System collects rain falling on your roof which is directed through guttering into a tank outside and pumped into the property to a specially-adapted header tank in the loft, to flush your sanitary wear. With average UK water bills £334 a year and rising, there couldn't be a better time to install the system.



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email: [dlg@aqpm.co.uk](mailto:dlg@aqpm.co.uk) [www.aquatechpressmain.co.uk](http://www.aquatechpressmain.co.uk)

Enq. 302



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Enq. 303



## 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](http://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](mailto:sales@arp-ltd.com)

Enq. 304



**Aluminium Roofline Products Ltd**, a specialist manufacturer of extruded, pressed or cast aluminium roofline products offering the highest standards of performance, aesthetics and durability.

Aluminium Roofline Products is also the home to the Mustang® 125mm aluminium guttering system – roll formed on-site up to 30 metres in length with no joints, creating a neat, maintenance free product of the highest quality.

No joints = No leaks, Mustang® – the only BBA approved seamless gutter system.

Enq. 304



With average water bills increasing by 64 per cent over the past decade and demand for water expected to keep rising, the answer to both problems could be right above our heads. **AquaTech Pressmain's** Rain Water Management System collects rain falling on your roof which is directed through guttering into a tank outside and pumped into the property to a specially-adapted header tank in the loft. The water is then used to flush your sanitary wear and water the garden. With average UK water bills £334 a year and rising, there couldn't be a better time to install the system.

Enq. 302



The Biodigester sewage treatment plant from **Burnham Environmental Services Ltd** has now achieved major success under substantial independent testing in both Europe and the USA. After 38 weeks of testing in Spain to EN12566 Part 3 the testers advised 'The Biodigester has passed to a very high degree'. The product has been awarded a CE Mark. After 26 weeks of testing in Texas, USA the testers advised that 'The product is as good as anything ever tested'. Class A approval issued. Additionally the Biodigester 'T' range is also the only product with a guarantee of 'Odour free operation'.

Enq. 305



In terms of environmental impact, Fakro windows supplied by **Roofwindowson-line.co.uk** are designed to provide the highest standards of thermal efficiency while being manufactured using replenishable natural resources. Low profile solar panels can also be used in modular form with Fakro roof windows to enable free energy to be harvested. Ecological considerations extend to the sustainable use of other raw materials in conjunction with management planning and waste management in the production process. Fakro offers FSC certification for higher quality, close-grain redwood pine.

Enq. 306



**SEWAGE TREATMENT PLANTS FOR PROPERTIES WITHOUT MAINS DRAINAGE**

- Simple process
- Simple installation
- Economical maintenance
- Tested to EN 12566 - Part 3

**NEW 'T9' FOR 9 PERSONS**

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Burnham Environmental Services Ltd.



Enq. 305



Stunning light & open timber staircases

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**COMPLETE STAIR SYSTEMS**

Enq. 306



## Air-tight membrane used on log cabin



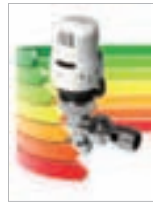
The A. Proctor Group Ltd recently supplied its Wraptite-SA into a log cabin construction in Corgarff, Aberdeenshire. Wraptite-SA combines the best properties of a vapour permeable membrane and an air barrier in one innovative, self-adhering product. It fully bonds (no mechanical attachment) to almost any

substrate for air tightness and ease of installation. Wraptite-SA is designed for use behind rain screen cladding systems where water resistance and energy efficiency are essential. If you require further information related to A. Proctor Group's Wraptite-SA...

01250 872261 [www.proctorgroup.com](http://www.proctorgroup.com)

Enq. 307

## The perfect setting for Ecocal



As the days get shorter and the nights grow colder, Altecnic is encouraging plumbers to promote the benefits of thermostatic radiator valves (TRVs). As well as the well-known economic and efficiency savings, Altecnic is raising awareness of the safety benefits of installing its A rated Ecocal TRV. Designed and developed to meet the highest international accreditation standards, Altecnic's

Ecocal is the ideal TRV for both domestic and public environments including schools, care homes and university accommodation. Its 'anti-tamper' function allows the head of the Ecocal to be set to a single non-adjustable position, providing a safe and constant output temperature which eliminates the risk of accidental scalding. Enq. 308

## Choosing wall ties with Ancon's app



Ancon has launched a new Cavity Wall Tie Product Selector App, which is available for both iPhone and Android handsets and makes choosing the most appropriate wall tie quick and easy, whether at home, on-site or in the office. Suitable for all types of standard masonry and thin-joint blockwork,

steel frame and timber frame constructions, the App features Ancon's full range of market leading wall ties. Products featured include Staifix stainless steel wire ties and the company's unique ultra-low conductivity TeploTie, manufactured from basalt fibres.

0114 2755224 [www.ancon.co.uk](http://www.ancon.co.uk)

Enq. 309

## New ASHPs from Grant

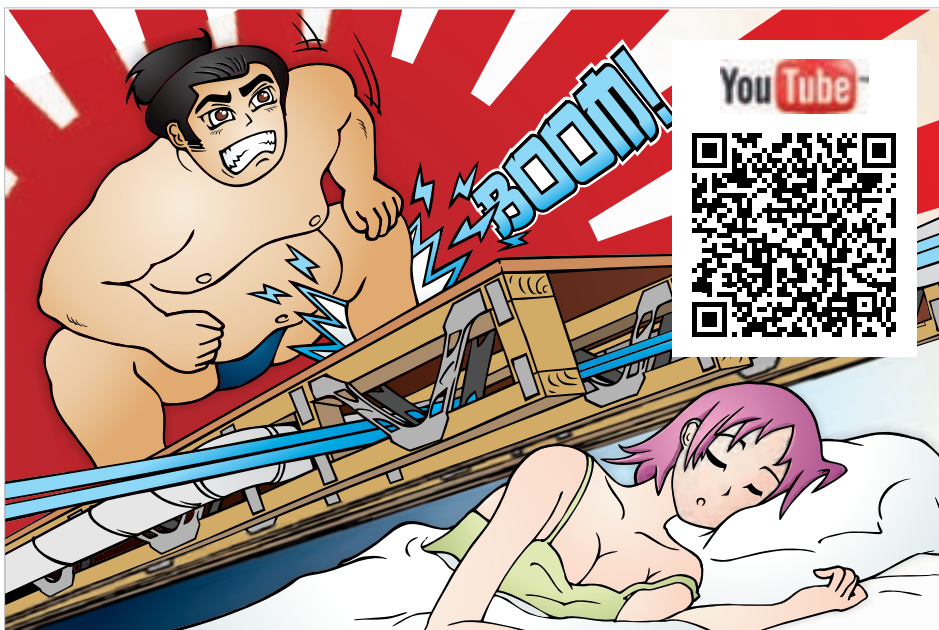


Grant UK has recently introduced the AERONA HE range. It offers bigger single phase models, higher outputs and CoPs at lower air temperatures with even quieter noise levels, while maintaining the tried and tested features of the existing AERONA range. The AERONA HE range offers units from 6.5kW u-p to 21.5kW and provides higher CoPs sustainable at lower temperatures. MCS approved, these

units use R410a refrigerant which allows them to operate at lower ambient temperatures.

01926 622600 [www.grantuk.com](http://www.grantuk.com)

Enq. 310



**SpaceJoists** easily accommodate services



**SpaceRafters** provide large insulated roof spaces

**Sj SpaceJoist™**  
METAL OPEN WEB FLOOR SOLUTION

ALPINE GANG-NAIL

**NINJA quiet, SUMO strong** with room for large service runs (eg. MVHR systems) - SpaceJoist wrestles rival joists into submission...

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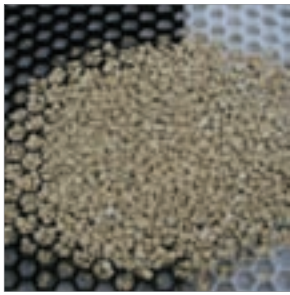
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Enq. 311



Gravel is one of the most attractive, economical and versatile surfaces on earth. But without help, it's inclined to move around, creating ridges and ending up where it shouldn't. **COREgravel** is the solution! It creates a naturally porous stabilising base into which the gravel sits – and stays! It's easy to lay, inexpensive and very, very effective. Beginning in February 2010, CoreGravel has firmly established itself within the competitive gravel industry, and has quickly developed a reputation for exceptional value and quality.

Enq. 312



Following the well-received SpaceJoist SJ10 (254mm) web launch last year, ITW Industry introduces SJ9 (219mm) and SJ12 (304mm) webs to complete the range of popular joist depths of 219, 254 and 304mm. Extensive research and development by ITW Industry has produced a new range of SpaceJoist "SJ" open web joists. Comparison testing in November 2012 revealed that the SJ10 (254mm) SpaceJoists could achieve longer spans with less timber and fewer webs than both its predecessors and its two leading competitors.

Enq. 311



**Jarabosky** is a most distinctive brand. The company's furniture is a cross-over between art and functionality. Transformed from redundant hardwood railway sleepers from around the world into stunning pieces. Natural imperfection is the major attraction in all the furniture. Balance and proportion then display this to amazing effect. The new range 'The Classic', combines this together with the added dimension of glass and stainless steel to give a modern edge. Beautifully sculptured designs are enhanced by the chunky toughened glass, which allows the individual piece to be viewed from all angles.

Enq. 313



**SIPS@CLAYS** is a family firm and it has been designing, engineering, manufacturing and erecting SIPS homes for over 10 years. Sips offer the ultimate form of sustainability by virtually removing the requirement for Space heating. Not only do Sips offer extremely low 'U' values, reduced thermal bridging, but by the very nature of the construction method SIPS give an airtight fabric with air pressure test results as low as 1m<sup>3</sup>/hour/m<sup>2</sup> common place. With the added benefits of room in the roof and a quick build time on-site it seems that SIPS are the future of sustainable building in the UK.

Enq. 314

**COREgravel**

COREgravel creates a naturally porous stabilising base into which gravel sits and STAYS!  
No sinking, no movement, no problem!  
It's easy to lay, inexpensive and very, very effective.

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**COREglow**

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Enq. 312

**OAK MANTEL BEAMS**  
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Handmade furniture using stunning redundant railway sleepers from around the world

Enq. 313



## New funding welcomed by J&S



Johnson & Starley has welcomed the Department of Energy & Climate Change's new £6 million grant funding programme to help local authorities develop new heating and cooling networks. To win a share of the funding, local authorities must bring forward "ambitious and innovative proposals" to develop and deliver heat networks that

draw heat energy from renewable, sustainable or recoverable sources. Johnson & Starley is in a strong position to assist with such proposals as the company already has significant experience with a number of high profile projects of this type.

Enq. 315

## Uni-Click® Dry Verge gives total flexibility



With the NHBC decision to make dry fixing of eaves and ridges mandatory, Klobber's new Uni-Click® Dry Verge Plus can be used with all large and medium format concrete tiles. Suitable for pitches from 12.5° to 90° it has a built-in drip tray and is available in brown, slate grey, terracotta and black with matching eaves

closures, ridge closures and ridge end caps. Uni-Click is invariably installed in conjunction with a universal ventilating dry ridge and hip system such as Klobber Roll-Fix® which comes in a practical all-in-one kit and is suitable for half round and angle ridge tiles.

01332 813050 [www.klobber.co.uk](http://www.klobber.co.uk)

Enq. 316

## Opportunity knocks for James Latham



With the government's Code for Sustainable Homes Scheme (CSH) target for all new houses to be zero carbon by 2016, James Latham is now offering a complete door kit solution which has been certified as passive house compliant by the renowned Passive House Institute in Darmstadt (Germany). According to official figures, the UK's 21 million homes account for around 27 per cent of the overall carbon emissions released into the atmosphere and the need to address the carbon situation within the housing sector is of paramount importance – passive house compliant products are a recognised and accepted solution to the zero carbon requirement. A passive house achieves significantly notable levels of airtightness and insulation with minimal thermal bridges and delivers a high level of internal air quality provided by a mechanical ventilation system that recovers heat efficiently and doors have a big part to play in achieving this. The door kit being offered by James Latham includes a door leaf which is 98mm thick and is available in three decorative facing options. The passive house door blank has a U-Value of 0,54 W/m²K; and the door – as supplied in kit form – has a U-Value of ≤ 0,80 W/m²K (with and without glazing).

0116 257 3415 [www.lathamtimber.co.uk](http://www.lathamtimber.co.uk)

Enq. 317

## THE NEW GL250 DROP DOWN LOFT DOOR



### The best continues to outperform the rest ...

The Manthorpe GL250 has many innovative features that offer improved insulation values over other loft doors on the market with virtually no air leakage.



The Manthorpe door was the **only** door which surpassed air leakage requirements and did so without the need to resort to tape or mastic, or both!

Contact us if you would like to see the best performing standard loft door on the market **AND** the test data.

Call us now on 01773 514 200 or visit [www.manthorpe.co.uk](http://www.manthorpe.co.uk)



Enq. 318



Limeco is a UK company dedicated to development and manufacture of HyperLime® hydraulic lime binders as sustainable alternatives to cement and gypsum for the masonry construction industry. Simply mix HyperLime with aggregate and water to prepare mortars, plasters and renders that are easy to use, highly workable, quick setting, flexible, breathable and absorb lots of atmospheric CO<sub>2</sub> when curing – a typical CO<sub>2</sub> footprint of HyperLime mortar is 40kg/tonne or up to 80 per cent less emissions than cement/gypsum.

Enq. 319



Long Rake Spar continually strives to introduce unique new products to the trade that have a high sell through rate, while offering a sound profit return. The sales of its recently launched, uniquely different Flamingo chippings have excelled in this respect, already outselling many established products such as Plum and Blue Slate in both, bulk bags and pre-pack; a fantastic achievement for this relatively new product. Following on from this success they now introduce the 20mm ONYX a further unique, highly decorative chipping. Onyx is available to order in either bulk bags or pre-pack bags.

Enq. 320



On July 12 it was announced that Competent Person Scheme, CompetentRoofer, 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 CompetentRoofer 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.

Enq. 324



Recently launched by Urban Front is the E98 Passiv door with Passive House certification. The door comes with the following specifications:

- 3d non-concealed hinges
- 98mm thick with a made to measure max. overall frame size up to 1,040 x 2,200mm on E98Passiv
- Triple rebating with double weatherproofing
- Steel reinforced core
- Insulation of 0.8W/m<sup>2</sup>K for the door leaf
- Security locks, security keys, high grade stainless steel fittings

Enq. 325

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Enq. 319

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Enq. 320





## 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](http://www.minus7.co.uk)

Enq. 321

## New Q-Vent HR400 heat recovery



The new Q-Vent HR 400 is the latest highly energy efficient heat recovery unit from Johnson & Starley. It complies with Energy Saving Trust's Best Practice scheme, featuring energy efficient EC fan motors, and a high efficiency counterflow heat exchanger. The Q-Vent 400 is the ideal solution for many local authority, housing

association and private residential new build or refurbishment projects. It is designed for vertical wall or loft mounting and manufactured to BS EN ISO 9001:2008. The Q-Vent HR400 is installed in a roof space or cupboard, but most of the system is hidden from view as it has been designed into the house construction.

Enq. 322

## McArthur Group



McArthur Group's range of 'Scheme Green' products, created to comply with the Code for Sustainable Homes. Credits are awarded under 34 categories for performance targets, which contribute positively to environmental issues. Scheme Green enables 'easy additional points' as a sure way of getting builders those all important credits, with little

effort. McArthur offers a full range of scheme green products including; bicycle racks/storage, garden sheds, recycling solutions, internal and external airing, drying lines and racks.

0117 943 0500 [www.mcarthur-group.com](http://www.mcarthur-group.com)

Enq. 323



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

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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. 324



**Oakmasters** encourages environmentally friendly processes in building, whether it is starting a self-build from scratch or adding an extension or improvement to an existing home. Oak beams are the ultimate renewable resource – they require no industrial processing and can be used in their raw state with minimal waste and energy expended. Building with oak is also environmentally friendly as the wood is carbon neutral. The most sustainable way to use oak is from a managed source which has been accredited by the Forest Stewardship Council (FSC).

Enq. 326



In order for a living green roof to be truly sustainable, it must be designed carefully, installed properly and treated to a little bit of TLC twice a year. The growers of **Enviromat** sedum matting also have a green roof maintenance division and have first-hand experience of what happens when mistakes are made during design, installation and maintenance. Enviromat has produced a free, downloadable guide to designing a green roof with maintenance in mind. The guide covers loadings, accessibility, edgings and plant choices.

Enq. 327

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Enq. 326

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Enq. 327





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[www.leadsheet.co.uk](http://www.leadsheet.co.uk)

Enq. 328

## Rainwater harvesting from Polypipe



Polypipe Building Products has recently launched a new range of solutions into the rainwater harvesting marketplace, targeted specifically at the residential market. Polypipe offers Rainstream – a range of rainwater harvesting options designed for everyone. Ideal

for new build, for retrofit and already seeing major interest from the self-build marketplace, Rainstream is a very simple rainwater harvesting 'package'. You can even see it on YouTube – just type in Polypipe Rainstream in the search bar!

01709 77 00 00 [www.polypipe.com/building-products](http://www.polypipe.com/building-products) Enq. 329

## The LED style leader



Timeguard's innovative NightEye PIR Security LED floodlights are still the clear style leaders in outdoor LED lighting. Remarkably compact and with great looks to grace any premises with their discreet, understated style, they are available in 8W,

16W and super-powerful 32W models. These bright lights mean you can do away with older ugly halogens once and for all – and make massive savings on energy consumption. The Timeguard name, trusted by installers and specifiers on some of the nation's biggest building projects, is a guarantee of long life and excellent quality.

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Enq. 330

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Enq. 331



Officially opened this month, the newly refurbished iconic BRE Smart Home has been re-equipped with a host of ultra energy efficient features and functions to bring it in line with current legislation and the next generation of technology available. John Whalley, **Nationwide Windows'** managing director comments: "Nationwide Windows were chosen as the fenestration partner. Consulted at the design stage, we were responsible for fabricating and installing replacement windows, doors, a sunroom and PV panels, to take the house's EPC rating from an 'E' to an 'A' or 'B'."

Enq. 331



The new, improved Daikin Altherma LT split range of air to water heat pumps, from **Space Air Solutions** of Guildford, is not only more efficient than the range it replaces but has achieved accreditation in Appendix Q of SAP. SAP assessors can now use actual equipment performance figures rather than default ratings, when assessing the performance of a building. Daikin Altherma's SAPQ accreditation applies to the complete 4kW to 16kW Split LT range. For social housing providers these systems not only reduce energy consumption and carbon emissions but importantly for their tenants, reduce fuel bills.

Enq. 332



At The Forest of Dean last year 45 firefighters were called because a catastrophic DN900 high-pressure pipeline failure had accrued at the Wyelands intake pumping station, leaving many households without drinking water. The current valve framework manufacturer was unable to accommodate the request for non-standard design configurations and therefore T-T's valve division Aquaflow were approached. After meticulous technical discussions a contract was secured for the supply of several replacement valves. The valves were manufactured in robust ductile iron.

Enq. 333



**Lead Sheet Association:** Lead has been used for centuries in construction, but it is as relevant today as it has ever been. Rolled lead sheet is a contemporary material that compares very favourably with other building materials when measured by modern criteria, attracting excellent ratings in environmental performance and fire testing. Lead has recently received a BRE Green Guide rating of A and A+ playing well into the sustainability agenda and can help developers with their BREEAM points on new developments. As lead is weathertight and malleable, water ingress will be of minimal concern.

Enq. 328

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Enq. 333



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Reader  
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**334**

## 4,000 Halo windows for social housing



Yorkshire Windows, a long-standing Halo customer has been busy installing thousands of new replacement windows in the Chesterfield area for a Rykneld Homes, an Arms Length Management Organisation (ALMO). When the leading Rotherham-based fabricator and

installer was asked to provide a solution to help retrofit 4,000 windows for the social housing project, the company chose to supply the System10 chamfered profile system from industry-leading Halo.

[salesenquiry@veka.com](mailto:salesenquiry@veka.com) [www.halo-uk.com](http://www.halo-uk.com)

Enq. 146

## New approach for water sewers



New legislation scheduled for later this year will demand a new approach from house builders, ground workers and contractors when it comes to the design, planning and installation of foul water & surface water sewer systems. Terry Hill, technical support manager at specialist water management company JDP says the new legislation need not be seen as another headache for the industry if the right advice is followed. Driven by the Flood and

Water Management Act 2010, mandatory 'adoption' and new standards for all (new and existing) foul water sewers is coming.

0800 195 1212 [www.jdpipes.co.uk](http://www.jdpipes.co.uk)

Enq. 147

## Garador asks the industry



Garage door manufacturer Garador is appealing to the building industry to provide feedback on a possible future product innovation: a side hung version of its popular Salisbury door. The firm is interested to hear from garage door retailers and installers to gauge how much of a demand there is for a side-hung version of the Salisbury garage door before putting it into production. Garador's popular Salisbury door is a versatile, vertically ribbed door

with window sections to provide additional light.

01935 443791 [www.garador.co.uk](http://www.garador.co.uk)

Enq. 148

## Evolution structural warranties



Can Evolution help with your structural warranties? 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 development project in the near

future you will require a mortgage compliant warranty. Evolution is a specialist in this market and will source the right product at competitive rates for your project. The company is an insurance broker authorised and regulated in the UK by the Financial Conduct Authority under FCA number 472438.

01799 512 031 [www.buildingwarranties.com](http://www.buildingwarranties.com)

Enq. 149



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Enq. 150

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Enq. 151





## Termatech gives natural appeal

The TermaTech range of Scandinavian-made wood burning stoves from Specflue embraces simple genuine quality in a modern and minimalist design plus the pride of the Nordic Ecolabel. The focus is on long life, ease of use, environmentally friendly combustion and competitive prices. These are efficient and elegant wood burners in a stylish Nordic design. They simply represent a beautiful piece of furniture that gives warmth and style to the home interior. The temperature rapidly reaches optimum effect at 5.0kW with notable 80 per cent efficiency, which is four times that of an open fire. The range is thoroughly tested by the leading recognised institutes and will heat 30 to 140m<sup>2</sup>. The finish is available in black or grey and the stoves can be connected to rear or top flue outlets and a removable glass fronted door is fitted for safe access to the wood department. A cast iron frame is fitted in the door and the bottom of the burning chamber and the firebox is lined with high-insulating vermiculite. Enq. 152

## Hotte topic



Two parts make up the Mezzofocus fire from Diligence International – the 'hotte' (canopy) and the 'foyer' (fire bowl) – with various design options to bring individual styling to a room, and a choice of fuel options. Suitable for domestic and commercial applications that can be satisfied with a 5kW output, Mezzofocus is an elegant design that brings a strong focal point to any room. It can be powered by gas, or burn timber for those looking for a more environmentally-friendly fuelling option. While they are different sizes, the hood and base appear to form the perfect sphere. The hood diameter is 1.075m while the base is 0.945m in diameter. Enq. 153

## Aquobex Resilient Property™ at BRE



Aquobex, a leading supplier of consultancy and products for property flood resilience, has announced that it will be building a new flood resilient property at BRE, Garston. The house, which has been designed by leading architectural firm Baca, will incorporate some of the latest solutions for keeping flood water out of properties as well as many cutting edge solutions that can be utilised in interior fit-out to minimise the damage and disruption should flood water enter a property.

01923 518 582 [www.aquobex.com](http://www.aquobex.com)

Enq. 154

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Enq. 155

## New wood burner from Eurostove



The new Westfire Uniq 33 wood burning stove from Eurostove is a handsome and sleek design that sits above floor level to give a warm visual aspect of the fire and also project the heat more efficiently into the central airspace of the room. Eurostove say that it's important to choose the positioning of the Uniq 33 to create a focal point and also appreciate the glass side panels with

dark glass at the base and clear glass at the top so the flames and illumination can be seen from three aspects. As opposed to open fires, wood burning stoves deliver 80 per cent efficiency with only 20 per cent of the heat vented through the chimney.

01934 750 500 [www.eurostove.co.uk](http://www.eurostove.co.uk)

Enq. 156

## Katell makes kitting out a home easy



Homeowners seeking the perfect fireplace, and trade buyers searching for the ideal fire suite or fitted wardrobe, will quickly find what they are looking on Katell's new website ([www.katell.co.uk](http://www.katell.co.uk)). The site, extensively illustrated and laid out in a clear format, contains images of

every product from the Katell fire, fireplace and wardrobe ranges, together with product details and customer service information. The company has packed a wealth of information – including diagrams, dimensions, finishes and application summaries – into a site that is clear and easy to navigate.

Enq. 157

## Biomass stoves – a stylish investment



Wood burning stoves provide a stylish and sustainable way to keep a home warm, and some are covered by the domestic Renewable Heat Incentive (RHI). Biomass solutions provider, Euroheat, has a range of stoves to suit any style of property. Its revolutionary Rika Evo Aqua is one of few stoves that meets the RHI's product criteria, providing room heating and back boiler capabilities. Other stoves in Euroheat's range, include: • EFEL: Euroheat's cast-iron offering, which was upgraded last year so it's easier to use with one lever to control both air and fuel. • IQ: Euroheat's smart range of inserts, perfect for the modern home. • Wiking: Euroheat's most cost-effective stove range, providing a high-quality, contemporary stove at a low price. New for Winter 2013, all Wiking stoves now feature the patented Autopilot system. • Rika does dual fuel: Rika's Induo stove offers dual fuel capabilities, perfect for people who want the relaxing, warming feel of a wood stove, yet with the practicality and controllability of wood pellets. Efficiency is key with all of Euroheat's stoves, which reach levels of up to 90 per cent, comparable with SEDBUK A rated boilers and a significant improvement on an open-fire, which peaks at around 40 per cent.

Enq. 158



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Enq. 159



# CLEARVIEW STOVES

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### 2. Clearview Stoves are efficient

A Clearview Stove is over 70% efficient while most open fires are only 10% efficient. A Clearview in the living room keeps you warm and cozy in the place you spend most of your time.

### 3. Clearview Stoves are a joy to use

There is nothing quite so elemental as the log fire, nothing that excites the imagination like its flames. It's one of life's little pleasures. A Clearview Stove offers an exceptional view of the fire, is easy to light and burns for long periods unattended.

### 4. Wood is a renewable fuel that's good for the environment

During their lifetime trees absorb carbon dioxide from the atmosphere, provide food and shelter for wildlife and add beauty to our lives. Burning wood releases no more CO<sub>2</sub> than would its eventual decay. Simply put, burning wood just warms you, not the planet.

### 5. Wood and Clearview put you in control

The huge, centralized; energy companies can be unreliable. When a storm interrupts the electrical supply, you can be left stumbling around in the dark with no heating to speak of. However, a Clearview wood stove is 100% reliable and keeps you safe, and warm during a power-cut.

### 6. Wood saves you money!

We almost forgot to mention it, but for many, wood is the cheapest fuel you can use. Best of all, it grows on trees!



Reader  
Enquiry

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# Energy efficient and stylish – the latest must-have feature for homeowners

Hector Page of Arada discovers why stoves are more popular than ever

In the long British winters everyone relishes the cosy feeling of a crackling wood fire to sit by while the weather outside is cold and wet, which makes them a top feature developers should consider including in any new build. However, in these days of high fuel bills energy conservation is paramount and any feature that can save potential house buyers' money as well as looking attractive will be greatly appreciated. A wood burning stove, rather than a traditional open fire, can do just that.

In stark comparison to an open fire the great range of efficient and attractive wood burning stoves not only warm a home but can save considerable sums of money. Developers should be aware that the cost per kilowatt of useful energy from burning wood is currently around 4p, compared with 7.5p for oil and as high as 12p for electricity. Installing a wood burning stove in any new build makes sense financially and also aesthetically as the market has a great range of styles and sizes to suit traditional and modern flats or houses.

**“The same log burnt in a stove will produce at least three times the amount of heat as in an open fire”**

Most modern wood burning stoves can run at 80 per cent efficiency. This means, for example, that the same log burnt in a stove will produce at least three times the amount of heat as in an open fire. And with today's tastefully designed stoves, with large glass viewing windows, none of the enjoyment of watching the leaping flames and glowing embers is lost. In fact, it's enhanced and safer and this makes a great selling feature for any new property.

Another selling feature is that wood is a renewable resource with most firewood in the UK coming from sustainable sources. For every tree that is cut down large scale log producers will plant another one. Without doubt, burning

wood is better in environmental terms, as the amount of carbon dioxide released into the atmosphere is the same as that absorbed by a tree while it's growing. This is a feature potential purchasers will appreciate as we all become more and more concerned about the planet and doing all we can to conserve it for future generations.

Installing the right stove in a new property is critical: the size of the room and the proposed fireplace need to be considered carefully when choosing the output of a stove in any property. Stove size and room size go hand in hand, meaning a stove that is too large may overheat the room. One that is too small will not provide enough heat, so the natural reaction will be to keep loading on more and more fuel, and constantly firing the stove, possibly to the detriment of the stove's long term performance and reliability. The developer needs to be sure the right size stove is chosen.

The chimney is also crucial as all stove installations require a sound chimney, which invariably means that all chimneys should be fitted with a liner to make them safe and functional.

Also worth consideration is fitting a wood burning stove that can be converted to a multi fuel stove. This will give the house buyer greater options on what fuel to burn. These multi fuel stoves are capable of burning both wood and solid fuel without compromising on heat outputs or efficiencies. This, again, is another attractive selling feature in a new build.

Additionally, the great variety of stoves available for new build properties means the bigger stoves on the market give greater heat output so stoves with back boilers can heat hot water, and in some cases, stoves with integral boilers provide primary heating to whole houses, further increasing home heating savings.

Today's wood burning and multi fuel stoves are stylish, clean, efficient and easy to install. They are cheap to run using local, renewable fuel and they produce far less pollution than an open fire. Importantly, with no sign of the increases in gas, oil and electricity prices slowing down house buyers want features that will be cost efficient. Installing a wood burning stove in any new build is a great selling feature as well as being a most attractive addition to any style of property.

Enq. 161







## THE DB15 WITH BACK BOILER A WARM WELCOME IN EVERY ROOM.

A truly functional stove capable of a whole house heating solution with the unmistakable spirit and style of Morsø.

With its environmental credentials, the Morsø DB15 is ideal for any home striving to reduce its carbon impact.

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Reader  
Enquiry

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CD7/487

## Award winning knee pads save injury



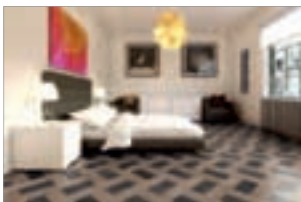
An award winning, non-foam based, pocketed safety kneepad which maintains its maximum cushioning effect throughout consecutive or prolonged use, "can help prevent up to six months down time and subsequent loss of earnings through knee injury in the workplace". The claim

comes from Cliff Lockyer, CEO of CL-7 Limited, the Daventry, Northamptonshire based manufacturers of the new, UK designed, 'Redbacks' cushioning kneepads which are winners of the '2012 SATRA Best Innovation in Occupational PPE Award'.

01327 702104 [www.redbackskneepads.co.uk](http://www.redbackskneepads.co.uk)

Enq. 164

## Win a £10,000 Ted Todd fitted wood floor



Ted Todd has launched a design competition to celebrate the launch of its new range "create" – a first of its kind, easy-to-use bespoke design system for anyone wanting to create a fabulous hardwood flooring to suit their projects style. Like us

and enter you design on our Facebook page: [www.facebook.com/tedtoddwoodfloors](http://www.facebook.com/tedtoddwoodfloors) to win the design of your dreams. With over 30,000 possible design combinations designing something to complement your interior has never been easier.

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Enq. 165

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Enq. 168



## Innovative new range of luxury vinyl sheet flooring

**P**olyflor has announced the launch of Secura, its first multi-width luxury vinyl sheet flooring range. Manufactured at the Teeside plant, which has long been recognised by retailers and consumers as producing the highest quality printed vinyl flooring, the Secura collection has been developed to enhance interiors with designs that reflect the natural beauty of wood, stone and stylish abstract finishes. The collection of 26 colours is available in 2-, 3- and 4-metre widths and features a 0.35mm wear layer and R10 slip resistance – suitable for both heavy domestic and light commercial applications.

“This collection broadens our offering to the sector comprising both modern and traditional luxury vinyl designs in a multi-width sheet form,” comments Tom Rollo, Polyflor’s marketing manager. “We have once again invested heavily in stunning installation photography to truly showcase the Secura range, which is beautifully presented in an 84 page brochure.”

The photography is also available to view digitally at [www.polyflorathome.com](http://www.polyflorathome.com) and product samples and brochures can be requested free of charge on the website. Swatch books and new and exclusive swatch book stands have been developed and are available to display the range in retail environments.

As the Secura collection has been developed for the semi commercial and domestic interior market it is ideal for specification into public and private housing developments and light commercial projects. The incorporation of Polyflor’s unique polyurethane reinforcement (PUR) allows for a polish-free ongoing maintenance programme, while the addition of a soft-backed layer provides comfort under foot plus 19dB of impact sound reduction.

Unlike other Polyflor heterogeneous vinyl ranges Secura can be loose laid in most domestic locations, offering reduced installation time and significant cost savings. Secura is manufactured



in the UK and available from stock via the UK network of flooring distributors. Secura is also 100 per cent recyclable via Recofloor, the industry leading vinyl take-back scheme.

For more information visit [polyflorathome.com](http://polyflorathome.com). Alternatively, contact the Polyflor Samples Department on 0161 767 2551 to order a free brochure or samples. Further details of Polyflor’s extensive range of resilient vinyl flooring are available from Polyflor Ltd, Radcliffe New Road, Whitefield, Manchester, M45 7NR. Tel: 0161 767 1111 Fax: 0161 767 1128 Website: [www.polyflor.com](http://www.polyflor.com) Email: [info@polyflor.com](mailto:info@polyflor.com) **Enq. 169**

### Many more to reap thin joint benefits



Changes to the rules that govern the installation of precast concrete flooring will allow the benefits of H+H’s innovative Thin-Joint System to be realised. Until recently, landing precast concrete floor systems onto cavity wall constructions has required the outer masonry leaf to be in position, unless the inner leaf of block work is a minimum of 190mm thick. However now, when using H+H Thin Joint system, the thickness of the cavity wall inner leaf can be reduced to only 140mm without the need to back it up with the external brickwork.

01732 880520 [www.hhcelcon.co.uk](http://www.hhcelcon.co.uk)

**Enq. 170**

### Granwax Excells with new floor finish

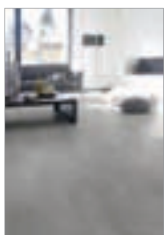


Specialist flooring manufacturer Granwax has launched GP Excell, a high-quality, self priming floor finish for use in commercial, retail and domestic premises. The extremely versatile water based polyurethane finish leaves wood colour virtually unchanged, making it the ideal choice for light coloured timber and is exceptionally durable and scratch resistant, making it the perfect finish for a range of applications

from homes to retail environments. Specially formulated by Granwax to provide versatility and convenience, GP Excell does not require a separate primer unless extra wood colour enhancement is required or contamination is present.

**Enq. 171**

### Gerflor’s Artline LVT flooring

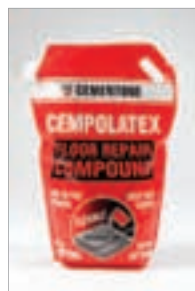


Flooring specifiers wanting a luxury vinyl tile (LVT) and plank flooring without a heavy price tag will welcome new Artline by Gerflor. With 40 designs, superior embossing and graining surface effects and a variety of tile and plank formats, Artline caters for multiple tastes and complements differing décor within housing. It also has the qualities and performance of a higher-priced flooring. For example, bevelled edges are a specific feature. 100 per cent recyclable and environmentally sustainable, Artline is 2mm thick and has a hardworking 0.3mm wear layer, which includes Gerflor’s PUR+ surface treatment.

01926 622600 [www.gerflor.co.uk](http://www.gerflor.co.uk)

**Enq. 172**

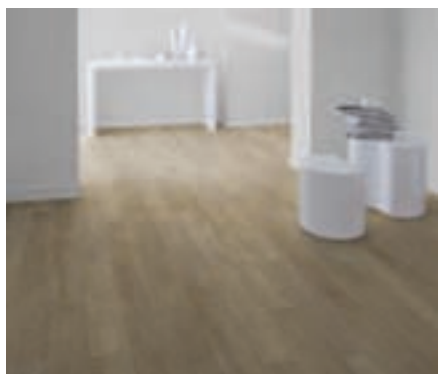
### Bostik’s high quality products



Bostik produces a range of specialist, high quality products that cater for a broad range of flooring jobs. The work involved in levelling a floor prior to laying coverings can vary from making good in repairing small patches of a floor, to putting down a smoothing compound across much larger areas. Bostik offers a number of specialist products to ensure you have the right one for the job. For example, Cementone Cempolay Deep is ideal for jobs where there are particularly uneven

areas that require a greater depth of screed – up to 50mm – in order to smooth the surface before laying coverings.

**Enq. 173**



**N**o longer a poor imitation of natural materials and a basic level product, residential vinyl floorings are changing as flooring manufacturers develop new product technologies to meet the increasing technical and aesthetical needs of the housing market.

Traditional sheet vinyl flooring, luxury vinyl tiles (LVT's) and plank floorings have therefore evolved in how they look and how they perform – for example, many high specification, design-orientated sheet products have advanced slip resistant and acoustic characteristics and LVT's continue to expand the aesthetic and specification boundaries. Both flooring types are ideal for new build projects.

Although entirely different in construction, LVT's and conventional sheet vinyl are traditionally adhered floors that require smooth, flat and screeded subfloors. However, these processes take time and surfaces need to fully dry out before adhesive is applied and the flooring is fitted. In addition, the flooring is a no-go area while the adhesive cures. LVT's also generally require specialist tools and fitters along with their associated costs.

When time and budgets are squeezed, flooring manufacturers have therefore invested in new, innovative, product technologies to bring about new flooring types that can be fitted, for example, in hours rather than days. These new types of loose-lay floorings eliminate lengthy subfloor preparation, specialist fitting and do-away with adhesive that halts work while it cures. Where budgets and time are tight for house builders, lower installation costs and faster fitting times can be beneficial.

Loose-lay floorings come in two types: textile-baked sheet vinyl, that can be typically laid in one piece, and click and lock tile and plank systems, which ingeniously and quickly inter-lock together.

Click and lock system, loose-lay floorings are relatively new to the market and combine fast, cost-effective installation with the benefits of top quality flooring. There are several lock and click system floorings available that offer differing specification, alternative price-points and unique benefits. What they do all have in common is that they do away with adhesive and streamline fitting.

Another major advantage of click and lock

# Benefits of new flooring solutions for housing

With many new residential flooring types available, John Hardaker, sales & marketing manager, Gerflor Residential Floorings, urges housebuilders to find out more about the benefits they offer. He also recommends involving a flooring expert at an early stage of a housing project so that the best flooring option can be identified. The many choices on offer also present desirable upgrades to house buyers

**“When time and budgets are squeezed, flooring manufacturers have invested in new, innovative, product technologies to bring about new flooring types that can be fitted in hours rather than days”**

system floorings is that individual tiles can be simply lifted and replaced should they become accidentally damaged before hand-over to buyers. This eliminates the need to take up a whole floor along with its associated costly replacements and delays. It is also an attractive element for home owners as individual tiles and planks can be simply lifted and replaced if necessary as opposed to costly and inconvenient repair.

Common to all types of quality, residential vinyl flooring is the combination of essential good looks with practical advantages for modern homes. The new luxury vinyl tile and plank ranges are perfect examples of aesthetically and technically advanced, vinyl floorings with many advantages over natural counterparts. For example, they are warmer, quieter and easier to maintain, while the design scope is endless: whether it's an excellent imitation of a wood, stone or ceramic flooring or a trend-setting, decorative design in its own right, there is

a style, colour and finish to suit every taste and décor scheme.

The new luxury vinyl tile and plank floorings are therefore a fashionable choice and offer immense variety in design, which can be further enhanced by superior surface embossing and graining to embellish the quality of the designs and give greater realism to natural materials. In addition a variety of different tile and plank size options widens choice and creates the perfect overall look.

The new residential floorings are not only a floor covering but also a flooring solution. Plus, as there are now significant numbers of floorings providing new types of benefits, it is easier to match the right flooring to the precise needs of different housing projects. However, in order to capitalise on these choices and identify the best flooring solution, it is advantageous to consult with a flooring expert at an early stage of a housing project.





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# SE Controls solves multi-storey residential corridor overheating



An effective solution to overheated corridors and communal spaces in multi-storey residential buildings has been developed by SE Controls, which exploits the versatility and performance of the company's smoke ventilation systems.

Although routing hot water pipe work through corridors as part of a distributed heating system provides a simple method of feeding individual apartments, it can make the corridors uncomfortably hot for residents and maintenance teams working within the building.

To combat this issue, SE Controls has designed a solution, which allows its smoke ventilation systems to also operate as a precisely controlled passive or mechanically assisted natural ventilation system to help maintain comfortable temperatures and energy efficiency.

By using sensors to monitor the temperature on each floor, the smoke ventilation system's control panels automatically manage the proportional opening of end of corridor vents, smoke shaft doors and roof vents, which allows the controlled venting of hot air to cool the corridors.

**Call SE Controls at 01543 443060 or email [info@secontrol.com](mailto:info@secontrol.com). Visit the website [www.secontrols.com](http://www.secontrols.com) for more information**

Enq. 176

## All new Digi-Line electric radiators



The Electrorad Digi-line range has been relaunched with all new electronics and components. They look and heat like regular central heating radiator but with some very clever, state-of-the art electronics to ensure ultimate control and minimum energy usage. The radiators are

filled with a thermal fluid to transfer heat to the whole surface area. The fluid is heated by 100 per cent efficiency electric elements, controlled by the most advanced thermostat electronics available. Features include: energy saving open window feature; surface temperature control and double panel radiator smart control.

**0844 479 0055 [www.electrorad.co.uk](http://www.electrorad.co.uk)**

Enq. 177

## Yacht challenge sponsored by ATAG



Fine weather, perfect sailing conditions and an excellent turn out by local yacht clubs ensured that the 12th St Wilfrid's Hospice 'Nab' Challenge, sponsored by Chichester-based boiler distributor, ATAG Heating UK and organised by the Inn-Shore

Cruising Club, was another resounding success. This popular and unique event has raised over £160,000 for the Hospice and organisers are confident that this year's event will add thousands more when the final total is calculated. The ATAG Trophy for the individual boat that raised the most money for the charity went to the yacht Merista, skippered by Mark Taylor of the ISCC.

Enq. 178

## Heating controls for the internet age



2 Save Energy Ltd, manufacturer of the OWL brand of home energy monitors, has just introduced a totally new range of OWL Intuition 'Smart' Heating Controls based on their tried and tested wireless technology. With any internet

connection home owners can login to OWL's proprietary software platform. They can then control and adjust their heating and hot water settings with a clear, easy-to-use web dashboard. With a combi boiler system the home owner will have a compact, simple and stylish room sensor that replaces their existing room thermostat.

**01256 383430 [www.theowl.com](http://www.theowl.com)**

Enq. 179

## Grundfos demands more



Grundfos is always striving to demand more and for over 50 years the company has been developing its range of domestic pumps. There are now even more reasons to purchase a Grundfos ALPHA2/ALPHA2L model with the new promotion. This scheme means that any professional who is working as an installer or engineer in the plumbing and

heating profession and who purchases a qualifying ALPHA2 pump in the UK during the campaign period (01/09/2013-31/12/2013) will have the chance of winning a range of prizes.

**01525 850000 [www.grundfos.co.uk](http://www.grundfos.co.uk)**

Enq. 180



## Xpelair unveil new training centre



Xpelair Ventilation Solutions, one of the UK's leading providers ventilation systems, has opened a new training centre at its Peterborough site following an extensive investment programme. The centre forms part of the company's multi-million pound relocation to state-of-the-art

facilities, which are due to be officially opened later this year. The premises have been equipped with a wide range of Xpelair's market leading ventilation solutions, including traditional fixed systems, modern demand controlled ventilation (DCV) systems and Mechanical Ventilation with Heat Recovery (MVHR) systems.

Enq. 181

## Sentinel's Eliminator



Eliminator is a new central heating filter device from Sentinel, which utilises ground breaking Quadra-Cyclone™ Technology to rapidly remove all circulating debris – both magnetic and non-magnetic – from a central heating system. It's highly effective at separating the debris in the system and removing it, blitzing system debris and keeping a heating system operating at optimum levels of efficiency.

01928 588330 [www.sentinel-solutions.net](http://www.sentinel-solutions.net)

Enq. 183

## A plumbing revolution by Pegler Yorkshire



Pegler Yorkshire has launched the future in domestic plumbing for the UK! The company has drawn on 125 years of British manufacturing to create the unique Tectite Flexible Metal system, a product like no other on the market. Tectite utilises multi-layer composite pipe (MLCP) tubing, which is constructed using a thin layer of aluminium flanked by cross-

linked polyethylene, an environmentally friendly, industrial-strength plastic. This offers installers and specifiers the perfect balance between the integrity of metal and the flexibility of plastic.

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## Domus Thermal LABC approval extended



Polypipe Ventilation is delighted to announce that the approval criteria outlined by the LABC for the use of their Domus Thermal duct insulation solution has been extended. Domus Thermal is recognised by the LABC as an innovative (patent pending) system

that radically improves the thermal insulation of ventilation ducting in domestic properties, preventing heat loss and contributing to a healthy living indoor environment by eliminating the formation of condensation. The LABC supported Domus Thermal upon its launch, when this uniquely engineered product was added to the LABC Registered Systems list.

Enq. 184




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[www.ecofriendlyinstallations.com](http://www.ecofriendlyinstallations.com)

Enq. 185



## Next gen ModuSat Heat Interface Units

Evinox has recently announced the launch of its next generation range of ModuSat Heat Interface Units for communal / district heating systems, designed and developed internally and manufactured in the company's new production facility. Building on the success of the existing ModuSat, the new range includes floor standing units with 80, 150, 200, 300 & 400 litre integrated hot water tanks, single & twin plate instantaneous units and units that provide combined heating and cooling. The comprehensive range of Modusat HIU's provides a solution for all sizes and types of property – from social housing apartments to luxury homes. Drawing on more than 12 years' experience in the communal heating market, Evinox has implemented a number of enhancements to create a product that is simple to install and use, and includes smart technology to provide additional functionality.

01372 722277 [www.evinox.co.uk](http://www.evinox.co.uk)

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## Heating solution for Epsom Station

Epsom Railway Station has been redeveloped to provide new and improved facilities for the town alongside 117 new homes, a Travelodge hotel, and three retail units. The scheme has been developed by Solum Regeneration – a joint partnership between Network Rail and Kier Property that has been set up to deliver commercial development at railway stations and on underused railway land. **Evinox Ltd**, a local company based in Epsom, has provided a complete communal heating solution for the station development. This includes M&E design support, Heat interface units and an energy metering and billing service. Each apartment features an Evinox ModuSat heat interface unit with integrated hot water storage tank. The ModuSat draws energy from the main heating primary circuit delivered from the energy centre. This is in line with latest legislation encouraging centralised plant rather than the use of individual heating and hot water systems. The ModuSat storage model enables the centralised plant space to be greatly reduced due to the increased thermal storage facility being utilised in each apartment.

01372 722277 [www.evinox.co.uk](http://www.evinox.co.uk)

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## How Warmup and technology helps deliver energy efficient dwellings

When it comes to making dwellings more energy efficient, one of the key areas is heating and the technology controlling the heating systems. Controls such as the **Warmup 3iE** energy-monitor thermostat is so advanced that it detects patterns, floor and air temperatures, either being the dominant choice, through its adaptive software. Its self-learning capability of what energy provides each level of comfort and how to adjust it to suit individual requirements along with precise heat controls ensures energy is only used when required. This enables end users to positively manage their energy usage and costs, saving at least 10 per cent on their utility bills. Again, thanks to technology, through the Warmup Research Centre and post occupancy monitored housing programme, including the BRE (Building Research Establishment) Renewables House, full knowledge of how its heating systems will operate and function along with energy usage and running costs is provided at design stage. This can be compared with test facility results and in particular, what may have been predicted by the SAP calculations, which are central to the perceived energy performance and efficiency of a home.

0845 034 8270 [www.warmup-projects.co.uk](http://www.warmup-projects.co.uk)

Enq. 188

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Enq. 189

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# Fire in cavity walls: Regulations and solutions

When it comes to designing a building, cavity fire barriers may not be first on the agenda, but their importance was once again reiterated in a recent report from the National House Building Council (NHBC) Foundation. The document, *Fire in Cavities in Residential Buildings*, followed a review of real fire incidents, as well as a series of 21 fire experiments, and highlighted the importance of cavity barriers in keeping buildings safe, as well as the vital role installation plays if they are to perform in-situ. By Tom Foster, senior product manager at Isover

In the event of a fire, a concealed space or cavity in a building is a ready route for smoke and flames. According to Approved Document B (Volume 1 – Dwellings) of the Building Regulations, which sets out the fire safety requirements for homes, concealed cavities present ‘a greater danger than would a more obvious weakness in the fabric of the building’. With this in mind, all UK fire building regulations have provisions to prevent smoke and fire moving quickly through concealed cavities and, as the NHBC report concludes, ‘all generic forms of cavity barrier are capable of inhibiting the spread of fire and smoke’.

## Requirements

Cavity barriers play a huge role in reducing the spread of fire, but performance requirements vary depending on the structure they are being installed into. Factors such as building height and type – as well as whether any active fire protection solutions, such as sprinkler systems, are present – can increase the performance requirements for a cavity barrier’s fire integrity to as high as 120 minutes. The minimum requirement is 30 minutes fire integrity and 15 minutes fire protection.

## A triple threat

As well as providing a flanking path for flames, cavities also present other problems. For example, both thermal and acoustic issues can come into play creating a ‘triple threat’, which must be managed effectively in order to provide a safe and comfortable dwelling environment that complies with Building Regulations.

## Controlling noise

Concealed cavities are a source of flanking sound transmission and as such, provide a



path by which sound can travel both between and within constructions. Part E of the Building Regulations (Resistance to Sound) requires all buildings to meet tight standards in this area, and cavity barriers provide an effective solution by closing cavities and minimising noise movement.

## Heat transfer

Changes to Part L of the Building Regulations in 2010 introduced guidelines governing permitted levels of heat loss through a party wall via thermal bypass. Such an effect can be countered by fully filling the cavity, or effectively edge-sealing the wall by installing a cavity barrier at the external or party wall junction, reducing thermal bypass and helping to create an efficient building environment.

## The importance of installation

The NHBC report reminds us that, in order for a cavity barrier to perform effectively, it must be ‘installed in accordance with the manufacturers’ instructions’. Cavity barriers, whether for fire, acoustic or thermal performance, are only as effective as their weakest link. Specifiers can source the highest quality cavity barriers for the building, but if they are not installed correctly

they will not work as they should, impacting thermal efficiency and soundproofing, and potentially putting lives at risk.

Often systems don’t perform as they should because they have been incorrectly installed leaving gaps between the barriers, meaning noise, air, fire and smoke can pass through. However, another reason can be that the wrong product has been specified or installed on-site. Barriers that are too small can move within the cavity during or after installation, creating breaks in the insulating barrier, while products that are too big can push out newly-laid masonry work, damaging the wall.

## Getting the right advice

There is plenty of advice out there for specifiers and installers looking to find the best solution for their needs. The Structural Timber Association (formally the UK Timber Frame Association) has published a *Technical Document on Cavity Barriers*, [www.uktfa.com](http://www.uktfa.com), which provides useful information regarding the correct installation of products. Each solution has its own degree of tolerance to variations in cavity width, so specifiers should also talk to manufacturers to determine the correct installation procedure for their cavity barrier.

In the event of a fire where the fixings, or any other materials or constructions may fail, properly installed cavity barriers will still provide protection against the spread of fire.

The unseen spread of fire within wall cavities has been an area of significant interest and debate recently, and the benefits that cavity barriers provide have been demonstrated time and time again. By using these simple solutions, and ensuring they are installed correctly, the safety levels of a building can be dramatically increased, and the potentially devastating spread of fire can be avoided.



## Chic new Aspen door from Draks

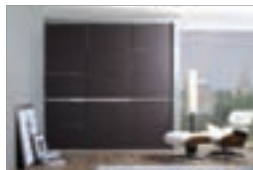


With one of the most complete and innovative ranges of wardrobe and room divider solutions, Draks embraces the use of a variety of materials. New to the portfolio for housebuilders and the boutique hotel industry is the Aspen Single Panel leather effect door. Available in

black, brown, grey and red, the new tailor-made Aspen door, which can be manufactured in any range of sizes, combines the authenticity of beautifully finished real wood with the stunning colours of the fashionable leather effect finish. The doors' wide framework creates a style statement for any bedroom scheme.

Enq. 193

## Luxurious leather in wardrobe doors



Renowned for innovative wardrobe and room divider solutions, Draks has introduced the ultimate in leather-effect doors in answer to demand from housebuilders, boutique hotels and discerning homeowners. Made in Draks' manufacturing plant in

Oxfordshire, the new Woodstock leather-effect door is unique; it is the first time that the eye-catching material has been used for hinged and sliding doors. Available in black, brown, grey and red, the tailor-made Woodstock door, which can be manufactured in a range of sizes, combines quality engineering with chic style; the door's wide framework creates a style statement for any bedroom scheme.

Enq. 194

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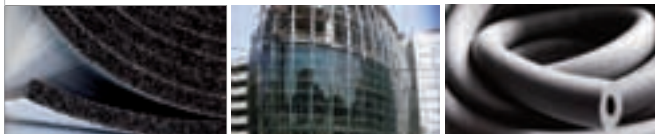
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CENTRAL TOOLS IN AUSTRIA

Enq. 195

## INSULATION TECHNOLOGIES FROM NMC (UK) LTD



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www.nmc-uk.com



we will succeed together



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Enq. 197

## BBA CPS for solid wall installers



The BBA has launched a competent person self-certification scheme for the installation of solid wall insulation. Recognised by the Department for Communities and Local Government (DCLG), the scheme covers the installation of internal, external and hybrid insulation systems and is an

excellent complement to the BBA's many Agrément Certificates for solid wall insulation systems. The scheme will mean installers can self-certify that their work complies with Building Regulations without the need for a separate assessment by Building Control.

01923 665300 cps@bba.star.co.uk

Enq. 198

## SuperQuilt insulation from YBS



SuperQuilt, from YBS, is a very flexible, easy to fit, multilayer insulation that offers tremendous thermal benefits. Thermal testing to EN16012 confirms high core thermal resistance of 1.52m²K/W. Due to the special composition of

multi-layers of insulation SuperQuilt effectively deals with all forms of energy transfer (i.e. conduction, convection and radiation). SuperQuilt works most effectively by reflecting infra-red radiation. This means that not only is SuperQuilt effective in winter by reflecting heat back into the building and cold out, but also in summer SuperQuilt is a very effective solar over heating barrier.

Enq. 119

# NEW QUOOKER INTRODUCES THE NORDIC DESIGN SERIES

## Fusion and Twintaps



## Quooker launches new Nordic Series

Reader  
Enquiry  
200

### 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 0160 or visit [www.quooker.co.uk](http://www.quooker.co.uk)





# Get back more than you put into your kitchen

The demand for flexible yet sustainable kitchen solutions is increasing, but how can developers cope with these consumer expectations while still keeping costs low? If you're looking for something that will maximise the return investment on your build then The Freestanding Kitchen Company has the answer. Read on to discover how a freestanding kitchen can help you make money on your development.

There is nothing that consumers like more than being presented with something they don't think they can afford, only to find that they can. The kitchen range from The Freestanding Kitchen Company is constructed using top quality solid oak and

timber without a scrap of MDF, chipboard or plywood in sight. These luxury materials combined with the timeless style of traditional craftsmanship make for a very expensive-looking kitchen. The surprising thing is the price. The average kitchen is £5,500 including

The Freestanding Kitchen Company  
01787 223297  
info@thefreestandingkitchen.com  
thefreestandingkitchen.com



worktops and there are also generous trade discounts to be had. Contact The Freestanding Kitchen Company for further details.

The products offered by The Freestanding Kitchen Company are solid, sturdy pieces of furniture that stand on their own feet. Unlike fitted kitchens, they are not dependant on screws and bolts to hold them together, the well-made construction of the dovetail joints does this for them. This makes installation a breeze and can be completed extremely quickly. The quicker they are installed, the cheaper it is for the developer and the sooner the project will make a profit.

Enq. 201

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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.

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Or call our offices: CLEOBURY MORTIMER, SHROPSHIRE: 01299 271143  
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Enq. 202

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## Beko's finishing touch for development



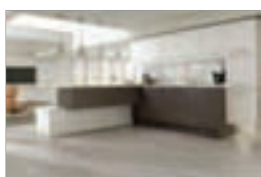
A prime example of design, sustainability, energy efficiency and a high standard of contemporary living combining to make a big impact is Central Park – a complex of 30 two-bedroom and six one-bedroom apartments, near Bournemouth's city

centre. Beko's built-in range of kitchen appliances has been specified by SDA Distributors for this prestigious private residential development, built by award-winning Roxan Construction. Having previously worked together, the Beko-SDA-Roxan project partnership made sound commercial, logistical sense.

01923 810801 [www.beko.co.uk](http://www.beko.co.uk)

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## Ellis Furniture latest designer colourways

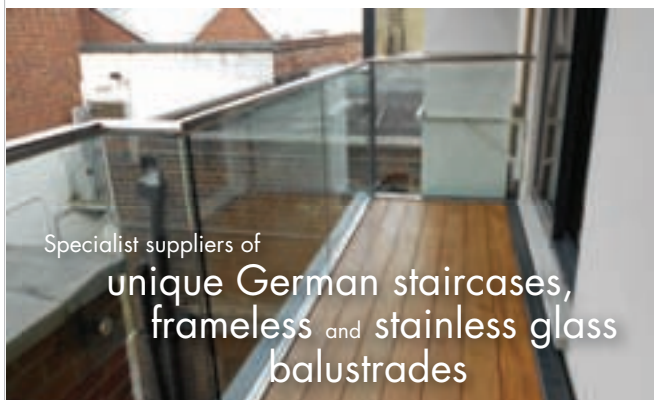


Ellis Furniture has added two new design led finishes to its Spirit range of kitchen furniture. Offering the perfect combination of superior quality and luxury with a contemporary design, Spirit also comes in at a very desirable and affordable price point,

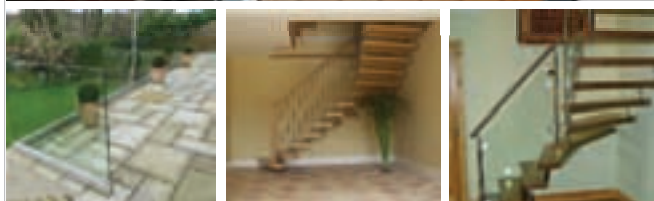
making it a most attractive offer. Spirit Chocolate Grey combined with Spirit Cirrus creates a truly warm and calming kitchen. Featuring the latest melamine (MFC) textured doors in natural and warm tones, the contrast between the richness of the Chocolate Grey and the warmth of the off white Cirrus is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

01484 514 212 [www.elliskitchens.co.uk](http://www.elliskitchens.co.uk)

Enq. 205



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Enq. 206

# STEEL a GLANCE

Sleek features and stunning good looks demand admiration: That's why the architects and specifiers chose CANAL as their partner for this bespoke architectural metalwork project in Richmond, London.

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Enq. 207



## Yeoman Rainguard CHAS accreditation



With over 30 years' experience, a wealth of knowledge and the widest choice of products on the market today, Yeoman Rainguard has once again retained its CHAS (The Contractors Health & Safety Scheme) certification 'mark'. CHAS is estab-

lished as the market leader for health and safety pre-qualification in the UK. It is available to suppliers (those who provide goods and services) and to organisations (buyers) looking for suitably competent suppliers. Yeoman Rainguard has established itself as the UK market leader in rainwater systems providing gutters, pipes and hoppers in a range of colours and materials.

Enq. 208

## Vent-Axia's shortlisted in Energy Awards



Vent-Axia has made the final shortlist in the prestigious Energy Awards 2013, which recognises and reward companies leading the way in reducing carbon emissions. Vent-Axia's Lo-Carbon Kinetic Plus E, Mechanical Ventilation with Heat Recovery (MVHR) system has been selected for the shortlist in

the 'Energy Efficient Product of the Year' category. Launched in July 2012, the Kinetic Plus E is the best performing MVHR system listed on SAP Appendix Q. It boasts a specific fan power (SFP) as low as 0.4W/l/s, combined with 94 per cent heat recovery, and provides valuable reductions in Dwelling Emission Rates (DER).

0844 856 0590 [www.vent-axia.com](http://www.vent-axia.com)

Enq. 209

## ROCKPANEL invests €23.6 million



ROCKPANEL, the manufacturer of sustainable and innovative façade panels, has launched a new production line for its ever expanding panel range. The official opening ceremony was attended by Stef Blok Dutch Minister of Housing & Civil Service, Mark Gerardts MD of ROCKPANEL, Ole Moesby Ambassador for Denmark and Eelco van Heel CEO of ROCKWOOL International who together activated the new production line

during the ceremony. The production line is vital in meeting increasing international demand for ROCKPANEL products.

01656 863210 [www.rockpanel.co.uk](http://www.rockpanel.co.uk)

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## The mighty mini Wrecking Bar



Hultafors Wrecking Bar is only 7.5" long but is a really handy workmate on site – ideal for getting awkward jobs done in tight corners on-site.

Manufactured from high quality steel, it has unique functionality and a modern design with contact surfaces and thin ends that make it easy to use.

It's great for pulling out nails, removing wood strips and general handy work. What's more the chisel's well-defined curves also minimise the risk of damage to surfaces.

Enq. 211

## Satisfied builder chooses Yeoman again



Yeoman Rainguard has been fitted to an impressive house (part of which dates back to the 18th century) as part of a major renovation carried out by Wiltshire based A G Builders. Yeoman Rainguard supplied XL Aluminium 125 x 55mm half round gutter & 75mm diameter downpipe in a special lead grey coloured textured finish. A G Builders, director, Barry Gill, said: "We have used Yeoman Rainguard on many different

projects (including new build and renovation) and have always been satisfied with its products and prices and the service and advice provided by its area sales manager, Tim Hanks."

Enq. 212

### 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. <http://hbd-news.blogspot.co.uk>



## PDA Trade Show highlights the best in British painting and decorating



A showcase for new products, techniques and talent is open to professionals in all sectors of the building industry this November. Builders, plasterers, joiners and craftsmen of every discipline are invited to the Painting and Decorating Association (PDA) Trade Show – an event designed to inform business decisions and promote the talent and quality available when working with PDA members across the country. The prestigious PDA Trade Show, which this year will be held in Harrogate, will feature a host of companies offering their latest products, methods and services. With a range of stands offering a wealth of information and advice, the Trade Show offers exciting opportunities for building professionals from all sectors. The show will run alongside the PDA's National Conference, with both events taking place at the Majestic Hotel, Harrogate, in November. The conference will include a Gala Dinner and the announcement of the winner of The Apprentice Paper-hanger of the Year contest, the first round of which was held at New College Nottingham in August. The trade show is from noon until 6pm on Friday, November 1 and 10am until 3pm on Saturday, November 2 and admission is free.

024 7635 3776 [www.paintingdecoratingassociation.co.uk](http://www.paintingdecoratingassociation.co.uk)

Enq. 213

## Hunter shutter systems helps scheme



The striking Ixia development in Shoreditch for Crest Nicholson, with a bespoke **Hunter Douglas** shutter system, has proved an instant hit with buyers. The exterior of the development, designed by architects HGP, features a titanium anodised shutter

system installed by Alumet and allowing residents to make their own adjustments for privacy, light and shade. Phase one on the Ixia scheme saw 244 sliding shutters installed, while phase 2 saw the addition of 100AF fins for vertical privacy control, serving to highlight the benefits of the bespoke systems the company can create.

Enq. 214

## Freefoam cladding features on C4 show



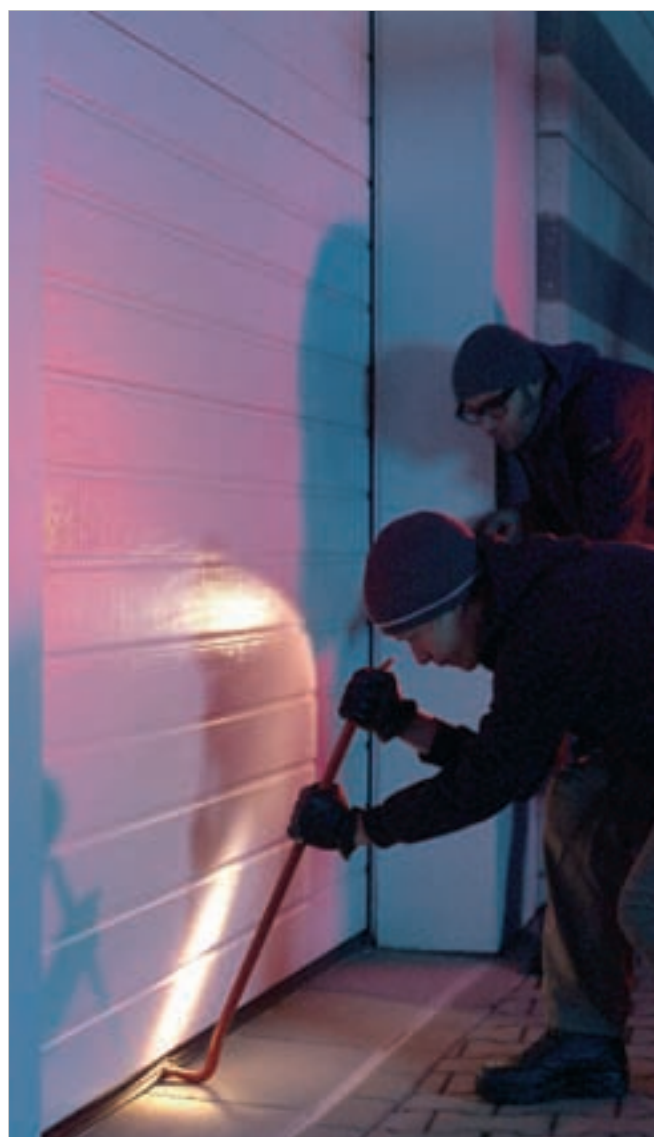
**Freefoam Building Products** is delighted to announce that the new Fortex Clic Cladding was featured on prime time TV show 'Double your house for half the money' with well known TV presenter and property guru Sarah Beeny.

Fortex Clic cladding has a beautiful

woodgrain textured effect and features an ingenious tongue and groove joining system that results in a neat attractive finish without the need for unsightly butt joints. Supplied in lengths of 3.2 metres makes it easier to transport and handle for construction professionals, available in a range of seven attractive 'heritage' style colours.

01604 591110 [www.freefoam.com](http://www.freefoam.com)

Enq. 215



## Secured by Design: Sectional Garage Doors\*

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\* Only available for EPU, LPU and LTH garage doors

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Enq. 217



## Dr. Martens waterproof work boots



This distinctively styled, easy pull-on boot, from **Dr Martens**, utilises a fully waterproof membrane, while the safety toecap, anti-static construction and a steel puncture resistant midsole make this a full S3 specification product.

A fully padded ankle provides additional protection and, along with a Smartmask® PU cushioned footbed, ensures that the boot delivers the ultimate

in comfort as well as safety for the most demanding workplaces.

0845 437 3141 [www.drmartens.com/industrial](http://www.drmartens.com/industrial)

Enq. 218

## New Videx vandal resistant door entry



**Videx** has introduced a new range of vandal resistant modules designed to complement the successful VR4K vandal resistant door entry panel range. The VR4K series can be used with many of the company's door entry and access control systems,

including the digital VX2200 system, audio and video kits and the Videx GSM systems. The new VR4KNP modules have a 12 gauge stainless steel fascia with a robust and visually attractive die cast frame, vandal resistant buttons and features to assist with compliance with DDA legislation. Security screws are used to attach the frame to the back box.

Enq. 220

## Wiring accessories to weather the storm



**Scolmore Group** is expanding its wiring accessories offer with the introduction of a range of durable, easy-to-install weatherproof boxes designed to offer a high level of protection against ingress of water jets and dust. Launched under the trade name Aquip66, the range comprises one and two gang double pole switched socket enclosures, plus one and two-gang, two-way switch

plates which all come as completely sealed units and are supplied in a choice of furnished and unfurnished options.

01827 63454 [www.scolmore.com](http://www.scolmore.com)

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## Easy Stair – Temporary staircase



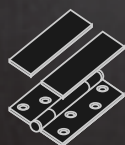
**Easy Stair** is a temporary staircase, from **Safety Platforms**, which makes life on-site much easier by reducing the need to climb up and down ladders prior to the installation of the finished stairs. Where the finished stairs cannot be installed due to the building not being water-tight, or it is desirable to leave installation until later in the project to prevent damage, Easy Stair is the perfect solution. Safety is also

improved by removing the need for site personnel to climb ladders to upper floors while carrying tools or materials for such tasks as first fix joinery, window installation and insulation to mention just a few.

01924 420820 [www.safetyplatforms.co.uk](http://www.safetyplatforms.co.uk)

Enq. 221

## Cover Plate Hinges



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Enq. 222

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Enq. 223

# A Bulwark against fire

Doors are a key component in ensuring essential fire protection and in allowing time for tenants and homeowners to escape a building fire. David Hindle of Ingersoll Rand examines the vital role doors can play in protecting assets and saving lives



**“My advice to house builders and housing associations is to seriously consider fire resistant steel doors”**

David Hindle

Media reports into fires in residential properties usually focus on cause, but all too often the critical issue of how quickly the fire spreads is overlooked. A well contained fire allows homeowners and tenants the opportunity to evacuate a property. A poorly contained fire can rip through a building at astonishing pace leaving inhabitants little or no time to escape.

The fire at Lakanal House, a block of flats in Camberwell, London, which occurred in 2009, is a case in point. The initial cause of the fire is thought to have been a television set but the role that doors and door surrounds in the building played in allowing the fire to spread have been highlighted at the subsequent inquest.

A fire expert who testified at the inquest was of the opinion that the fire was only of ‘medium growth rate’ until the door of flat 79 collapsed into the corridor because the hinges could no longer support it. Once the door collapsed the fire became ‘extremely severe’. In the words of the expert, “you would normally expect to see the upper portion of the door to be damaged, but the entire height of the door was charred throughout.”

The stairways and corridors within a building can act like a chimney, allowing fire to spread quickly from one level to another. By isolating the fire and preventing it from spreading and reaching these areas, fire doors not only buy occupants valuable time but also protect people and property from fire damage and the harmful effects of smoke. It is clear that at Lakanal House the door failure, while not a cause, was a contributory factor in allowing the fire to spread and thus blocking escape routes.

Most commonly used building materials for housing construction are adequate as far as fire safety is concerned. However, there are two key areas where fire doors are a necessity. The integral garage and the third storey or loft conversion both require one-hour fire resistance on the separating ceilings and both require the use of fire doors. The door connecting the garage and the main house has to be a fire door and additionally there has to be a step up from the garage into the house to protect the house from any burning liquid that might spill out of a vehicle.

The situation on the third storey is more complicated. It is imperative to have a fireproof enclosure down to the ground level as a means of escape. This involves ensuring that the walls around the stairwell are thirty minute fire resistant and that the doors opening onto this enclosure are thirty minute fire doors. In addition, you have to ensure that the routes down to the ground floor exits are close to the front door and not into a high-risk fire zone, such as a kitchen. If this is difficult, a second means of escape via an alternative internal staircase or an external fire escape will be required.

The key requirement, however, is ensuring that all doors are fit for purpose in the instance

of fire. In practice this means that emergency doors must open in the direction of escape; sliding or revolving doors must not be used as emergency exits and emergency doors must not be locked or fastened in such a way that they cannot be easily and immediately opened by any person who may need to use them in an emergency.

One option that housebuilders and housing associations should consider is fire resistant steel doorsets. The key advantage of doorsets is that both doors and frames are manufactured and tested together. In the past steel has been

**“A fire expert who testified at the inquest was of the opinion that the fire was only of ‘medium growth rate’ until the door of flat 79 collapsed into the corridor because the hinges could no longer support it”**

regarded as a rather aesthetically unappealing option, however more appealing designs as well as the inherent durability advantages are making steel a popular option.

Crucially, steel has excellent fire resistant properties, built into the design and, unlike wood, is unaffected by moisture. This ultimately ensures that the doors will not warp, swell or rot and will retain their fire resistant properties.

The key attributes of steel doorsets can be found on the door itself and the frame. Housebuilders and housing associations should be equipping properties with doors made of fire rated core material of at least 50mm leaf thickness; that are equipped with high quality hardware, true vertical lock seam joints and have top and bottom rails welded into position. In addition, the frame should have infill which is fire insulated, have proprietary frame smoke seals and be equipped with stainless steel ball bearing hinges.

Ultimately, both the door and frame must comply with all the relevant standards, namely BS476 Part 22: 1987 for both fire integrity and full fire insulation; BS EN 1634-1 2000 the new European Standard and BS 5588-4 1988 which deals with smoke passage.

My advice to housebuilders and housing associations is to seriously consider fire resistant steel doors, for any building type where fire safety is taken seriously, but in particular where fire could break out in one part of the building but needs to be contained in order to enable home owners and tenants to make their way to safety.

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## Hörmann sectional garage doors the first with Secured by Design accreditation



The break in resistance of Hörmann automatic sectional garage doors has been recognised by the award of Secured by Design status. The accreditation applies to the combination of Hörmann insulated or solid timber sectional doors with the Series 3 BiSecur ProMatic or SupraMatic operators. The double skinned, insulated EPU and LPU doors both feature solid, CFC free polyurethane insulation that adds strength and rigidity to the door. The EPU door features 20mm thick insulation across each panel while for the LPU this is a generous 42mm, giving even better thermal values. The LTH solid timber doors are offered in a number of styles and buyers also have the option to have their own individual design recreated by Hörmann. The BiSecur ProMatic and SupraMatic operators both feature a mechanical lock. This unique automatic latching system makes it almost impossible to lever these doors open, and as it is a purely mechanical system, it remains fully functional even in the event of a power failure. A wide range of styles and colours and even bespoke timber designs ensure there are doors to suit any home or project. Additionally matching entrance doors are available including the Hörmann ThermoPro range which also has Secured by Design accreditation.

Enq. 225

## Single zone underfloor heating made simple



The new T3 Topway SZP Single Zone Pack (Single Loop Manifold with control group) is a plug & play solution, offering a feature-rich solution for underfloor heating in a compact Emmeti Topway T2 and T3 Controller Group single-way manifold for use in single zone applications. Typically, the manifold would be used for adding an underfloor heating circuit in a conservatory or extension, either to an existing high temperature radiator system or as an independent circuit from the heat source. It is designed to allow the connection of an underfloor heating circuit with individual time and/or temperature control of the circuit. The SZP allows the primary flow and return temperature to be controlled to a temperature suitable for underfloor heating if a low temperature heat source is not being used. It has specifically been developed for single zone applications, allowing the underfloor heating circuit pump to be switched on without the additional cost and complexity of an underfloor heating wiring centre. The SZP is provided with an electrothermic valve body which permits electrical control of the circuit either by a programmable or standard wall thermostat, and a pipe thermostat.

01993 824900 [www.emmeti.co.uk](http://www.emmeti.co.uk)

Enq. 226






# K

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## Latest Fire & CO safety guide published



Kidde Fyrnetics has published its updated 'Fire & CO Safety in Housing' guide, reflecting the new Code of Practice for smoke and heat alarms, as well as imminent and recent regulations demanding CO alarms. The comprehensive 2013 guide aims to help all those involved with housing to understand the very latest requirements for protecting occupants from fire or carbon monoxide poisoning. The new 8-page document is

intended for anyone involved with housing. It offers detailed guidance on all aspects of smoke, heat and CO alarms.

01753 685096 [www.smoke-alarms.co.uk](http://www.smoke-alarms.co.uk)

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## Aico specified following alarm review



Nottinghamshire's A1 Housing has announced its decision to install Aico Ei160RC Series alarms into its flats, in light of a fire safety review following the tragic Lakanal House tower block fire in London. Ei160RC alarms from Aico are mains powered with high performance 10 year+ rechargeable Lithium cells, which provide over six

month's back-up power in the event of a mains failure. Ei160RC alarms do not require battery checks or replacements and eliminate the risk of battery removal, which makes battery-only powered alarms inoperable.

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## GHA shows the way

Glasgow Housing Association (GHA) has been able to increase its CO alarm replacement cycle by using Kidde Fyrnetics' TenYCO range – the very first battery carbon monoxide alarms with a full 10-year guarantee covering both alarm and sealed-in lithium battery. GHA is one of the largest social landlords in the UK, with more than 43,000 tenants and has been fitting CO alarms for a decade while undertaking heating installations. In 2008, this was extended to maintenance contracts as well. As GHA's Kenny Brown explains: "We have around 26,500 properties and every one is fitted with a minimum of one CO alarm which is checked annually as part of the maintenance programme. TenYCO self-contained, state of the art CO alarms are designed for quick and simple installation by anyone and for low cost of ownership, offering 'Best Value' over a 10-year life. The new 10LLCO and its digital display 10LLDCO equivalent anticipate future changes to the European CO alarm product standard with an extra End-of-Life/Fault LED and "ramp up" horn.

01753 685096 [www.smoke-alarms.co.uk](http://www.smoke-alarms.co.uk)

Enq. 230

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- View radiator condition and performance
- Easily locate concealed boiler flues

[www.testolimited.com/thermal](http://www.testolimited.com/thermal)

Enq. 231



## Arbor Forest Products



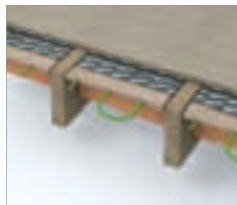
Arbor Forest Products Ltd is investing a further £5 million during 2013 in its Lincolnshire dedicated timber terminal. The provision of a new fully concreted 10 acre hard standing storage site will allow for a substantial increase in timber stockholding, further enhancing the Company's exemplary customer service levels. Simultaneously,

Arbor Forest is building a new state of the art, £3 million MDF moulding production factory, due to commence production December 2013. This facility will be the most sophisticated of its kind in Europe producing a comprehensive range of MDF moulded products.

01469 532300 [www.arborforestproducts.co.uk](http://www.arborforestproducts.co.uk)

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## The underfloor solution for fixed flooring



Imagine the situation, a house is being constructed, first and second floor joists have been installed and to ensure the building work can continue a floor surface has been laid. The client or builder then decides that underfloor heating is required. Do they remove the existing floorboards or lay a low board type

system over the existing floor? Timoleon has developed the Inter-Deck system for suspended floors, which is designed to allow a way of fixing pipework to the floor when it is already in place. The installation is carried out from the floor below.

01392 363605 [www.timoleon.co.uk](http://www.timoleon.co.uk)

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## FEIN's extensive cordless tools program



FEIN is introducing 20 new variants of drill/drivers, combi drills and impact machines to its range of cordless tools. The addition coincides with the company expanding its battery platform program, based on batteries with capacities of 4 Ah and 2 Ah with SafetyCell Technology, in 18 V and

14.4 V. FEIN is now offering a wide range of cordless tools for drilling, screwdriving, metalworking, glass removal and oscillating including the FEIN MultiMaster. FEIN has used its expertise in motor construction and electronics.

01327 308730 [www.fein-uk.co.uk](http://www.fein-uk.co.uk)

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## Myson adds PEXcellent 5 to range



Myson, renowned for its comprehensive and versatile range of underfloor heating products, has launched PEXcellent 5, a five layered cross-linked polyethylene underfloor heating pipe. A welcome addition to Myson's established FLOORTEC system, PEXcellent 5 has five distinct advantages for the installer, helping to

create even safer UFH systems for the end user. "In PEXcellent 5, we're able to offer a new product founded on cutting edge, yet tried and tested technology, which will provide greater safety, quality and longevity in underfloor heating systems," says Michelle Taylor, under-floor heating product manager for Myson.

Enq. 235

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Enq. 236



## It's all in a days work with Schlüter

Cutting installation time by up to 70 per cent, boasting an extremely low assembly height (5.5mm) and providing one unique underfloor heating system all available from a market leading innovative manufacturer – Schlüter®-DITRA-HEAT-E has arrived! Schlüter-Systems has developed a unique electrical underfloor heating system that eradicates sticky situations, measuring mistakes and self levelling and primer layers. Leaving other conventional systems out in the cold, Schlüter®-DITRA-HEAT-E is the perfect all-in-one integrated solution for use under tiles and natural stone flooring. Ideal for refurbishment and renovation projects thanks to its uncoupling and crack-bridging properties, Schlüter®-DITRA-HEAT-E is unlike anything else available due to its loose heating cables which are fixed down to the uncoupling mat free of tape as a result of its unique studded design.

01530 813396 [www.schluter.co.uk](http://www.schluter.co.uk)

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# Domestic underfloor heating – warming up homes the right way



Underfloor heating has become increasingly popular within the domestic market, and being able to offer it, either as an added feature or as standard, is a key selling point for housebuilders and property developers. However, even though underfloor heating isn't a new technology it will often be the first time many potential customers have had this kind of system in their house.

While this means housebuilders and developers can market it as a premium feature, it's also important that customers feel they're getting a quality system that will last.

Neil Young, applications manager for Indoor Climate, Uponor UK, explains more

## Adding value with underfloor heating

Underfloor heating is no longer the preserve of higher end properties alone; reduced costs and economies of scale mean that it can replace traditional heating systems in new developments either as a standard feature or an added extra.

While costs are lower, it is still far from being considered a standard technology or feature by the general public, providing housebuilders and developers with the opportunity to sell it either as an optional extra or as a standard key feature to increase returns. Because of this housebuilders and developers need to be able to demonstrate that they are offering a premium product and assuage any concerns buyers may have.

Purchasing a cheaper system can make this task a lot harder. For example one of the key concerns for many homeowners is escalating energy costs. Using energy efficient underfloor heating can dramatically reduce costs over the life of a system. How these are quantified in a way that can be translated to customers and how long the life of the system is will vary from system to system. However, it can be broadly stated that the lower the initial cost, the lower the savings made by the end user and the harder it will be for developers to demonstrate added value. Also of concern to potential buyers will be whether or not a warranty is offered and the availability of technical support following purchase. Importantly, the price differences here are in the region of hundreds of pounds, not thousands. So while it may make sense to purchase on a cost only basis at the development stage, an understanding of whole life costs will make it much easier to sell the property overall and can add value.

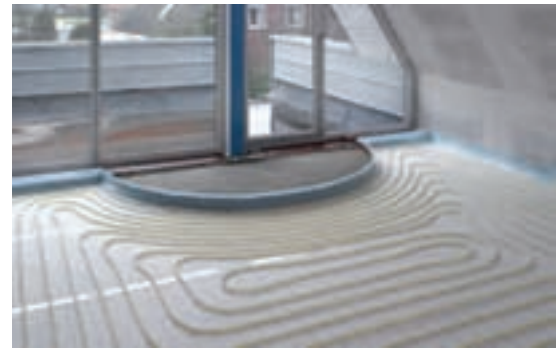
## Getting the balance right

Balancing is a vital part of the commissioning process but unfortunately not all suppliers will make developers aware of this. If a property's underfloor heating system is not properly balanced it will operate on a uniform flow rate meaning that all rooms – regardless of size or orientation – will receive the same level of output meaning some rooms will be overheated and others will be under heated. This can become a problem for a developer particularly in the early stages of a development's occupancy when the responsibility for correcting any issues lies with them.

Installers can manually balance each room, but that will only result in the optimum flow rate and heating output for that specific indoor climate condition. Any subsequent balancing changes will still have to be carried out by an installer, at an extra cost to the homeowner.

One solution is to install 'auto-balancing' controls to the manifold, which replaces the need for the manual balancing of the loops or pipes. Instead of balancing the system for one peak load, the auto-balance technology calculates the actual energy needs of the individual rooms over the heating season and adapts to those needs, balancing the system through the changing seasons and throughout the property's changing usage patterns. In turn, this gives more even floor temperatures and faster system reactions with lower energy consumption than a standard on/off system.

For housebuilders, the benefit of an auto-balanced system is reduced complaints, meaning contractors aren't needed to correct perceived faults and profit levels are maintained.



## Added benefits

While the functionality and energy saving potential remain the primary benefits of installing an underfloor heating system, it's suitability for modern developments, from a practical and aesthetic perspective, should not be ignored. With space at a premium in many housing developments, underfloor heating can make rooms look bigger and less cluttered. It can also play a crucial role when potential buyers start considering usable space. Added to this the fact that installation is quick and easy and underfloor heating systems can be tailored to rooms of any shape or size.

Ultimately, installing underfloor heating can add value to any property. However, in order to take full advantage of the opportunity, housebuilders and developers need to ensure they select the best possible project partner who can provide the features and on-going support that will make potential buyers sit up and take notice. Similarly, energy costs are only set to increase so installing energy efficient measures that also have the hint of luxury allows developers to increase their up-front asking price.

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