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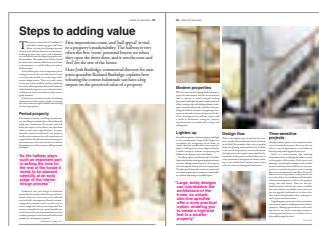
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Artists' impression of the Al Habtoor City, by Atkins.
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COMMENT

The law of unintended consequences appears to have hit welfare reforms



Patrick Mooney
Mooney Thompson Consulting

When the coalition government embarked on its changes to the welfare benefit system, few commentators forecast that social landlords would struggle to fill family-sized homes and would instead be talking about converting or even demolishing them.

As a nation we face a huge and growing housing shortage (with over two million households on council waiting lists) so it seems bizarre to think growing numbers of larger houses and flats can stand empty without residents in them.

The government said its welfare reforms would help to rebalance problems of under-occupation and over-crowding, while at the same time reducing the cost of housing benefit. For the policy change to work effectively, residents of larger properties with spare bedrooms needed to move out – freeing them up for larger families to move into the properties.

But faced with reports that housing associations in the North and Midlands have growing numbers of empty properties and are considering demolitions and conversions, the new housing minister told social housing landlords they needed to “try harder” to fill empty larger properties. Meanwhile one of his ministerial colleagues criticised housebuilders for not developing enough one-bedroom properties.

It seems that it is the new bedroom tax (or under-occupation charge) which is causing the problem. Families are reportedly reluctant to move into larger properties now, but then face the prospect of benefit cuts when their children grow up and move out in the near future.

Difficult to let empty properties

A recent survey of 89 social landlords by the Chartered Institute of Housing revealed that two thirds of them are reporting falling demand for two- and three-bedroom flats and three-bedroom homes. Some housing associations reported they are looking to convert these properties into smaller homes or in some cases, to demolish them.

“Welfare reform measures have created or highlighted issues such as a new breed of difficult-to-let homes,” the report said.

Tony Stacey, chair of the Placeshapers group of housing associations, said: “The general

picture is that it has become more difficult to let larger properties. Previously there were four or five types of families you could let these homes to, now it's one or two, because families don't want to be subject to the bedroom tax.”

Over in Wales a similar picture is reported, with Nick Bennett of Community Housing Cymru, saying: “We've seen a surge in the number of empty properties.”

He claims there are currently 700 void properties in Wales, which landlords say are empty due to the bedroom tax.

But the new housing minister was quick to respond to these claims. Kris Hopkins said: “I don't know of any authority out there that doesn't have a waiting list and it won't be difficult to find people that fit the shape of those houses. Social landlords need to be creative and make sure all of those homes are utilised.”

In response to this challenge, some associations pointed to their efforts at encouraging voluntary home swaps and mutual exchanges but the numbers being helped this way are small. Other initiatives include more use being made of marketing re-lets and spending more money on ‘doing properties up’ to a higher standard. Some associations are trying to reduce their costs by increasing the number of services they provide over the internet.

One of the biggest obstacles to solving these problems in the long term could be down to the age old issue of ‘location, location, location’. Are the empty homes in the areas where people want to or need to live? Similarly can tenants afford the rent on their prospective new homes?

Affordability issues

Research from the G15 group of the largest housing associations in London has found that affordability is continuing to be a problem. The majority of their tenants are in work, but they still require housing benefit to pay their rent.

The Real London Lives project showed that just 21 per cent of tenants in the capital are unemployed. But 60 per cent of tenants require housing benefit to pay all or part of their rent. This is increasing the risk to associations' income

streams, with large amounts of rent being dependent on benefits and further cuts in welfare being promised by the government.

The findings came shortly after statistics from the Department for Work and Pensions revealed that the number of housing benefit claimants in work had passed the one million mark for the first time in August.

The DWP also published figures showing 523,000 households of working age currently in receipt of housing benefit received a reduction in their benefit award because of the welfare reforms.

Meanwhile, the Homes and Communities Agency is monitoring how much rent landlords are losing because properties are becoming harder to let.

Build smaller homes

Lord David Freud, the minister for welfare reform, recently highlighted a problem with not enough smaller properties being built. He acknowledged that more one-bedroom flats needed to be built for people to move in to, freeing up their two- and three-bedroom homes for families in need.

"It is clear that there has been an imbalance in social housing on many levels for some time, not least because property developers have not been building the right type of houses."

He described as "alarming" the statistic that the proportion of one-bedroom properties being built had fallen to its lowest level for 20 years.

Lord Freud continued in this vein, saying: "The challenge now is for social landlords to respond to the clear demographic shift towards single and childless couple households and adjust their plans accordingly."

What Lord Freud did not say was whether he thought the shortage of newly built one-bedroom flats was an unintended consequence of detailed planning guidance being ripped up by Communities Secretary Eric Pickles.

Funding issues

Of course funding a new programme of small house building (in places where people want to live) will be difficult in the current financial climate. The Treasury has already committed huge amounts of money to supporting the purchase of new homes, costing up to £600,000 via the Help to Buy equity loans and mortgage guarantee schemes.

Housing associations recently reported a collective surplus of around £1 billion in 2012/13, but they are having to spend large amounts of money on supporting tenants to avoid evicting those who cannot cover the gap in their income, due to benefit deductions caused by the bedroom tax.

But spending money on tenancy support or in subsidising new home building has got to be a better use of money than paying a £397,000 redundancy package for a chief executive to stand down as Gallions Housing Association did –

much to the annoyance of many in the sector.

This episode also prompted the Prime Minister to urge local councils to exert more control over housing associations, even though this is not within their remit and the powers of the housing regulator (the HCA) have been severely curtailed by Ministers and Mr Pickles in particular. Perhaps the PM was left asking if this was another one of those unintended consequences of an earlier decision.

AWARDS

Barratt triumphs again at Brick Awards

For the third consecutive year, Barratt Developments has shown consistency throughout its larger housing developments by winning the Volume Housebuilding Award at the annual **Brick Awards**. Organised by the Brick Development Association the 2013 Awards took place at the Marriott Hotel Grosvenor Square in November.

The Award was presented for three very different projects but each one was complimented on its relationship between the brickwork and its contextual setting.

For more information on the projects pictured, visit hbd-news.blogspot.co.uk and enter ref: 65754.



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PLANNING

The big idea is back: build big... or is it build small?



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

Over half a million new homes have been submitted for planning approval so far in 2013. The fact that only 130,000 new homes will actually be built in the year remains the vocal frustration of politicians, developers and would-be homeowners. Signs that big ideas might be back in vogue came with Labour's Shadow Housing Minister's recent proposal for five new towns to be built "within the first five years of a new Labour government". Rekindling the spirit of Britain's post-war housing boom, Emma Reynolds called for a return to quality with "the garden city model" to help solve the problem of housing supply.

To many, the idea of Letchworth and Welwyn Garden City (built in the early 1900s) as model new towns may cause slightly less anxiety than the 1960s examples of Milton Keynes or

Washington New Town. Nevertheless the idea plays well into an ever-growing consensus that the housing shortage is critical enough that something (specific, deliverable and properly funded) must be done!

The experience of the 1990s – when housing building volumes remained relatively impervious to unprecedented increases in house prices – should have convinced politicians that tinkering at the edges of planning or mortgage reforms would make little difference. The big idea of new towns may be back – but in fact it hasn't been away very long.

Remember eco-towns? No? Gordon Brown wanted 10 eco-towns. Four schemes were given the go-ahead in 2009, aimed at delivering around 20,000 homes in total. Fast forward five years and of those four, Rackheath in Norfolk has

made no apparent progress; St Austell in Cornwall has been revised down to 1,500 homes with a masterplan still yet to be agreed – and Whitehill Borden in Hampshire will see the first outline application for 100 homes submitted in early 2014. Only North West Bicester has seen any significant progress with 394 new homes approved last year and building started.

The eco-towns of 2009 were the product of a centrally-driven political initiative that ran into the new coalition's emphasis on localism. Eco-towns were allowed to be ground into near-dust by the usual, everyday compromise of communities, planners, developers and councils. This year around 70 new projects proposing over 1,000 new homes each have been submitted into planning. Unlike HS2, these projects, like Brown's eco-towns before them, are unlikely to have the scale to warrant a "national importance" trump card that can break through the existing logjam. They are likely to suffer the same bureaucracy/benefit from the same democratic consultation as every other large housing scheme.

For the coalition, Planning Minister Nick Boles preferred to focus on an equally radical measure – the self-build solution. Those "who cannot afford to buy somewhere to live should be handed plots of state-owned land so they can build homes of their own". The big idea could in fact be small...

Very different proposals but at least the politicians agree on the need for a big idea driven from the centre. We will wait to see which, if any, of these proposals can gain sufficient long-term momentum and cross-party agreement to make a significant contribution to the creeping crisis of UK housing supply.

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LONDON

Millennium Terrace brings year round lifestyle to Greenwich

The successful sale of over 70 homes off plan during 2013 has brought forward the launch of a new apartment building at award-winning Greenwich Millennium Village. Millennium Terrace is a dramatic 11-storey building offering a selection of 44 one, two and three bedroom apartments and duplexes.

Every home benefits from a terrace or a balcony, some have both, or even two balconies. Two of the duplexes at the top of the building feature sheltered 'sky' terraces, screened from the west and the east by glass, providing a lofty eyrie with a high level of privacy to provide a great new year-round sun trap to catch the setting sun, whether it's a winter's afternoon or a long summer evening. They are the perfect location for that lux-

urious lounge and deck chairs.

There are duplexes at ground floor level as well as at the top of the building. The apartments are very spacious with sizes ranging from 53 sq m (570 sq ft) for a one bedroom, around 80 sq m (861 sq ft) for a typical two bedroom, up to 138 sq m (1,485 sq ft) for a three bedroom duplex.

Designed by leading architects Jestico and Whiles, the buildings feature landscaped courtyards with full height glazing as well as the balconies and terraces. The contemporary design of the apartments complements the earlier phases designed by the late Ralph Erskine, which originally established Greenwich Millennium Village as one of the most significant examples of innovative modern architecture.



Visit hbd-news.blogspot.co.uk and enter ref: 54840 for more information

DUBAI

Atkins named multi-disciplinary designer for major Dubai residential development

See cover

Al Habtoor Group has appointed Atkins to provide full multidisciplinary design services for three luxury residential towers and a retail podium totalling 395,000m² on a prime site in the heart of Dubai, UAE. The scheme is a key part of Al Habtoor City, a major new mixed-use development next to Sheikh Zayed Road, within one of the most high profile plots in the city.

Atkins will be delivering architectural, structural, MEP and ground engineering design for the project, comprising two 75-storey residential towers and a third 52-storey tower, which will together house up to 1,460 apartments and 11 penthouses with exclusive leisure facilities for residents. Each penthouse will include its own private sky garden and swimming pool, while the two taller blocks will feature a stunning

four-storey penthouse incorporating more than 3,000m² of living space.

The Al Habtoor City site is next to the planned Dubai Water Canal project (unveiled in October 2013), which will provide a strong influence to support delivery of a world-class urban and marina environment, with an inviting and accessible public realm.

Atkins' principle design architect Kourosh Salehi said:

"Our client's aspiration was for classical elegance with efficient contemporary overtones. In order to achieve this, our design inspiration was sourced from early 20th century art deco architecture.

"The need for high quality landscaping and public realm has also been of particular interest to Al Habtoor. Great care has been taken to achieve a harmonious design which responds to the immediate context and environment, in order to encourage greater public participation within this special setting."

The orientation and massing of the buildings seek to maximise sea and canal views, while reducing energy consumption by taking advantage of natural light. In addition to attracting tourists and visitors, the podium retail facility will provide for the daily needs of residents, reducing their need to use cars.

Other components of the Al Habtoor City complex (not designed by Atkins) will include three hotels, to be operated by Starwood Hotels and Resorts, and a spectacular water-themed theatre. The plot for the development is in Dubai's Business Bay, close to Dubai International



Financial Centre (DIFC) and Downtown Dubai, home to the world's tallest building, the Burj Khalifa. Its eventual position on the banks of the Dubai Water Canal will ensure it becomes a key destination for tourism and leisure.

Shaun Killa, Atkins' director of architecture, added: "This will be a landmark development for Al Habtoor. Its vision is to set new standards in luxury development, while ensuring the project is both environmentally sustainable and commercially viable.

"The launch of Dubai Water Canal has added a completely different aspect to the project, enabling Al Habtoor City to become one of the city's go-to destinations where people can live, work and play."

Atkins has completed the concept design stage and is undertaking detailed design for the project, with enabling works already underway. The project is due for completion in 2015.

BRIGHTON

Landmark eco housing scheme approved for Brighton seafront

One of Britain's biggest zero carbon schemes, PortZED, has been given planning permission by Brighton councillors despite fierce opposition from local residents. It was claimed that building on such a high profile site on the seafront would destroy their sea views and open the floodgates for further tall buildings to be built.

PortZED includes six blocks up to five storeys high, containing 52 flats, a visitor centre, shops,

offices and a café as well as parking for 66 cars and 118 bicycles.

The mixed-use project is the gateway development to Shoreham Harbour, the growing port serving Brighton and the wider Sussex area. In granting this scheme permission, Brighton planners have unlocked the door for major redevelopment of the whole of this end of Shoreham Port.

The PortZED project's sustainable approach

– it is a code 6 development – means no energy bills at a time of growing concern about rising prices and fuel poverty.

The ZED element of the name is short for zero energy development and echoes the name of the BedZED scheme in London.

It also shares the same architect, with the internationally renowned Bill Dunster aiming to take his pioneering ideas to the next level.

Colin Brace, of the developer Boho Green, said: "Shoreham Port is hugely ambitious and we're ambitious too with the most sustainable homes in Brighton – a place with a reputation for its green lifestyle.

"This landmark project will form the western gateway to an innovative set of buildings marking the entrance to Brighton and complementing planned large-scale development at the eastern entrance by Brighton Marina."

The homes are not just zero carbon. They are expected to generate a surplus for ten months of the year.



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COMMENT

Chancellor must deliver on promise to invest in Britain's homes

The Chancellor has missed a golden opportunity to reverse decades of under-investment in Britain's ageing housing infrastructure by not implementing a reduced rate of VAT on domestic renovation and repair, leaving millions of households powerless in the face of rising fuel bills, says the Federation of Master Builders (FMB).

Brian Berry, chief executive of the FMB, said: "In his Autumn Statement George Osborne says he is backing British business and British families, and correctly named housing as the general public's top infrastructure priority. However, the government continues to focus on big-ticket projects such as road and rail, which will be years in the planning and are unlikely even to begin within the term of this Parliament.

"The Chancellor has missed an opportunity to reduce VAT on housing renovation and repair. This would deliver an instant economic fillip to millions of households that are struggling with the ever-increasing cost of living and give Britain's builders the boost they need to capitalise on the recovery."

Berry continued: "Householders need more help to combat the rising cost of heating their homes, and lowering the rate of VAT charged on all housing renovation and repair would do this at a stroke – for example a 15 per cent reduction in the rate of VAT on insulation and double glazing would represent a significant saving to the customer, and empower homeowners to protect against spiralling energy bills. Switching tariffs can defend against shock price rises in the short term, but only by making your home more efficient can you arrest, or even reverse, the seemingly inexorable rise in the cost of energy."

Berry added: "Furthermore, diverting £4 billion raised annually in carbon taxes into a mass programme of publicly funded energy efficiency improvements would help those who can't afford to pay for this work up front. Not only would this lift millions of the most vulnerable out of fuel poverty, it could also provide more than 70,000 new jobs by 2015."

Berry concluded: "We welcome steps to cut corporation tax and extend business rates relief for small businesses, and there's good news too on 20,000 new higher apprenticeships and the freeze on fuel duty. Raising the cap on local authority borrowing by £300 million to improve or build social housing is at least a start, but much more needs to be done to address a chronic lack of investment in housing, which the Chancellor claims he views as a key priority."

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NORWICH

UK's largest Passivhaus scheme given the go-ahead

Norwich based architects Ingleton Wood has achieved reserved matters planning approval for 250 riverfront apartments at Carrow Quay in Norwich, believed to be the largest scheme in the UK designed to Passivhaus principles.

While Ingleton Wood's planning consultants have negotiated some flexibility in the planning approval as to how a fabric first approach can be achieved through construction, Carrow Quay will potentially be the first high density development in the UK built to the Passivhaus standard.

The scheme, designed on behalf of local housing

association Broadland Housing Group, marks the culmination of three years of research by Broadland and its consultant team.

As an organisation responsible for 5,000 homes across East Anglia, Broadland Housing Group has made a commitment to target building fabric performance in an attempt to minimise fuel poverty for its tenants, having recently completed its first rural Passivhaus scheme in North Norfolk.

The Carrow Quay development is situated at the heart of Carrow Quarter, a growing residential district of regenerated brown-field land on the outskirts of Norwich city centre. It sits along the north bank of the River Wensum, adjacent to Carrow Road football stadium.

The scheme comprises three individual apartment blocks linked at ground level by a podium deck housing, a mix of offices, community space, car parking, and residential entrances.

Architecturally the proposals exhibit a restrained contemporary language on its perimeter elevations, acknowledging the architecture of the few leviathan industrial buildings that remain in the area.



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COMMENT

Housebuilders' use of sustainable materials at risk, warns BWF

An alarming development in housebuilding policy could put the use of more environmentally sustainable materials such as timber at risk, the British Woodworking Federation (BWF) has warned.

The BWF has written to the Building Regulations Minister, Stephen Williams, expressing grave concerns that government plans for housing standards risk coming up short in addressing the enormous embodied impact of the housing sector in its sourcing and construction.

In the Review of Housing Standards for England, the government is proposing to reduce the number of housing standards that councils are free to apply locally from over 100 to fewer than 10, in order to simplify the housebuilding process and to improve viability.

These standards are not regulations laid down by government. They typically set out specific housing attributes or technical performance criteria, such as on energy efficiency issues, and

either go above and beyond the Building Regulations or deal with subjects not covered by regulation, for example security.

The government's intention is to issue a National Described Standards document instead, and to consider whether further changes may be needed to the Building Regulations, possibly to integrate elements of housing standards.

As part of a joint response to the housing standards review with the Timber Trade Federation, the BWF re-emphasised its support for the simplification of housing standards for the market. However, it expressed alarm that elements of sustainability, for example those relating to materials, could be cut completely from future standards under the government's plans.

Iain McIlwee, chief executive of the BWF, says: "As we move towards zero carbon buildings, the use of more sustainable materials is becoming increasingly important relative to the impacts of building energy consumption. Embodied carbon emissions, for example, can amount to more than half of the total carbon emissions over the life of a building. With the requirements of the Code for Sustainable Homes likely to be shelved in its current form, there will no longer be a national driver to encourage the procurement of low impact and responsibly sourced construction materials.

"BWF believes that a specific materials working group should have been established and that the government should establish such a group



to advise on such issues and consider the establishment of a Nationally Described Standard for embodied impact. Market forces alone are insufficient to realise the government's low carbon targets."

Iain McIlwee wrote to Stephen Williams last week on behalf of the UK Timber Industry Accord. There are 13 signatories to the accord, representing a sector that exceeds £10 billion turnover and about 10,000 businesses employing 200,000 people principally supplying products into the construction, retail and packaging markets.

NEWS BYTES

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

Essential Living wins planning permission for UK's first office-to-resi private rental development...
Ref: 30523

Government is listening to small house builders...
Ref: 35938

McCarthy & Stone begins delivery on £1.5bn investment plans with 19 land deals in three months...
Ref: 62960

NetMAGevents would like to thank those who attended its networking and CPD event...
Ref: 36402

Retro Expo Awards 2013: winners announced...
Ref: 46170

Luxury Penthouse Apartments unveiled as part of £3.5 million investment...
Ref: 82076

£1.7 million affordable homes Northumberland scheme complete...
Ref: 57631

House building continues to fuel construction growth...
Ref: 23624

Civic Voice welcomes announcement that councils challenge government in high court on 'office to resi'...
Ref: 74097

Construction survey indicates broader growth ahead...
Ref: 31606

Sign of the times – developers and council sign up to quality agreement...
Ref: 45942

Luxury penthouse apartments unveiled as part of £3.5 million investment...
Ref: 91417



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LONDON



Boris backed affordable homes opened in Enfield

The Bloc, Origin Housing's latest affordable development in Enfield, providing homes for over 600 people, was part funded by the Mayor of London Boris Johnson, and has been officially opened by Richard Blakeway, the Deputy Mayor for Housing, Land and Property.

Designed by PCKO Architects, The Bloc is a landmark urban regeneration development, which replaces dilapidated 1970s cluster accommodation, previously housing NHS Trust employees from the adjacent North Middlesex University Hospital. Encompassing intermediate, affordable and social rent housing and shared ownership homes, the multi-phase scheme commenced in June 2010 and completed in June 2013. The development delivers 221 one to four bedroom apartments and three and four bedroom houses, in a pedestrian-friendly environment.

At the opening, Richard Blakeway said: "London is a global, vibrant and economically rich city, which will soon have a population bigger than New York. One of the greatest challenges we face is providing

the infrastructure to meet the needs of so many people, and housing is a key aspect of this. This development is providing quality new homes for working Londoners, from teachers to medical professionals. The Mayor is working tirelessly to speed up the delivery of new homes over the coming years and remains on track to deliver 100,000 new affordable homes over two terms."

Chief Executive of Origin Housing, Karen Wilson, said: "This scheme has given us a unique opportunity to redevelop some of our existing properties. In doing this, we have almost doubled the housing provision on the site, regenerated the area, and demonstrated how we can make public funding go further."

Stuart Brodie, managing director of principal contractors, Galliford Try Partnerships South East, said: "The Bloc has been a tremendous team effort and we thank our partners at Origin for working alongside us. The homes that have been created are a great addition to the affordable housing stock in Enfield and we are proud to have worked on such a successful project."

REPORT

NHBC Foundation report casts doubt over reliability of co-heating test

Co-heating tests that are used to measure overall heat loss from buildings are inconsistent and highly sensitive to the weather, new research by the NHBC Foundation has found.

The study warns that doubts about the accuracy of the co-heating tests mean that in its current form it is not a suitably accurate tool for reliably evaluating energy performance.

The NHBC Foundation report Review of co-heat-

ing test methodologies was carried out amid growing concern about the performance gap between the design expectations and as-built energy performance of new homes.

The co-heating test, designed in its present form by Leeds Metropolitan University, provides a means to measure as-built performance.

Visit hbd-news.blogspot.co.uk and enter ref: 12627 for more information.

EVENTS

Re-imagining Regeneration
23 January, Manchester
www.housing.org.uk/events/

Housing Expo
11 - 12 February, London
www.housing-expo.co.uk

CIH in Northern Ireland Housing Awards 2014
28 February, Belfast
www.cih.org/eventsfinder/

kbb Birmingham
2 - 5 March, Birmingham
www.kbb.co.uk

Ecobuild
4 - 6 March, London
www.ecobuild.co.uk

MIPIM
11 - 14 March, Cannes, France
www.mipim.com

National Affordable Housing Conference 2014
18 March, London
www.affordablehousingevent.com

London Resi Development
19 March, London
www.londonresidevelopment.com

National Homebuilding & Renovating Show
27 - 30 March, Birmingham
www.homebuildingshow.co.uk

Greenbuild EXPO
7 - 8 May, Manchester
www.greenbuildexpo.co.uk

Grand Designs Live
3 - 11 May, London
www.granddesignslive.com

British Homes Awards
20 June, London
www.britishhomesawards.com

CIH Conference & Exhibition
24 - 26 June, Manchester
www.cihhousing.com

International Festival for Business
June - July, Liverpool
www.ifb2014.com

AWARDS

Launch of the Celebrating Construction Awards 2014 announced

The Celebrating Construction Awards 2014 was launched by the Built Environment Hub at a well-attended event held in the Chamber of Birmingham City Council. Hub Chairman, David Bucknall OBE, welcomed close to 100 guests from some of the most notable construction companies from across the West Midlands region.

In his address David Bucknall emphasised how the construction landscape had changed over the past year and there was good reason to be optimistic. Now in its seventh year, the Celebrating Construction Awards had over 70 great examples of regional excellence and four that have made it to the top in the national finals.

Built Environment Hub Director and Chair of the judging panel, Tony Wehby announced the format and the 12 free to enter 2014 awards categories including; Integration & Collaborative Working, The Legacy - Sustainability, Heritage and Innovation Awards, together with the prestigious, Project of the Year Award.

Phil Griffiths, on behalf of contractors O'Brien, who won the 2013 'SME of the Year Award,' presented the many benefits of entering the awards, some of which were totally unexpected: "It is so gratifying to win such an award – the impact is immense. One unexpected benefit was the reaction from our bank. This award has definitely improved relationships and we have also been approached by other institutions wishing to be associated with our success!"

Regional winners will automatically be entered into the National Constructing Excellence Awards – offering the opportunity to profile

construction companies on a national level.

David Disney, on behalf of Shaylor Group, winner of last year's 'Success – Integration & Collaborative Award' and the 'Built in Quality Partnership Award,' added: "Most importantly, there is something that is very difficult to measure – the immense sense of pride you feel on winning such an award – it gives everyone a real boost, which had the greatest impact on the team and also encouraged skill sharing and partnership working within the Shaylor Group."

Roy Casey of Success Train, a judge and sponsor of Constructing Excellence National Awards, shared his expertise with guests and advised how entrants could 'polish up their submissions' to win national as well as regional awards – and pointed them to the awards website for details of his top tips.

Built Environment Chair, David Bucknall said: "Celebrating Construction is firmly established as a high point in the regional construction calendar. Each year it commands the attention of the industry professionals and these free to enter awards are an excellent platform to showcase and promote the very best of our industry achievements."

The Celebrating Construction Awards dinner, where the winners will be announced, will be held at the ICC Birmingham on 25 April 2014 and is organised in partnership with CIOB and Acivico. For more information on how to enter, deadlines for submissions, sponsorships opportunities and taking part in the awards dinner visit: www.celebratingconstruction2014.org

NEWS BYTES

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

Pegasuslife to deliver aspirational homes for the mature generation...

Ref: 17804

Half a million pounds injected into new homes research with NHBC Foundation...

Ref: 78822

3D Architects design award success...

Ref: 88763

Social housing providers brace themselves for 80 per cent rise in rent arrears rate...

Ref: 73264

Help to Buy: over 900 developers at forefront of getting Britain building...

Ref: 87041

Land and Planning Chamber is another welcome step in a string of beneficial planning reforms says BPF...

Ref: 79429

New affordable housing for central Watford...

Ref: 97858

Finance schemes for builders 'must be simplified' warns Federation of Master Builders...

Ref: 85511

BRE's excellence in education and training is recognised by two award shortlistings...

Ref: 95529

PTEA wins competition for the Alma Estate, Ponders End, Enfield, London...

Ref: 89323

LONDON

PTEA wins competition for the Alma Estate



Pollard Thomas Edwards architects (PTEA) working for Countryside Properties and Newlon has fought off competition from AHMM and Maccleanor Lavington architects working for Laing O'Rourke and Keepmoat to regenerate the 1960s Alma Estate, in Ponders End in the London Borough of Enfield.

The winning design reintegrates the Alma Estate with the surrounding neighbourhood by creating a clear and legible layout of apartment blocks and family houses with private gardens, the discreet incorporation of car parking; and by creating a new linking road with Scotland Green Road. The proposed scheme will create around 794 new homes.

The design responds to a need to address the disjointed layout, inactive streetscapes and increasing isolation of the estate from the surrounding neighbourhood.

Visit hbd-news.blogspot.co.uk and enter ref: 95262 for more information

The British Homes Awards 2013 winners announced



The British Homes Awards category winners were announced on 18 October. For a full list of winning and commended projects, go to: britishhomesawards.co.uk/2013/awards

The British Homes Awards have been pivotal in providing a catalyst for change in the creation of our new homes. The entries for the Home for the Future design competition in 2007 demonstrated that zero carbon housing is not only achievable but can also be aspirational.

Last year's competition – Tomorrow's Smart: Home – challenged architects to design integrated, inter-operable solutions that demonstrate the application of digital monitoring and intelligent control systems in the home. From a shortlist of six exemplary schemes the readers of The Sunday Times voted Pentan Partnership's SML Home as their winning design.

The 2013 design competition addressed the issues raised in the Future Homes Commission report *Building the Homes and Communities Britain Needs*, which recommended that government must ensure that its review of local housing standards sets minimum national standards for space, storage, noise insulation and natural light. It emphasised that these standards are essential for residents' quality of life and should be incorporated into Building Regulations so that they apply to all housing, of all tenures, across the UK.

It also recommended that: "in the future, the layout of homes should reflect the growing need for flexibility and adaptability and that the RIBA should mount a design competition for a flexible home that meets consumer needs and can be replicated at scale."

The shortlist of six innovative schemes was Lifetime dwelle.ing by dwelle; the Flex House by wap architects; the Simple Smart House by Sarah Wigglesworth Architects; the Snug House: by Snug Architects; the Triptech House by Studio Dare; and Grow-your-own-home by HTA. Readers of The Sunday Times voted for Lifetime dwelle.ing.

The building concept responds effortlessly to the occupants' requirements, however varied. It can be personalised from the outset, but can easily change to meet individual tastes and preferences over time. The simplicity of the system

will support different internal configurations and will allow it to be easily extended, either extruded along the length, or doubled-up. Notable benefits include:

- low impact, low-energy and highly sustainable housing
- different sized homes that can be easily extended to provide additional bedrooms, playrooms or home offices
- an appealing option if having to re-house people due to under-occupancy (a positive move)
- plenty of space and storage
- a mix of cladding materials including brick-slip, zinc and timber
- promoting the three Rs... reduce, reuse, recycle
- eco-hub, bike store and recycling centre
- encouraging urban gardening and growing
- each dwelle.ing factory built in eight weeks/two weeks on-site
- from £89,000 each

Winners

Small House

De Beauvoir House: Scott Architects

Family Home

White Lodge: Dyer Grimes: Galower Builders

Luxury House

Downley House:

Birds Portsmouth Russum Architects

Interior Design

Avondale Park Hall: Powell Tuck Associates

Apartment Building

VIVO: Levitt Bernstein: First Base/
East Thames Group

Conversion, Restoration or Refurbishment

Lakeshore: Ferguson Mann: Urban Splash

Affordable Housing Development

Anne Mews: AHMM/Maccreanor Lavington:
First Base/Borough of Barking & Dagenham

Britain's Future Home designed for living



Age-Restricted Development

Dreywood Gardens: Penoyre & Prasad
(Concept Design): East Thames Group

Mixed-Use Development

The Marina Portshead: Stride Treglown:
Crest Nicholson

Innovation Award for Building Technology

Stoneham Green: Kenn Scaddan Associates:
Radian

Development of the Year

Barking Riverside: Sheppard Robson:
Southern Housing/ Mace/ Bellway Homes

Housing Project

The Deptford Project: Rogers Stirk Harbour +
Partners: United House

Landscape Development

NEO Bankside: Gillespies:
Native Land and Grosvenor

Editor's Focus

1. Stainless Handrail Systems

Enhance your deck's breath-taking views with the new and innovative Infinity topless railing system. The Infinity topless railing system offers strength, style and versatility while eliminating the upper and lower rails, in turn providing your property with unobstructed views. An Infinity topless railing system is the ultimate fashion statement for your deck. It is an innovative, simple, complete, off-the-shelf railing system that is simple to install and will allow you to achieve breath-taking curved effects with the revolutionary revolving glass insert.

Enq. 106

2. Dural UK

Basic-Line complete set: the ultra-flat shower drainage channel for low installation heights from Dural UK Ltd. The Basic-Line shower drainage system is the ideal solution for your barrier-free shower to achieve a harmonious room design. Instead of a single odour seal Basic-Line is equipped with double odour seal and easy to clean outlet parts. All Basic-Line shower drainage channels can be produced in special dimensions on request.

Enq. 107

3. Beco Products

Rising activity in the housing market is leading to longer lead times, higher prices and skills shortages. A solution to all these problems is found in Beco WALLFORM; a quick and practical building system providing structural walls and full insulation in one building activity. Just a few standard WALLFORM components assembled and filled with concrete with minimal plant and equipment will beat the best building programmes. Air tightness and thermal bridging standards are the best, reducing the cost of renewables, and the construction will accept all types of finishes.

Enq. 108

4. Protecta Screen

During all major building work there comes a time when you wish to protect new fixtures and fittings, carpets and floors. This is where Protecta Screen is able to help you: it specialises in dust protection, floor protection and impact protection. With product lines running to over 150 items it can provide you with everything from WC and bath protection to dust proof walls. Protecta Screen deliver to the whole of UK within 24 hours and delivery for orders over £50 is free.

Enq. 109

5. SAiGE Longlife Decking

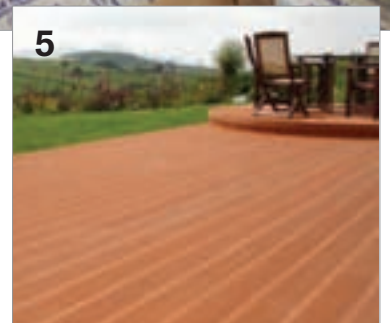
SAiGE Longlife Decking is a supplier of environmentally sourced composite decking in a choice of charcoal, redwood, oak or light grey. With its anti-slip properties and resistance to mould and fungus, this splinter free product is the ideal solution for decking around swimming pools, natural pools and hot tubs alike. SAiGE Decking comes with a full 10 year warranty and expected lifespan of over 20 years. The boards will not warp or rot meaning the decking can be fitted easily and enjoyed for years to come.

Enq. 110

6. Glazpart

Glazpart is a one stop shop for all your trickle ventilator, glazing accessory, vacuum foiling and plastic spraying needs. It is a manufacturer of the latest and smallest 2500 and 5000 EQA trickle ventilators to meet the building regulations, with one of the widest ranges of colours. This complements a wide range of accessories for most glazing applications. The range of Flexi corner wedges is technically one the best ways to toe and heal glass. Glazpart also has one of the widest ranges of RAL colour matched drain hole covers complementing its ranges of packers, corner protectors and fixing lugs plus many more.

Enq. 111



7. Victoria Plumb

Victoria Plumb has recently expanded its already extensive product range for 2014. The retailer has added to its bathroom suite range with five new designer collections: Fairbanks, Madison, Maine, Princeton & Verso. The introduction of these new collections sees Victoria Plumb adding further high-end design to their bathroom suite range, while still representing superb value for money. The suites feature a range of toilets with WRAS approved cistern fittings, luxury soft close seats made from duraplast for a strong hygienic finish, and a dual eco flush.

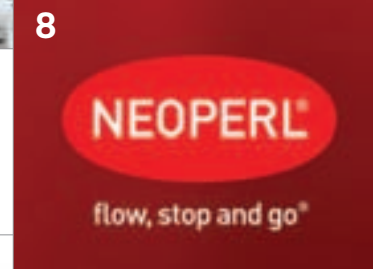
Enq. 112



8. Neoperl UK

With many areas of the UK facing water shortage issues, it is up to home and business owners alike to change their attitude towards water consumption and to start implementing water efficient measures. We live in a world where global warming, carbon footprint, climate change and the greenhouse effect are all well known phrases in our day to day lives, but water saving is still not generating enough attention. Neoperl UK Ltd's products provide a valuable contribution to climate and environmental protection by conserving water and helping to reduce the associated energy consumption in the production of hot water.

Enq. 113



9. YBS Insulation

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 infrared radiation: it is effective in winter by reflecting heat back into the building and cold out, and in summer it acts as an effective solar over heating barrier.

Enq. 114



Venting the extension where it joins?

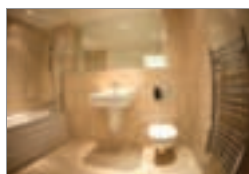


With an airflow rating of 25,000mm² per running metre, the Roof Abutment Ventilator from Cavity Trays provides a novel way of achieving requirements for roof ventilation when extending a property, while complying with the damp protection measures demanded within the Building Regulations. A timber upstand is fixed to the existing wall utilising vertical stand-off

battens to maintain an airflow path between it and around the decking edge. The Type RAV-FL is secured by opening like a book and fixing via its pre-drilled holes to the top of the timber upstand. The remaining section is then closed so it finishes against the masonry where it also is secured through its pre-drilled holes.

Enq. 115

There's even more to Multikwik



Multikwik has massively expanded its trusted ranges of plumbing fittings to include sanitary frames, floor drainage, cisterns and flush plates – everything needed to complete a really professional job every time from a single, reliable supplier. Multikwik has focused on

products that maximise the space of even the most compact bathrooms. Design hasn't been compromised either, with a new range of sleek and stylish flush plates in a wide variety of finishes, discrete channel floor drainage and a new range of chrome compression fittings. The Multikwik range ensures that the plumbing pipework can be discreetly tucked away out of sight.

Enq. 116

NEACO's curved glass balconies featured at prestigious development



NEACO's Spectrum balustrade has been specified with curved glass panels to form some stylish corner balcony terraces at Dove Tree Court, a luxury development of 33 assisted living apartments in Shirley, near Solihull, from McCarthy & Stone.

Richard Robinson, buyer at McCarthy & Stone, commented: "NEACO provided a full design and installation solution with close involvement in site meetings throughout the specification process. They were very responsive to our requests and proactive in their approach to delivering our design brief. The installation has been completed to a brilliant standard and I'm sure that we will be working with NEACO again on future projects."

NEACO's national sales manager, Richard Richardson-Derry, said: "NEACO's curved glass panels are one of our most visually impressive infill options. Their design and installation alongside some of our straight-panelled balconies at Dove Tree Court is certainly in keeping with the superior quality and prestige of this development and NEACO are delighted to continue our relationship with one of the UK's leading assisted living developers."

Enq. 117

LINEAR SHOWER DRAINAGE CHANNEL SYSTEMS

HEIGHT ADJUSTABLE

DURAL

"Square" grills, polished

Drainage channel

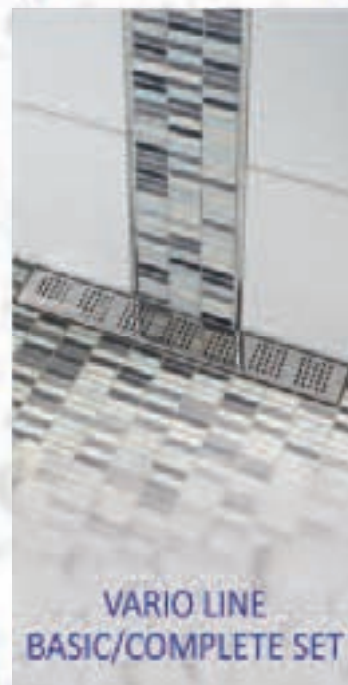
2nd drainage level

Sealing liner

Mounting block

Drain, 65 mm

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with unique advantages



VARIO LINE
BASIC/COMPLETE SET



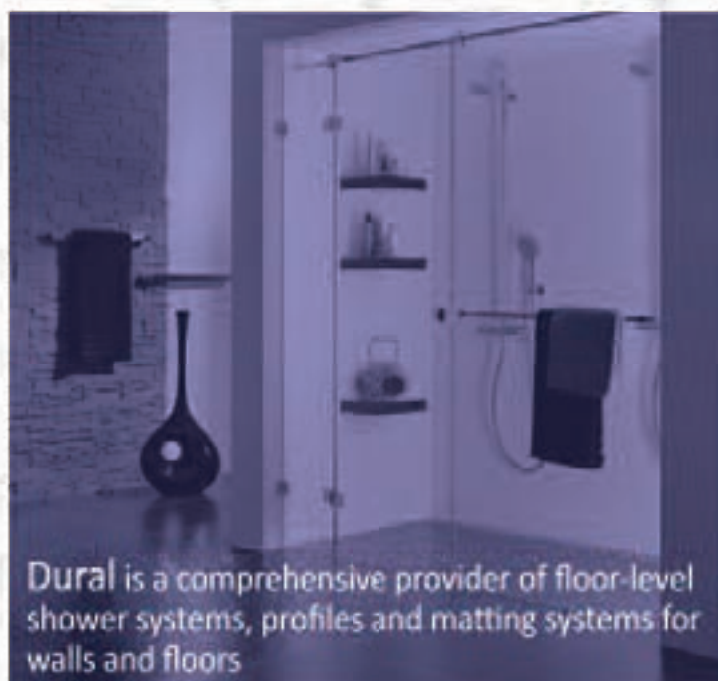
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ACCESSORIES



VARIO LINE EPS



VARIO LINE METAL



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www.duraluk.co.uk

Reader
Enquiry
118



A delicate balance

There is one topic, above all others, which has relevance in any country of the world. Sustainability. The delicate balance between people and their environment is more critical than ever to our survival.

Latest estimates suggest that Europe is heading towards drought. To suffer severe water stress by 2050 means there simply won't be enough drinking water to support us all. Our population is growing fast and so too is our love of water-consuming appliances. It's a no-win situation, so doing nothing is not an option and our leaders in the EU have pledged to act. They want to change our behaviour towards water.

Some interesting innovations

The bathroom industry has long recognised that it has a responsibility to ensure that its products are the most water and energy efficient. In the last decade, the portfolios of members of the BMA have been completely overhauled. Bathroom products are now more sustainable than ever.

We have seen some interesting and quite major innovations in the bathroom.

WC suites with super-efficient flush mechanisms are now commonplace. Taps with built in eco-click and thermo regulating valves are freely available. Eco-lite shower controls and shower heads have enjoyed massive growth and these, like click-taps, can be used to achieve savings in both water and energy consumption. Similarly, comfortable baths with a capacity of just 130 litres are readily available.

Consumers are benefiting from the cost savings and developers are benefiting from products which help them achieve government targets.

A commitment

But how would a prospective bathroom buyer choose the best bathroom to suit their requirements? With this question in mind, the BMA set about designing and launching its breakthrough Water Labelling Scheme in 2006.

The Label and its online databases are a real boon for designers, architects, housebuilders and

The Water Label. Innovative & essential

The Water Label is a truly innovative scheme embracing the urgent and growing need for water and energy efficiency. It is a catalyst for change in products, processes and perceptions. It is a beacon, signalling a change in water consumption for both professionals and consumers alike.

The Water Label has promoted water efficiency as a virtuous and positive benefit of a product. BMA members have found that their designers and sales/marketing staff have soon latched onto the benefits of water efficiency in their product ranges. Now housebuilders, developers and housing associations, together with their contractors, are carrying the message to their customers that products with the Water Label actually do save costs.

Yvonne Orgill, chief executive of the Bathroom Manufacturers Association, reviews the progress.

their contractors who are required, by law, to meet the Building and Water Regulations. The label itself clearly shows the volume of water that a product will consume if installed according to the manufacturer's instructions.

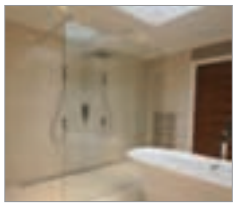
Rapid progress

The Water Label has progressed rapidly from that germ of an idea into today's multi-award winning benchmark scheme. It is now the catalyst for innovation and the web-enabled database now holds the details of well over 3,500 water efficient products which, by default, have the lowest carbon footprint. Around 1,000 stockists have registered their details with the scheme, which is recognised by the government but still remains entirely voluntary.

Continued on page 25...



CCL unveils drainage solutions



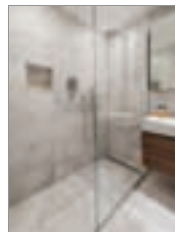
CCL Wetrooms has extended its popular Linear Screed Drain range to include a new wall drain option which offers a sleek, contemporary finish to wetroom installations. At a height of only 67mm, the drain ensures that even the highest of water flow rates can be achieved and managed effectively on concrete floors,

which are widely used in the construction of modern houses. The drain incorporates a unique waterless trap, which is formed of a spring-loaded mechanism and keeps the trap sealed when not in use. This ensures that even when left unused, the trap cannot dry out.

0844 327 6002 www.ccl-wetrooms.co.uk

Enq. 119

On The Level - bespoke wetrooms



On The Level is one of the only manufacturers who can produce bespoke solutions for concealed wet floor shower trays in any size or shape. On The Level underfloor wetroom trays are precision engineered in 24mm birch ply which means the trays are extremely strong, but light and easy to handle. They are an essential part of the wetroom because they dictate the gradient of the tiled floor in the shower area and it is this gradient that allows the water to drain away quickly – avoiding pools of water sitting on the tiles. The trays also provide support around the drainage system under the floor and add strength.

01525 373202 www.onthelevel.co.uk

Enq. 120

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Enq. 121

wetrooms wetrooms wetrooms wetrooms wetrooms wetrooms wetrooms wetrooms

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the STRONG one

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The rest bend like bananas

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470kg

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wetrooms made easy

a winning combination

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Enq. 122

Hudson Reed launches new brochure

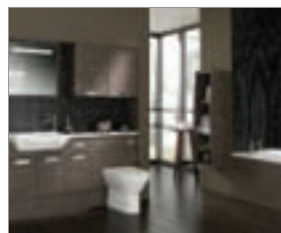


Look out for the fantastic new brochure from Hudson Reed – available from January 2014 and featuring 240 pages of everything you need to create a beautiful bathroom. New additions to the brand include some fantastic new standard baths with round options being added to the popular single and double ended bath ranges – plus exciting back to wall and keyhole shower bath options now available! There is a brand new modular furniture range available, called Horizon – in two stunning wood effect finishes, ideal for creating a truly bespoke bathroom. The Memoir furniture range also expands to include some fantastic new finishes.

01282 418000 www.hudsonreed.co.uk

Enq. 123

Hydra products launched by Ellis



As part of this season's launch of new bathroom products from Ellis Furniture, the popular Hydra range has welcomed the addition of two new door finishes: Chocolate Grey and Cirrus, both of which offer a warm and welcoming finish to any bathroom. Featuring the latest melamine (MFC) doors with

affordable designer styling and trendy natural tones, the horizontal grain of Hydra has become widespread in contemporary bathrooms after years at the cutting edge of interior design.

01484 514 212 www.ellisfurniture.co.uk

Enq. 124

The consumer campaign

In 2012 the BMA devised and developed a year-long campaign to raise awareness of the scheme. It was targeted at consumers but was also conceived to embrace construction professionals.

Highlights of the campaign included wide and immediate exposure by the media. Magazines such as At Home with Lorraine Kelly, Utopia KBB Mag, and Celebrity Angels with Phil Spencer were seen in the newsagents. The BBC and Independent Radio coverage reached 32 million listeners and a total of 4 hours 42 minutes of air-time was achieved.

The BMA's CEO, Yvonne Orgill, was interviewed live early on 30 April, on BBC Radio 4's 'Today,' and she spoke at a Parliamentary Lunch-eon at the House of Commons in June, talking to ministers and MPs about the project.

The European dimension

The Water Label has become the water efficiency scheme of choice in the 28 member states of Europe, plus Switzerland, Turkey and Israel. It has been adopted by CEIR, The European Association for the Taps and Valves Industry, who launched the scheme at the Green Week in May 2012.

The Water Calculator

The Water Label scheme is supported with an online calculation tool, simply called the Water Calculator. It is now the 'must have' tool for eco-aware bathroom designers. Created to aid industry professionals the Water Calculator is a web-based tool which automatically calculates the water-consumption in new properties and enables them to see whether or not their property conforms with Building Regulations Approved Document G and The Code for Sustainable Homes.

Over 4,500 professionals now regularly access the Water Calculator website where they may register to save all their work to the secure, personal online files or they may print off their results as they go along. The calculation simply involves selecting products from the drop-down menus linked to the huge Water Label database.

The future

The Water Label is growing fast. Its business model is becoming the scheme of choice but its originators, the BMA, won't rest and are keen to see it develop further. Members of the BMA are delighted that the scheme is now being adopted by builders merchants and retailers and welcome their involvement.

The multi award winning BMA, based at



Yvonne Orgill, chief executive of the Bathroom Manufacturers Association

Keele's Innovation Centre, is the trade association for bathroom manufacturers operating in the UK. It is the principal voice of the bathroom industry and acts as a hub for the industry, government, the EU and the consumer on issues that affect the bathroom business.

The BMA represents, through its technical, marketing and management committees, the interests of over 60 major bathroom manufacturing groups and service providers with over 100 well-known brands in the market place. The manufacturing base directly employs well over 10,000 people across 80+ sites around the UK.

www.europeanwaterlabel.eu
www.thewatercalculator.org.uk

Enq. 125



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Enq. 126

Reliable partner for shower floors



Kaldewei has been chosen to replace 252 tiled shower areas at the 4 star Radisson Blu hotel in Hamburg. The new showers had to be of high quality, durable and easy to clean; cleaning and heavy use do not leave even the slightest scratch in the hard, pore-free surface of Kaldewei 3.5mm

steel enamel. The surface without tile grout ensures lasting good looks and also improves hygiene properties. Using the right Kaldewei installation system, products in the enamelled shower surface range, such as the Conoflat, are easy to install and, if necessary, to replace.

0800 840 9770 www.kaldewei.co.uk

Enq. 127

Reflection Gloss Maize launched



Ellis Furniture has launched Reflection Gloss Maize with the new centre wave worktop. Featuring a 22mm lacquered handle-less door, Reflection is available across the entire fitted and modular cabinet offer. The new centre wave worktop offers subtle on trend

curve appeal and is also available in solid composite and two sizes of 1,200mm wide and 1,400mm wide, offering great design flexibility. Priced in Band C, the new Reflection Gloss Maize is a wonderfully versatile range offering endless design possibilities.

01484 514 212 www.ellisfurniture.co.uk

Enq. 128

Make a bee-line for the Hive basin



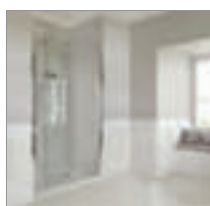
Hudson Reed has released its new freestanding basin design, the Hive. The design is perfect for achieving an updated look without resorting to the harsh, square angles usually associated with contemporary design. The basin features an oval bowl shape, with a tiered effect tapering in towards the base to give the illusion of more floor space. Manufactured in gel coated resin to produce a clean finish, the Hive

basin co-ordinates with popular Hudson Reed tap ranges such as Cloud 9 and Hero to create a stylish yet practical look.

01282 418000 www.hudsonreed.co.uk

Enq. 129

New bi-fold showering from AQATA



AQATA has introduced two new shower enclosures for 2014. The Spectra SP480 bi-fold recess (shown) and the Spectra SP481 bi-fold corner options are characterised by beautifully designed bi-folding doors, offering space saving solutions for small bathrooms. The enclosures feature minimal styling and clean lines which add

to the feeling of light and space. The inward opening bi-fold door allows the maximum usable floor space outside the shower whilst providing ample showering room inside, with water drips safely contained within the enclosure when opening and closing the door.

01455 896500 www.aqata.co.uk

Enq. 130

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Enq. 131



Trend's new bathrooms collection

Following its overwhelming success with kitchens, Trend Interiors has now extended its portfolio to offer a fantastic selection of affordable quality bathrooms in modern finishes and designs that are spot on for today's market. This exciting new collection offers nothing but simplicity in selection, planning and ordering. The range offers a straightforward choice of colours and finishes that are right on trend, and an easy to use pricing guide that clearly bundles products together to form popular, suggested cabinet sets. For those on a limited budget, these value bathrooms are guaranteed to impress. Quality slab doors and matching cabinet finishes are offered in four different options, Matt and Gloss White, Lancaster Oak and Tobacco Walnut, to create beautifully modern bathrooms which are high on style. Carefully selected complementing handle options, laminate worktops, lighting, brassware, ceramics and now an attractive new shower option all reflect the latest trends.

0800 028 4466 www.trendbathrooms.co.uk

Enq. 132

Intuitive concealed thermostat sets



As part of the Select programme from **Hansgrohe**, the new ShowerSelect concealed thermostat sets make selecting and turning the different functions on and off both intuitive and pleasing. There are no complex electronics, just a reliable mechanical control that is easy to install in conjunction with the tried and tested iBox from Hansgrohe. The new sets are available in five different functional versions, ranging from a thermostat with a simple on/off

function for one outlet through to a combination featuring ShowerSelect for up to three different functions with a separate thermostat.

01372 465655 www.hansgrohe.co.uk

Enq. 133

Alto Safety Boot from Scruffs



New to the **Scruffs** range this winter is the hardwearing mid-ankle Alto Safety Boot, set to be in high demand this season. Designed with a flexible and lightweight EVA sole, long lasting comfort is guaranteed throughout the working day. The sole unit is SRA rated for anti-slip resistance and comes with a steel toe and mid sole. Hence, the Alto

Safety Boot provides the ultimate protection for feet in demanding trade environments. The breathable padded tongue and collar reduce foot fatigue and provide the exceptional comfort that's demanded. The new Scruffs Alto Safety boot is available in sizes seven to 12.

www.scruffs.com sales@scruffs.com

Enq. 135

Paperless trading with etrade24-7



Encon Group has launched *etrade24-7*, a free online customer service portal. *etrade24-7* was developed when surveys and feedback revealed customers wanted 24-7 access to their accounts with Encon Insulation and distributor of interior building products, Nevill

Long. Encon believes it can benefit all its account-based customers who had expressed a wish to work more flexibly, to reflect the fact that business is rarely 9-5 these days. The potentially paperless service can be securely accessed from office, site or home.

www.encon.co.uk/etrade24-7

www.nevilllong.co.uk/etrade24-7

Enq. 134

Fixers praise BAL Micromax2



BAL Micromax2, launched in February, has been recognised by fixers as one of the most versatile grout products on the market.

It matches strength with flexibility, with no shrinkage between tiles at any gap from 1mm to 20mm, and suits any wall or floor tiling on any background. The formulation means a smooth finish, for long-lasting beauty in any of nine striking colours, each with a matching sealant.

Fixers are invited to give a 0-5 star rating review, where it is already standing at an average of 4.7 out of 5. Tiler of the Year 2013, Dave Scott, wrote: "Without doubt the most advanced grout available, what a fantastic finish and a great choice of colours."

Enq. 136



Royal Road wins Best Housing Award

The **Brick Development Association** announced the winner of the Best Housing Development 26 Units or more category at the annual Brick Awards. As part of the Elephant & Castle Regeneration Early Housing Sites in the London Borough of Southwark, the affordable housing scheme, designed by Pater Hudspith Architects, consists of 96 homes, 20 of which are shared ownership, and a third are family homes with three or four bedrooms. Royal Road was delivered through a Design & Build Contract by Higgins Construction with whom the architects worked closely to ensure the integrity and quality of the building envelope. Dax Brickwork and their team of more than 40 bricklayers have created a highly crafted building. The scheme is Code for Sustainable Homes Level 4, with an intention to future proof for eventual upgrade by including high levels of insulation. Wall u-values of 0.11 W/m²K help to reduce energy demand.

020 7323 7030 www.brick.org.uk

Enq. 137



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Enq. 138

Dickies' new safety workwear ranges



Dickies, the internationally renowned workwear brand, has launched a new range of PPE products offering maximum protection, while also maintaining comfort and range of vision at all times. Flame retardant clothing and footwear has been developed

to meet the new international safety standards, and additional new designs in safety footwear. The new flame retardant collection of Proban, Pyrovatex, Modacrylics and Aramid FR product uses a selection of Dale, Dupont and Carrington and other fabrics.

01761 419419 www.dickieseurope.com

Enq. 139

'Top-to-toe' body engineering



It's great news for those parts of your body where you lose most heat, because Snickers have a 'first layer' garment to provide just the level of comfort you need. These special 'first layer' undergarments, including hats, undershirts, pants, long johns and socks, are designed to keep you warm and to transfer moisture away from the body. The materials are blended with nano-sized bamboo charcoals which have anti-odour

properties to keep you fresh all day long. These working clothes provide ventilation to give the ability to control and regulate the heat from the body and combined with other Snickers winter working clothes, you'll get outstanding functionality and performance.

Enq. 141

Glasgow Games go green with Marley



Marley Contract Services is helping Glasgow become one of Europe's most sustainable cities by carrying out roofing work on some of the 700 EcoHome Excellent properties that form the Athletes' Village. The roofing and cladding specialist secured the contract

on the £200 million project after demonstrating a track record of delivering other large, sustainable builds on time and within budget. It is essential on all low carbon builds that clients commission the services of building envelope specialists such as Marley Contract Services who can work with them to ensure the completed properties meet the thermal performances laid down at the design stage.

Enq. 140

Marley Eternit revives historic project



Marley Eternit's fibre cement Cedral Weatherboard has helped to revive a historic former-mill site on the banks of the Grand Union Canal in Hemel Hempstead. The developers were drawn to Cedral Weatherboard as its subtly textured surface, which echoes

the aesthetic characteristics of timber, complements the historic canal site while creating a contemporary aesthetic that appeals to potential homeowners. Available in 23 colours and four woodstain finishes, it retains the traditional appeal of timber, yet provides residents with the peace of mind that, being made from fibre cement, it won't warp or shrink, with a life expectancy of at least 50 years.

Enq. 142



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Enq. 143

Double-click on Delta



Judging by the number of 'hits' it achieves on a daily basis, the **Delta Membranes'** website (www.deltamembranes.com) is already an essential tool for specifiers. However, the fresh new look for the company's website promises to be even more inviting. One of the highlights of this revamped website is the video library, with interactive video guides on installation,

internal cementitious waterproofing, restoration plastering, and crack injection with Koster KB Pur 2 IN 1. Among the design services featured on the website is a 'Downloads' button which takes the viewer to a whole host of technical CAD drawings and PDFs.

Enq. 144

Secure solutions from Total Glass



Total Glass has supplied the complete quality window and door solution, including two of its award-winning high security aluminium communal entrance doors, for an exclusive apartment development in Ainsdale, Merseyside. Manufactured from heavy-gauge aluminium, the aesthetically-pleasing doors have been installed to the front and rear of the development. All Total Glass communal

entrance doors carry Secured by Design and PAS23 & PAS24 accreditation. Total Glass also manufactured 80 quality white PVC-U windows for the building, including four smoke windows to the landings operated by automatic actuators in the event of fire.

Enq. 145



One of the UK's slimmest sliding glass doors reflect trend for grand designs

With the UK launch of its Hi-Finity ultra-slim sliding patio doors, Reynaers at Home has made it simple for architects and homeowners to bring to life any contemporary grand design that requires uninterrupted floor-to-ceiling glass. Structurally glazed to keep the aluminium frame to a minimum, these doors are designed for the outer frame to be fitted behind the brickwork. With the resulting floor-to-ceiling glass and only a 35mm aluminium interlock between door panels, the Hi-Finity door delivers stunning aesthetics with no compromise on energy efficiency, weather resistance or security. Underpinned by exceptional engineering expertise, the doors are available with a maximum door height of 3,500mm and a maximum door panel weight up to 500kg. By combining the huge panels in a range of double track and triple track designs, Hi-Finity doors extend design possibilities in terms of size while ensuring smooth operation with even the heaviest of loads. Each door meets industry-leading standards of thermal insulation, weather resistance, noise reduction and security, helping to keep any home cosy, safe and warm.

0121 421 9707 www.reynaersathome.co.uk

Enq. 146



Bespoke doors by Todd Doors

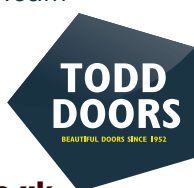
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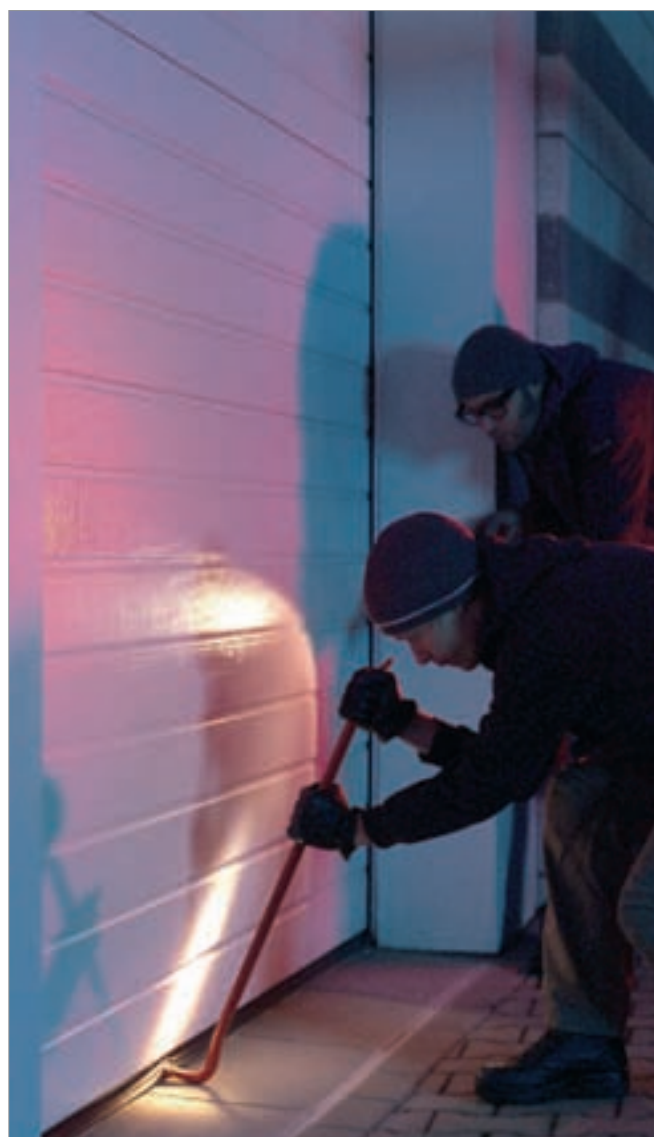
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Enq. 147



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Enq. 148



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Enq. 149



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Enq. 150

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Enq. 151



The inside track

Andrew Royle, UK commercial director, P C Henderson, discusses how installing the correct door hardware can unleash the full potential of a home to free up vital space for both young and old to benefit from

buying new homes could be because of the lack of retirement properties. A recent project by Demos' Top of the Ladder* showed 3.5 million people aged over 60 wish to buy a retirement property, but only 100,000 suitable homes exist. Only 2 per cent of the current UK housing stock is dedicated retirement housing.

The younger generation also need to have their housing needs met and at a time when RIBA research has indicated that an average one bed flat is now the size of a tube carriage, sliding and folding door hardware can help increase space in new builds and refurbishment projects.

In all modern building designs utilising space to its full potential is a key priority – in a home it is vital. Unlike conventional swinging doors that need floor space to open and close, sliding and folding doors slide neatly alongside a wall or into the cavity and instantly create space in any room. The sliding and folding door gear systems allow for flexible living and intelligent use of space. These systems can also be used as room dividers accommodating open plan living that can be closed off when required.

By using sliding door gear systems the floor space available can be increased to provide an easy access solution, allowing wider door widths to provide functional openings. Used as room dividers they can help to create a flexible living space as well as provide an ideal storage solution such as wardrobe doors. In addition, pocket doors glide neatly into the wall cavity to provide a modern aesthetic for dividing rooms or for use with en-suite bathrooms and cupboard doors.

With these options, space is created in contrast to a swing door which impacts on the room once opened. In a house with 10 3ft internal doors, up to an additional 70 sq ft of usable space can be released in the home by eliminating the room

Continued on page 33...

According to the NHBC (National House Building Council) new home registrations in the UK in the third quarter of 2013 revealed a 19 per cent increase compared to the same period last year. In total 33,573 new homes were registered between July and September compared to 28,151 over the same period in 2012.

With an ageing population it is important to be building houses that consider the needs of both the younger and older generations who may require wider door openings to accommodate walking aids. Statistics from the NHBC National New Homes Survey show that the proportion of new homes sold to the over 55s has increased from 17 per cent to 23 per cent over the last five years. While the proportion of younger people buying new homes has decreased from 8 per cent in 2008 to just under 6 per cent in 2013.

One factor why the older generation may be



“The sliding and folding door gear systems allow for flexible living and intelligent use of space”

*The Top of the Ladder project by Demos is supported by the Home Builders Federation.



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needed for it to swing and function.

Equally important is that sliding doors can also increase safety in retirement or care homes for the disabled or elderly. Quick access to a room is essential in an emergency and not always possible if a resident has fallen behind a swing door. A sliding door provides an easy access system, which will allow carers to always enter the room in the event of an emergency.

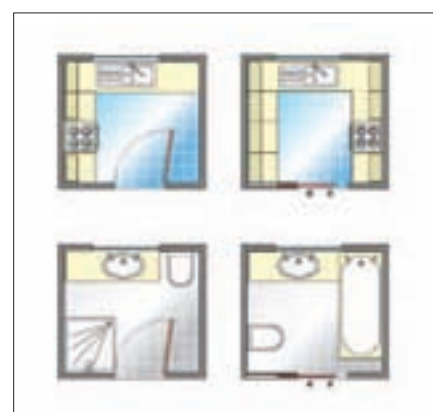
When considering ground floor rooms, the use of sliding and folding door hardware can also increase appeal to potential buyers due to the growing trend for the indoor/outdoor experience. Exterior folding doors are seeing a surge in popularity as they can create a transition from home to the garden bringing the outside into the home. During warm weather the doors can be completely opened to allow light, air and access to outside.

The hardware for these options can be specified for a variation of weights and materials making them extremely versatile. Varied finishes

“A sliding door provides an easy access system, which will allow carers to always enter the room in the event of an emergency”

means there are options to suit every style from a simple finish to brushed satin or even black for those modern, stylish aesthetics.

At a time where space is at a premium with a shortage of suitable homes, it is important to maximise both the aesthetic and functionality of a home to leave a lasting impression on potential buyers and to help answer demand for different generations.



Here you can see how the use of a sliding, folding or pocket door can allow space for a bath instead of a shower or work surfaces where a door would usually require space to swing open

PVC-U's suited to conservation area



Long-standing Network VEKA member Gardinia has completed a contract to replace the timber windows of a traditional cottage with PVC-U in the national park conservation area of St Davids. Director David Morris explained: "We were selected to carry out the work

based on our reputation and the fact that we were able to offer a PVC-U window which looked virtually indistinguishable from the timber originals. Thanks to VEKA's high spec Vertical Slider with mock sash horns we could achieve the slim sightlines and 'look' of traditional painted timber, with all the modern benefits of PVC-U."

01282 716611 www.vekauk.com

Enq. 154

3000 Series makes prestigious grade



More than 400 3000 Series concealed closers from Astra Door Controls have been specified and fitted on one of London's most prestigious developments: The Lancasters. Ironmongery for the project was supplied in art-deco style polished chrome, and the Astra concealed

3000 Series door closers were selected to retain the clean lines of the common areas because with full adjustability they were powerful enough to handle the doors' weight and width. UK built in four different power sizes with adjustable closing speed and latching action, they feature a unique hydraulic piston assembly designed in-house by Astra. This offers a controlled rate of door closure.

Enq. 156

Timber door canopies by George Woods



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

Enq. 155

Profile 22 offers energy efficiency



A new highly energy efficient, easy-to-clean fully reversible window is now available from leading profile manufacturer Profile 22. Ideal for both high and medium rise applications, and for when space and access is restricted, the new window has a rotational 180 degree pivot action, allowing residents to safely clean the outer window panes from inside their home. It has been designed with a five chamber system and can incorporate argon filled triple glazing, which enhances thermal performance. The product achieves a U-value of 0.8 and an A+ rating under the Window Energy Ratings scheme.

01952 290 910 www.profile22.co.uk

Enq. 157



Synagia Ltd is a UK manufacturer, supplier and installer of purpose made timber windows, doors and sliding folding door systems in European oak and durable hardwoods. We are now also delighted to offer our new range of roof lanterns to the same high specification that complement our whole range and brighten up any space.

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Enq. 158



Hörmann doors set the standards

Not content with the excellent insulation values achieved by its recently introduced ThermoPro Plus steel faced entrance doors, Hörmann is aiming to set new standards with two new additions to its aluminium range. The ThermoSafe has been developed for low energy homes and housing developments. A U-value as low as 0.8 W/m²K is achieved with a 73mm thick door leaf that has solid PU foam insulation and an aluminium sub-frame with thermal break. Triple glazed panels with shatterproof safety glass on the inside and outside help maintain the high level of insulation when these options are chosen. For the ultimate in insulation the ThermoCarbon door marries a reinforced carbon fibre subframe and PU insulation in a 100mm thick door leaf, to produce an entrance door with a U-value of only 0.45 W/m²K. Quadruple glazed panels help to maintain this ground-breaking insulation level. This door also comes with 9-point locking and hidden hinges as standard. Multi-point locking and hinge side security bolts are standard and additional security packs can be selected to meet more specific needs.

Enq. 159



No. 96/3217

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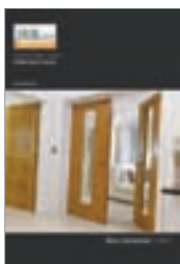
VEKA customer and Network VEKA member, Sovereign Group Ltd, has recently worked on an impressive domestic project. The fabricator manufactured replacement windows using VEKA's M70 profile, complete with PVC-U gable frame arches for a traditional red brick terraced property in Salford. Managing Director Frances Austin said: "It's hard to believe that these windows are PVC-

U. As you would expect from such a widely-specified system, VEKA M70 carried all the relevant accreditations and met the demands of the project when it came to price, performance and security."

01282 716611 www.vekauk.com

Enq. 161

JB Kind's 2014 Door Collection



JB Kind's 2014 Door Collection is packed full of exclusive designs. From cutting edge contemporary to stunningly stylish, you will be able to find something to suit your project and budget. With nearly 200 doors, including an incredible 39 new additions, you'll be thrilled at how much choice you'll find. Don't forget, if it's individually tailored doors you require, JB Kind can also create affordable bespoke solutions. Fully accredited FD30 fire doors, special sizes, alter-

native designs and FSC® chain of custody certified products are all available. Request a copy of the new brochure now.

01283 554197 www.jbkind.com

Enq. 163

Comar 7P.i FSD system



Comar Architectural Aluminium Systems has proudly launched its thermally broken Comar 7P.i folding sliding door (FSD). Comar 7P.i FSD provides a versatile moveable wall that allows space and light into any project. Even in the winter months the glazed facade offers light as well as keeping the building insulated

through the trade-marked Comar 7P.i thermal break technology. Due to the trade-marked P.i thermal efficiency U-values are well below the required Building Regulations targets.

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

Enq. 162

Everyone wants that new black look



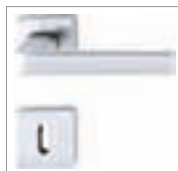
Garador has launched an impressive new style option for its popular Salisbury garage door range. Fresh for 2014, black window panes are now available on this smart steel garage door. This exciting new look will add serious style to any property, plus privacy, and acts as a deterrent for burglars. The clean black look is achieved through a smooth sheet of

solid black Perspex. There are no textures or lines in the panes, emphasising the fresh modern style of the design.

01935 443791 www.garador.co.uk

Enq. 164

Durability and style from HOPPE UK



duranorm, the range of lever handles from HOPPE UK, has been enhanced with a new finish designed to make the handles even more durable than ever, featuring stylish profile levers plus fittings in a hardwearing KTL finish. Suitable for residential applications, the duranorm fittings are supplied with fixings and a solid

spindle. Each handle has a choice of backplates or roses and matching escutcheons. Included on a successful fire test to BS EN1634, the duranorm handles have been assessed for use on FD30 and FD60 fire doors and all are supported by a five year mechanical and operational guarantee. Each product in the series is available in polished brass effect, polished chrome effect or anodised silver finishes.

Enq. 166

NorDan used in riverside development



NorDan UK Ltd, which won Crest Nicholson Regeneration's coveted award for Supplier of the Year 2012, is delivering a range of high performance, high quality timber and alu-clad timber windows, from its NTech 1.2 range for the Kennet House redevelopment. NorDan

UK Ltd regional director Paul Detain said: "Our high performance timber window and door products are ideal for a project like this with a forward thinking developer who has design, innovation and sustainability as paramount in their business goals."

01452 883131 www.nordan.co.uk

Enq. 167

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steel reinforced hardwood
entrance, internal feature and garage doors
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Enq. 165

Todd Doors dominates the classically styled door marketplace with new Estates Range

Todd Doors is launching a brand new and exclusively developed range of period style internal doors in January 2014. This highly anticipated range comprises eight solid and 11 complementary glazed options, which feature either flat or raised and fielded panels in a variety of configurations as well as a 47mm inset solid timber moulding detail. Todd Doors now has one of the most comprehensive ranges of internal and external period reproduction doors in the UK marketplace.

The classically stylish Estates Range doors come in untreated American white oak as standard. Todd Doors offers a professional door finishing service from a range of stain and paint colours. All designs in the Estates Range can be

ordered as 40mm non-fire and 44mm FD30 fire doors (which also feature hidden intumescent seals). Door sizes up to 2,400mm height and widths up to either 926mm as a single door or 1,840mm pairs have been tested to FD30 fire safety standards.

Matthew Todd, owner of Todd Doors says: "We wanted to produce a flexible range of high quality, traditional doors for both retail customers and developers. We didn't want the customer to be constrained by the common-place period reproduction door designs currently on the market. The Estates Range are statement-making doors in a high quality, period style, which have been designed specifically by Todd Doors. We are bringing these doors to the UK



direct from the manufacturers and are therefore able to specify and guarantee the best possible quality and finish, as well as being able to offer these as bespoke options."

Please contact Dean Laker and Andrew Templeton to arrange an appointment to discuss your requirements on 0208 839 3577 or email developerteam@todd-doors.co.uk

Enq. 168

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Enq. 169

Premdor's highest specification door



Since its launch last year, the Interior HD Oak laminate door from **Premdor** has surpassed all performance expectations. It is being rapidly recognised for its greater durability and scratch resistant properties over traditionally manufactured foil wrapped doors. This premium constructed door combines a solid core with concealed lipping on two vertical edges and is supplied with PEFC chain of custody as standard.

Virtually indistinguishable from natural solid oak, this beautiful door is crafted to look good for years to come.

0844 2090008 www.premdor.co.uk

Enq. 170

New ball race brass butt hinge



The latest product from the **SIMONSWERK** range of brass hinges is the new 76mm x 50mm 1510 which has button tips as standard and a weight carrying capacity of 40kg per door when three hinges are fitted. Ideal for internal doors, windows and cabinets, the 1510 has a slim knuckle design, with options of urn or ball finials, and enhances the 1500 range providing a uniform appearance on the door. The hinge has a 10 year performance guarantee and finishes include the new corrosion resistant PVD. All **SIMONSWERK** hinges are designed to meet demanding specifications and are backed by GAI award winning customer service.

Enq. 171

Opportunity knocks for James Latham with passive house compliant door kits



With the government's Code for Sustainable Homes Scheme (CSH) target for all new houses to be zero carbon by 2016 just over two years away, **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. A passive house is a building in which a comfortable interior climate can be maintained without active heating and cooling systems. The house heats and cools itself by generating external heat gains from the sun as well as internal gains from appliances and the occupants. 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 ≤ 0,80W/m²K. The kit is also CE certified and attains the best results in all mandatory aspects of this standard. Steven Dennard, James Latham's group door manager commented: "James Latham sees the real potential for this highly bespoke product being the retrofit market as it offers a recognised solution in creating more energy-cost efficient properties." The complete kit includes a processed three-part Meranti frame, ironmongery plus a 98mm thick door blank supplied part-processed/CNC'd for the double-rebate detail along with lock and hinge fixings.

0116 257 3415 www.lathamtimber.co.uk

Enq. 172



BRE Smart Home fit for the future

Officially opened October 2013, 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. The BRE worked in partnership with a select group of suppliers including **Nationwide Windows**, who has been instrumental in making the Smart Home 50 per cent more energy efficient by halving the carbon emissions. John Whalley, Nationwide Windows' managing director, comments: "The 36 units we installed are rated at 3.3kWp and are estimated to produce on average 3,500kWh per year of electricity, while saving 1.8 tons of CO₂. Saved income is calculated as £1,200 per year." Nationwide Window's work on the project has been shortlisted for a prestigious award, reaching the finals of the G13 Environmental Initiative of the Year.

01788 569 228 www.nationwidewindows.co.uk

Enq. 173

New greenteQ Hardware catalogue



Hardware supplier **VBH** has launched the latest issue of greenteQ Window & Door Hardware & Ancillaries catalogue. This is the biggest so far and includes all the greenteQ products launched during the course of 2013. These include stainless steel lever/lever and pull handles, the Sigma Compact door hinge, new Kappa Pony Tail and Doctor door knockers, Alpha inline sliding patio door handles, Clearspan hardware for aluminium

bi-fold doors and more. All greenteQ products are covered by a comprehensive 10 year guarantee with the exception of the Alpha 25 stainless steel door handle which has a 25 year guarantee. The new catalogue can be downloaded from VBH's website.

Enq. 174

New literature for door entry solutions



Details of **Videx Security's** door entry systems for local authorities and housing associations are the subject of new company literature. The brochure features the new Videx VR120 vandal resistant panels. At only 120mm wide, these are the smallest door entry panels available in the VX2200 range and are suitable for use on properties with just one apartment, right through to large installations of up to 998 apartments. It is based on a BUS wiring system, requiring as few

as two wires for audio door entry or six wires with the inclusion of video. Both digital and standard door entry panels are available.

The new literature can be downloaded from its website.

Enq. 175

Products of the Year Supplement

HbD

This annual Products of the Year supplement showcases the latest products and innovations from the past year

CLEARVIEW STOVES

Britain's leading manufacturer of clean burning wood stoves

6 GOOD REASONS TO INSTALL A CLEARVIEW STOVE

1. Clearview Stoves are the best

Clearview have been designing and manufacturing wood-burning stoves for nearly 25 years. They were the first company ever to have a multi fuel stove approved for burning wood in smokeless zones and since then have continued to set the standards that others aspire too. Many people consider them to be the best in the world.

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 CO₂ than would its eventual decay. Simply put, burning wood just warms you, not the planet.

5. Clearview and wood put you in control

The huge, centralized, energy companies can be unreliable. When a storm interrupts the electric supply, you can be left stumbling around in the dark with no heating. Clearview's stoves however are 100% reliable and will keep you safe, and warm during any 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
301

STOCKISTS THROUGHOUT THE UK

www.clearviewstoves.com Brochure Line: 01588 650 123

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KNE1372ADV - V1012



Full-fill glass mineral wool solutions can be the most cost effective option for external walls in order to achieve compliance with Building Regulations.

Reader
Enquiry
302



KNAUFINSULATION
it's time to save energy

with **ECOSE**[®]
TECHNOLOGY



Accounting for more than 55 per cent of the market for external cavity wall insulation, full-fill glass mineral wool can deliver comparable thermal performance as like for like partial fill solutions, such as rigid foam boards, but at a significantly lower cost.

Knauf Insulation's range of Earthwool DriTherm Cavity Slabs also deliver exceptional environmental performance and are manufactured using the innovative ECOSE® Technology; a revolutionary, bio-based, formaldehyde-free binder technology that is based on rapidly renewable materials, rather than petro-based chemicals.

Enq. 302



Another year over, same superb **Normid Planholders**. Tried and tested by thousands for over 40 years, Normid continues to provide innovation and quality from the best in British manufacturing. Recent customer comments concluded that Normid Planholders are: "sturdier, longer lasting, easier to use and better in price than competitors". Just as good as the products is the service: fast delivery, superb customer service and a willingness to go the extra mile makes Normid the obvious choice. Combined, these attributes make Normid a force to be reckoned with in the large format filing world.

Enq. 304



The **Clearview Solution 400** is a smaller version of the Solution 500. It is a highly efficient clean burning convection stove that brings elegance and comfort to any home.

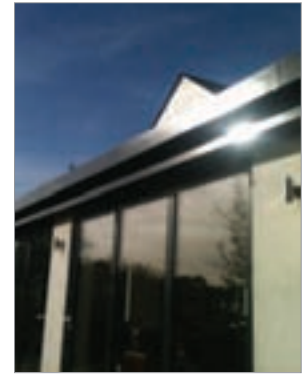
The hot air wash system gives fascinating flame patterns and crystal clear glass, and its convection casing allows installation into spaces not suitable for all stoves.

The stainless steel side panel option gives the stove a more contemporary look.

Prices for the stove start around £1,638.00 inc. VAT.

Please contact Clearview Stoves for more information and a detailed price list.

Enq. 301



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

ARP 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. It is also the only BBA approved seamless gutter system.

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

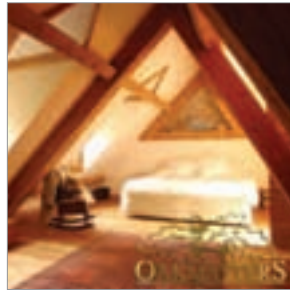
For more information about our specification service, call today on **0116 289 4400** or email us at **sales@arp-ltd.com**

Enq. 303



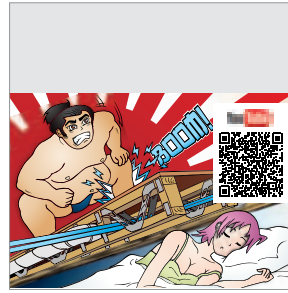
Quooker has launched the stunning new Nordic; a dedicated boiling water tap which is available exclusively through Quooker's kitchen dealer network. The Nordic comes in two models – the Nordic square and the Nordic round – each of which is available in either chrome or brushed chrome finish. The new Nordic is packed with Quooker 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.

Enq. 317



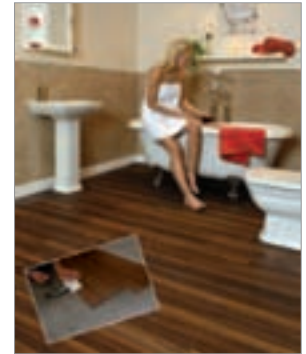
Oakmasters encourages environmentally friendly processes in building, whether it is starting a self-build from scratch or adding an extension or improvement to an existing home. Oak beams are the ultimate renewable resource – they require no industrial processing and can be used in their raw state with 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. 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. 315



Following the laminate boom over recent decades, more and more housebuilders are enjoying the benefits of luxury vinyl tiles (LVT). Completely waterproof, quiet and comfortable underfoot, vinyl is the ideal material for bathrooms and all around the home. twinFLOORclick from Grant Westfield combines all these benefits with a quick and simple installation as the authentic tiles and planks inter-lock with each other, rather than being stuck down. Not only does this provide a clean, speedy installation, it allows access under the floor should it be required.

Enq. 306

Glazing Innovations Ltd
6 Barnes Close, Brandon, Suffolk IP27 9HY

Tel: +44 (0) 1842 816080
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Enq. 305

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Enq. 306



The EverEdge Planter can be made to almost any specification and in a range of materials including natural weathering steel (as shown in image), Cor-Ten, galvanised or even powder coated in a range of colours.

Designed to be a practical and attractive addition to any garden, public space or workplace, the EverEdge Planter is the ideal product for adding a wow factor to any space.

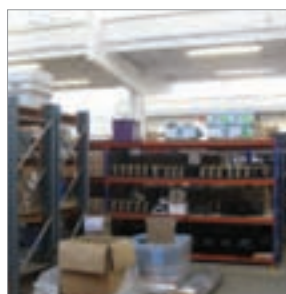
The Planters can be as big or as small as required (within reason) to fit any space and can be either round, square or rectangular.

Enq. 316



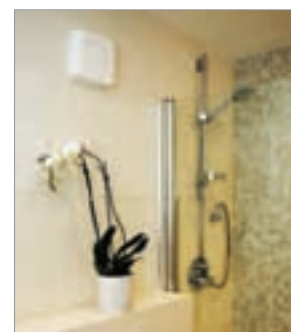
The Aarrow Ecoburn^{Plus} range of stoves, available from Arada, is still leading the way in the UK market for multi fuel stoves, with the Ecoburn^{Plus}4 model achieving a net efficiency of 86.3 per cent. Not only is the Ecoburn^{Plus}4 stove the most efficient stove in the Aarrow range, it's the most efficient multi fuel stove in the UK market today. Each Ecoburn^{Plus} stove features Aarrow's innovative new Flexifuel System which offers stove users the flexibility of burning wood or solid fuel without compromising on heat output or efficiencies. Aarrow stoves are designed and built in its state of the art factory in the heart of Devon.

Enq. 307



The team at Arrow Valves are adept at dealing with change: change in circumstances; the market; in customer requirements and in location. The company recently completed its move to York House – its factory and distribution facility – where it is continually updating and improving its product range. Arrow Valves invites its customers – potential and existing – to visit York House to show them around its new home and give the opportunity of meeting the team. If you would like to take up this offer, please contact your local sales agent; details can be found at the company's website.

Enq. 313



An addition to Airflow's best-selling Loovent eco, the eco SELV range now includes a low energy 12v DC transformer version. Timer and humidity timer options are available and it can be surface or recessed mounted within zones one or two of any en-suite, shower-room or bathroom. From just 25 d(B)A, the Loovent eco is also extremely quiet in operation. Designed with the same mounting chassis as previous Loovent models, the replacement of older versions is quick and easy for installers. Available nationwide, all come with a five-year warranty, providing peace of mind.

Enq. 314



- Featuring the most efficient multi fuel stove on the UK market
- The only manufacturer to offer the **Flexifuel** System
- Designed in Britain, Built in Britain...Unashamedly British.

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Enq. 307

Absolut chimney system with integrated insulated combustion air shaft

Schiedel Chimney Systems Ltd., has just launched the Absolut chimney system with an integrated insulated combustion air shaft.

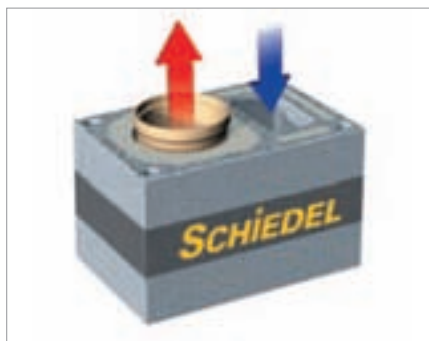
Modern heating technologies place enormous demands on a chimney system. On the one hand, low flue gas temperatures from energy efficient appliances, including gas, oil and pellets, lead to condensate forming within the chimney. On the other hand, chimneys used on solid fuel applications must also be capable of withstanding a chimney fire.

Schiedel Absolut represents a comprehensive solution to the four main challenges raised by modern heating technology combined with the latest energy efficient building techniques.

1. Challenge 1 – Condensation forming on the chimney block

If external temperatures are very cold, then moisture from the surrounding air can turn to condensation on the surface of the block, leading to damp spots, mould and a possible risk to health ensues. The Absolut system employs a core of foam concrete as insulation

in the blocks that form the shaft, ensuring that block surface temperatures remain above the critical dew point.



2. Challenge 2 – Heat transmission to the outside of the building via the chimney block

The top and bottom of the chimney are the two most sensitive areas, when it comes to heat transmission between the warm interior of the house and the cold exterior. The Absolut system has specifically designed

thermal insulation blocks to prevent this heat transmission.

3. Challenge 3 – The supply of air to the appliance in an air tight house

The modern house is efficiently sealed against drafts, which means that combustion air has to be brought directly to the appliance. The Absolut system has an integrated air shaft which supplies the appliance with the right amount of air it needs for combustion, drawn directly from above the roof, minimising problems due to prevailing winds.

4. Challenge 4 – How to cope with the extremes of temperature – resistance to condensate even after a chimney fire

The Absolut profiled liner has been tested and approved with a GW3 designation meaning that it is soot fire resistant, condensate resistant even after a chimney fire and is corrosion resistant on gas, oil and solid fuel applications.

Enq. 308

For further details on Schiedel Absolut and all other complementary products and services please visit www.schiedel.co.uk – or contact David Wright at Schiedel on 0191 416 1150

Three is the magic number for Beko



Beko has launched its new three door fridge freezer model, extending its 'multizone' technology into the 60cm category. In addition to being a standard fridge freezer, the middle door on the appliance houses a compartment that allows householders to easily change the temperature between a fridge, freezer, chiller or wine cooler with the touch of a button. The brushed steel CFF6873GX is frost-free and has a storage capacity of 270 litres. Boasting blue light technology to keep fruit and vegetables fresher for longer, this model is an ultimate in cooling technology, offering consumers a range of chilled storage solutions for their home.

01923 810801 www.beko.co.uk Enq. 309

Xpelair reaches the 'gold standard'



Xpelair has joined the ranks of the elite club of manufacturers offering Passivhaus certified products – the gold standard in low-energy housing. This came following the news that two of its MVHR products meet the exacting Passivhaus standards. Xpelair's Xcell 300 and Xcell 400 ranges have been awarded the certification thanks

to its superior levels of energy efficiency and the potential both systems have to achieve significant carbon emission reductions. The accreditation will give installers and consumers peace of mind when purchasing the right products to achieve the highest environmental standards.

0844 372 7750 www.xpelair.co.uk

Enq. 310

Biomass boilers with intelligence from Euroheat



With domestic-scale biomass set to become more popular thanks to next year's RHI, end users – particularly in off-gas areas – will be looking at the different options when it comes to wood heating. Providing the ultimate in versatility is Euroheat's TDA Thermomul which, available in outputs between 15kw – 40kw, can burn logs or pellets and switch between these fuels automatically. Simon Holden of Euroheat said: "The TDA Thermomul is just what many UK customers are looking for when they come to replace their old heating system or are building a new home. Let's take a very typical example: a largish country home wanting around a 35kW boiler. The customer has a supply of logs or even waste wood but also the family want to be able to leave the house and let the heating carry on without them. The TDA Thermomul models will give them the best of both worlds. The boiler can be fired with logs or other dry wood, manually, and then, when this is consumed the boiler automatically switches over to its built in pellet hopper which can hold up to 130 kg of pellets, giving automatic operation typically for up to 36 hours (4-5 days usage). Even longer periods of automatic operation are available by connecting the boiler to a remote pellet store with an automatic screw feed or an air powered delivery system. Ignition is also automatic. The pellets are ignited and then any wood in the log chamber is burnt, if additional heat is required, the boiler reverts to back to pellet burning."

Enq. 311

Classic Oakwork... ...Beautifully Finished

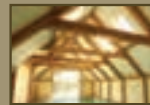
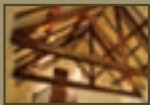


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Enq. 312

"Pent-A-Boost"

Compact Domestic Booster Set

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or duty assist

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- | Easy to install
- | Low maintenance
- | High flow rate
- | Wall mounting brackets (BTBRA) and insulation jackets (BTJAC) available



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DV1600



DV2600



DV3600



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* Excluding motors

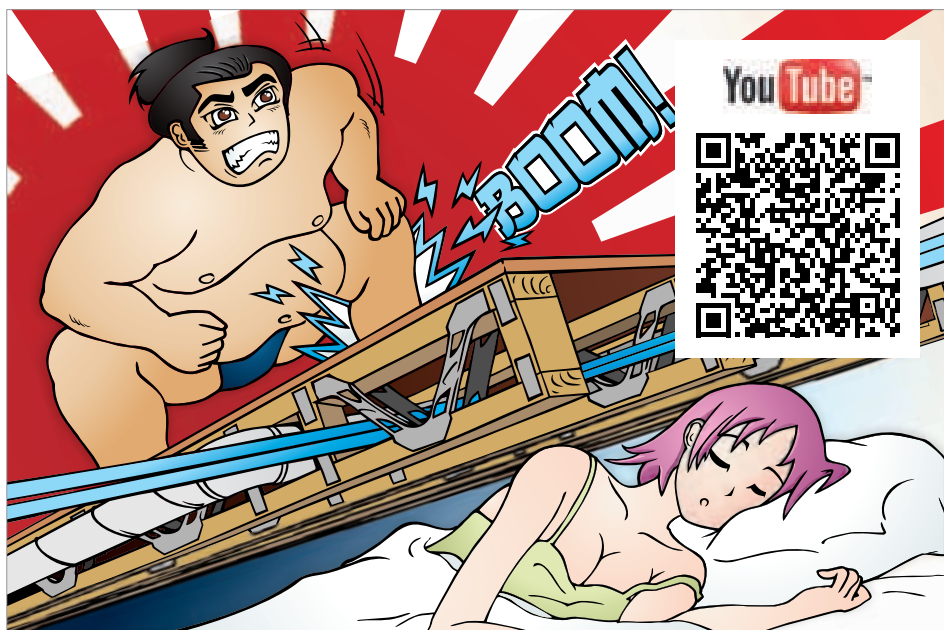
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Enq. 314



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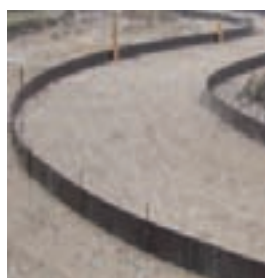
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Enq. 315

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EverEdge Classic

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- Just mow over for perfect edges



EverEdge ProEdge

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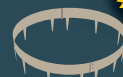
- 2.5 metre length for quicker installation
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EverEdge Titan

When a deeper and more robust edge is required we recommend the Titan system

- 2.5 metre lengths
- 2.5 mm to 6.0 mm thicknesses
- Made to order in various depths



EverEdge Garden Rings

The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs

- Supplied:
- 600 mm 2 piece, 900 mm 3 piece,
 - 75 mm & 125 mm depths
 - Bespoke rings can be supplied upon request



EverEdge Planters

These rugged planters can be made to order

- Cor-Ten (as shown above)
- Weathered Steel
- Hot Dip Galvanised
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Enq. 316

Conversion with DRU and DG stoves



The conversion of three barns in the village of Towthorpe has been enhanced by the installation of DRU and DG multi-fuel and wood burning stoves. A DRU 44 cast iron multifuel stove was used in one of the barns, and two DG Vidar Triple wood stoves in the others.

The Vidar Triple has glass on three sides which creates a panoramic flame picture. Because of the stoves' variable flue options, they can be installed anywhere in proximity to an outside facing wall, providing practical heating solutions for the barns, which have no chimneys.

0161 793 8700 www.drufire.co.uk

Enq. 176

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

Enq. 177

Retirement village contract secured



Bison Manufacturing's precast concrete products have been chosen for installation at the new £40 million Lynwood Retirement Village in Berkshire. Working for main contractor Willmott Dixon, Bison will deliver

6,000m² Hollowcore flooring units and 41 flights of precast staircases, manufactured at its Swadlincote facility for installation across the 20 acre development. Neil Jeffries, construction manager at Willmott Dixon, said: "Bison's ability to manufacture its precast products off-site removes the need for lengthy and costly wet trades on site, and ensures the units are created under factory conditions to exact specifications." The development is set for completion in July 2016.

Enq. 178

HardieFloor® arrives in the UK



James Hardie, the fibre cement building materials manufacturer, has launched a new structural flooring system into the UK market, HardieFloor. The patented fibre cement, tongue and groove boards are suited to residential building projects as a substitute for unreliable chipboard.

Unlike with timber, tiles can be applied directly on to HardieFloor boards eliminating the need for additional membranes and adhesive. This provides home buyers and builders with an alternative to vinyl, which is often used in the new build market to prevent issues such as cracked tiles and grout lines from occurring.

0800 068 3103 www.jameshardie.co.uk/hardiefloor

Enq. 179

Phthalate-free products from Tarkett



Tarkett has announced its decision to use phthalate-free plasticisers in its vinyl flooring production in Europe in 2014. As part of Tarkett's commitment to greater sustainability and eco-innovation, these phthalate-free products have been designed to improve indoor environment and air quality. They are approved for food contact containers and can be used for toys intended to be placed in the mouth by children. Tarkett has also set a high industry

standard by eco-designing all its products to have low or extremely low VOC emissions, thus contributing to better indoor air quality.

01622 854040 www.tarkett.co.uk

Enq. 180

Savings with 21st century drainage



As the first phase of Edinburgh City Council's 21st Century Homes project for much-needed affordable housing, the Gracemount development is showcasing sustainable construction. A major feature of the drainage solution is Hydro International's high performance Hydro-Brake Optimum[®] to control surface water,

which saved the developers over 30 per cent in storage construction costs. The newly launched Hydro-Brake Optimum sets new performance standards for vortex flow control devices and achieves significant construction cost savings.

01275 337937 www.hydro-int.com

Enq. 181

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SURFACE

Enq. 182

High efficiency pumps from Wilo UK



Wilo UK has a full range of high efficiency glandless pumps already responding to the requirements of the EU ErP Directive. The Wilo-Yonos PICO and Wilo-Stratos PICO series for domestic properties and the Wilo-Stratos series for larger properties have been "ErP-ready" for some time. If you'd like to know more

about quality, high efficiency pumps, further information on ErP and its consequences, and on Wilo's range of high efficiency models, visit the website.

01283 523000 www.wilo.co.uk

Enq. 183

Johnson & Starley show commitment



The Gas Industry Safety Week gave **Johnson & Starley** the opportunity to talk with the Shadow Minister for Work and Pensions about their continual commitment to gas safety, training and the environment. Chris Yates, managing director, commented: "Gas safety is a major priority for us, from ensuring our

units are built to the highest possible standards to maintaining a comprehensive training programme for our installers, covering all aspects of warm air and gas boiler installations and maintenance."

Enq. 184

Altecnic extends TMV2 range

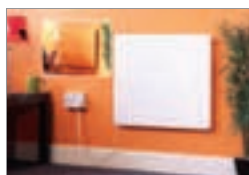


Altecnic is extending its range of fully accredited thermostatic mixing valves (TMV) designed specifically for centralised systems. The 28mm WRAS approved 521928 TMV2 has a working pressure of 14 bar and is suitable for multiple outlet installations which demand high flow rates.

The fully immersed sensor is located in the mixed water outlet which allows it to quickly react to changes in temperature. Altecnic's TMV automatically responds to changes in water pressure at peak usage times to maintain the mixed outlet water at a safe temperature. The valve is supplied with union tails which incorporate compression connections for a secure fit.

Enq. 185

ecoPANEL™ – low cost, energy saving



A new panel heater, being launched by **Orbital Enterprises**, is set to revolutionise the electric heater market. ecoPANEL™ heaters are a new slimline solution for providing efficient room heating, with running costs as low as 2p per hour. Using convection technology,

the heater manufactured from a composite based cement material has many benefits over existing heaters. The heater has two heat settings (200W and 400W) and a built in adjustable thermostat. ecoPANEL heaters can also be installed in less than five minutes without the need for hard wiring and can be painted to match the decor of the room.

0845 486 8080 www.ecopanelheater.co.uk

Enq. 186

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Enq. 187

Grundfos extend CONLIFT family



The CONLIFT condensate removal pump family, from **Grundfos**, has recently had a new model added. Besides the CONLIFT1 and CONLIFT2 is a new cost effective entry level model named the CONLIFT1 LS. This new model has a few less features than the CONLIFT1,

but still offers a range of benefits including easy installation, low noise operation and superior reliability. All CONLIFT models are supplied with an integrated NC/NO contact and cable so that if the overflow switch detects a high water level this can be used to switch off the boiler. Another plus is that these units require minimal maintenance.

01525 850000 www.grundfos.co.uk

Enq. 188

Low water pressure headache eased



Specifiers and property developers who need to solve the problem of low water pressure now have the option of an all-in-one unit that provides low noise levels, ease of installation and automatic commissioning. The e.sybox from **DAB Pumps** uses ergonomic design and cutting edge technology to bring a 'plumb and play' dimension to installation, saving time and money. It can be fitted vertically or horizontally on its anti-vibration mountings or onto a wall and can be plugged directly into the mains

electricity supply. Once switched on, the unit automatically commissions, saving time, maintenance and hassle.

Enq. 189

Stokvis Econoplate serves demand



Stokvis Energy Systems has responded to the increasing popularity of communal and district heating systems by launching its new H-Series Econoplate interface units. There is a choice of single and twin plate units to provide heating and hot water services within dwellings such as apartments, student flats or around sheltered housing schemes. From the

point of view of safety and simplicity, the concept of district heating does away with individual flues as well as gas supplies, and therefore also annual gas inspections. The Stokvis H Series units are compact enough to fit within a kitchen or utility cupboard and incorporate all necessary valves, controllers and energy metering.

Enq. 190

Stroud District Council gets an 'A'



Stroud District Council is now able to boast its first residential property with an A-rated Energy Performance Certificate. The property uses a **Mitsubishi Electric** 5kW Ecodan® air source heat pump as the primary source for heating and hot water, working in conjunction with a solar thermal hot water system. The bungalow now hosts an array of energy efficient products designed to reduce running costs and lower CO₂ output.

In addition to the Ecodan unit, these include A+ rated windows and doors, LED lighting throughout, voltage optimisation and photovoltaic panels.

01707 282 880 www.mitsubishielectric.co.uk

Enq. 191

Our research has one aim: your success as an installer.

Wilo continuously invests in research and development, always keeping our eyes on one goal: making our products even better and making your everyday work easier. With pumps that are reliable, quick to install and easy to use.



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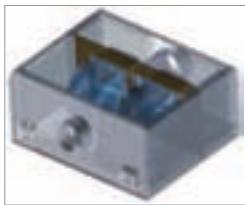
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Enq. 192

New Vortice twin & acoustic box fans

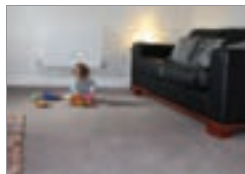


Vortice has launched a new range of twin fans and acoustic box fans, designed to run so quietly they are ideal for use in applications like museums and libraries. The twin fans can either run on a duty share basis, or as one fan running normally and the other as a standby. Requiring virtually no maintenance, these fans involve long runs of ductwork and have PIR sensors and Class O lining in the boxes for ultra quiet running. The acoustic fans have the same application as the twin fans, but with a single fan rather than including a back-up.

01283 492949 www.vortice.ltd.uk

Enq. 193

Hybrid installation keeps bills down



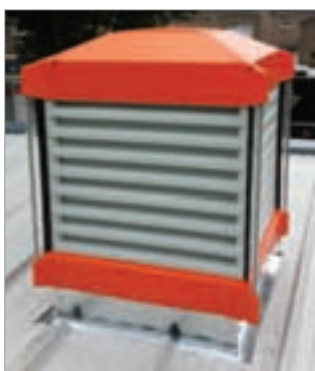
The installation of an Ecodan air source heat pump, from Mitsubishi Electric, into a 3-bedroom detached house has demonstrated how effectively the heat pump will work in conjunction with traditional heating systems to maximise efficiency and reduce installation costs

and emissions. The 5kW Ecodan and pre-plumbed 180-litre cylinder is working as a hybrid heating system with a gas boiler and a wood burning stove, to provide all the heating and hot water the family of three needs. Despite this requiring high water temperatures, the system has returned a COP (Coefficient of Performance) of 3.0.

01707 282 880 www.mitsubishielectric.co.uk

Enq. 194

Monodraught donates and installs systems for 'Little Miracles' charity build



In September, natural ventilation, daylighting and cooling specialist **Monodraught** supplied and installed a number of its natural ventilation and daylighting systems to 'The Little Miracles' project as part of BBC's charity *Children in Need*. The systems were used as part of a life changing transformation to the parent-led centre support group and charity for children with additional needs, disabilities and life-limiting conditions, in Peterborough. Monodraught supplied and installed three WINDCATCHER® X-Air 140 natural ventilation systems, complete with an iNVent® fully-automatic control system, to provide natural ventilation to the Main Hall. Nine 300mm diameter SUNPIPE® natural daylight systems were supplied and installed to serve the main corridor next to the 'living wall' and toilet areas. All of the systems were donated and installed free of charge. A team of four installers and a project manager completed the installation in just two days, among all the other activities involved in completing a brand new building from the ground up in less than two weeks. Commenting for Monodraught, technical director Nick Hopper says: "Monodraught, and in particular all of the engineers involved in this project, are proud to be associated with such a great cause."

01494 897700 www.monodraught.com

Enq. 195



Achieve environmental sustainability

With the strongest hints published so far that the housing market is on the up, **Warmup** advises that if you want to achieve environmental sustainability, and particularly energy efficiency, underfloor heating is the best choice when it comes to heating in CSH Level 4 housing or higher. There are two underfloor heating systems to choose from: electric and hydronic. The Warmup heating system is controlled by its unique 3iE energy-monitor, which allows end users to manage and control energy usage and realise savings of at least 10 per cent on utility bills. Warmup offers a Lifetime Warranty and SafetyNet™ Installation Guarantee; should a system be accidentally damaged during installation, Warmup will replace it free of charge. It also offers full knowledge on how its systems will operate and function along with energy usage and running costs at design stage. This is obtained from its Research Centre and post occupancy monitored housing programme including the BRE (Building Research Establishment) Renewable House.

0845 034 8270 www.warmup.co.uk

Enq. 196

Home is where Grundfos' solution is



Grundfos offer a range of products that will enable you to install the ultimate technology throughout the entire home. Whether this involves macerators, heating, water supply, water boosting, drainage, rainwater harvesting or submersible applications, you can be sure that the

solution will deliver the optimal pump solution. To ensure there is sufficient water to meet demand, Grundfos offer a range of products that will deliver water to where it is needed. We may not all live in a castle, but with Grundfos' help we can live in comfort.

01525 850000 www.grundfos.co.uk

Enq. 197

Heat pump message delivered



Mitsubishi Electric has just completed a successful UK-wide seminar programme to take the renewable heat pump message to hundreds of social housing providers across the country. The events allowed representatives from housing associations and other interested parties to hear from industry

experts and quiz the company's own technicians. Heat pumps such as the Ecodan range allow providers to tackle fuel poverty and climate reduction commitments in a scalable way that means they can readily fit in with a refurbishment and improvement programme.

01707 282 880 www.mitsubishielectric.co.uk

Enq. 198

H+H meets clients' needs



A custom built house has been constructed using **H+H Celcon Blocks** Standard Grade and Celcon Foundation Blocks with traditional mortar. With the family requiring a home with a low energy consumption but high in comfort, Celcon Blocks were specified because of their inherent thermal qualities and abil-

ity to aid in the controlling of room temperature. Being of a relatively high thermal mass, aircrete can control temperatures in a way non masonry cannot. It absorbs heat during the day and releases it at night creating a comfortable internal environment in the building.

01732 880520 www.hhcelcon.co.uk

Enq. 199

Abode Theorem sink and edge tap



Theorem, from **Abode**, is a sink collection introducing simple shapes, plain expanses of stainless steel and tightly radiused angles. There are six shaped sinks within the range which all come complete with the unique Abode Orbit

waste, fittings, overflow, fixing and pipework kits as standard. There is also a range of accessories available. The Edge mixertap takes its cutting edge design styling from contemporary kitchen design. Smooth on the eye and smooth to the touch, Edge is available in chrome and brushed nickel finishes.

01226 28 34 34 www.abode.eu

Enq. 201



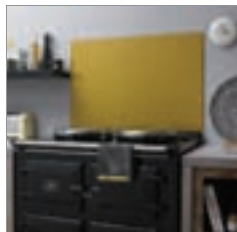
Stunning new kitchen collection

Moore's Furniture Group has unveiled its latest kitchen collection with the launch of **Definitive**, a brand new range of kitchens designed to meet all expectations, effortlessly combining style, substance and flexibility. These key principles have been the driving force in conceptualising and developing the collection, which includes handleless designs, doors and cabinets in the latest colours, high specification cabinets and a style for everyone. **Definitive** has something for everyone, with 12 different door styles split into three collections; **Horizon**, **Modern** and **Classic**. **Horizon** is our new handleless range; clean, sleek, uncomplicated designs which complement the cabinet colours beautifully. These three ranges; **Luna**, **Vista** and **Novi** are paired with the new high specification **H3** cabinet, which has been designed from scratch pulling on extensive research in the market.

01937 842394 www.moore.co.uk

Enq. 203

New glass collection to make impact



British Ceramic Tile's newly extended collection of glass splashbacks and tiles is set to make a big impact across the house-build market. The collection is designed and made in the UK, using the finest quality British glass, featuring a wide range of splashbacks, upstands, borders and tiles in a kaleidoscope of 30 colour options and 18 size formats. Easy to

install, **Impact Glass** offers housebuilders and developers a low cost, high impact design feature in the kitchen or bathroom that is sure to appeal to potential homeowners.

0845 6187 148 www.britishceramictile.com

Enq. 200

Permeable paving at the head



A new case study from the trade association **Interpave** discusses how master-planning, urban design, hard landscape and external surfaces have been integrated with sustainable drainage systems (SuDS) – featuring concrete block permeable paving – on a major phased development in Oxfordshire. The case study considers aspects of the master-plan, including street design and its integration with the drainage strategy based on SuDS principles.

It then focuses on implementation within the partially completed first phase of the project.

0116 232 5170 www.paving.org.uk

Enq. 202

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

Enq. 204

NFRC Roofing Award win for Marley



Marley Contract Services has secured victory in the National Federation of Roofing Contractors (NFRC) Scottish Roofing Contractor of the Year awards after beating off stiff competition from building projects from across the region.

It won the Roof Tiling category thanks to its outstanding workmanship on Hayfield Grange, a luxury residential development in the highly desirable Cults area of Aberdeen. This is the second major NFRC award for the company this year having previously won the national finals in May for its work on Grade II listed Rainbow House in the West End of Glasgow. The NFRC awards recognise outstanding achievements across the entire UK.

Enq. 205

Winner of the Innovation Award



Avonside Group Services entered the Celebrating Construction in South Yorkshire Awards for the first time and, having achieved a hat-trick of finalist listings, it went on to win the Innovation Award for the ground-breaking RoofSpace I-Roof™ system –

designed, developed and manufactured by Group company, RoofSpace Solutions. The Innovation Award, the latest in a long line of accolades heaped upon the RoofSpace I-Roof™ system, recognises innovation that results in increased competitiveness, performance, durability, safety or economy in the construction process.

0800 731 5982 www.avonsidegroupservices.co.uk Enq. 207

Permavoid winner in the driving seat



Polypipe has announced that Daniel Kent of MLM Consulting Engineers has been named winner of its Silverstone driving experience. Held to promote its Permavoid System, the company offered the chance for one lucky winner and a companion to take to the legendary circuit in a high-performance single seat race car.

Light, manoeuvrable and precisely engineered, Permavoid is a close match for the car that Daniel will be driving. Designed for shallow surface water management applications, the Permavoid System comprises of high strength modular cells which take the place of a traditional aggregate sub-base.

Enq. 206

Sentinel SESI on the shelves



The Sentinel SESI is a cost effective way to help ensure Part L1 compliance

and protect a property against the damaging effects of limescale. It works by treating the hard water mineral salts as they flow through the system, preventing them from settling as a tough layer of limescale. It uses a natural electrolytic process, making it an environmentally friendly and relatively inexpensive method of limescale protection. It's an attractive solution for those managing a large number of properties. For more information visit the website.

01928 588330 www.sentinel-solutions.net

Enq. 208

The Stelrad you know

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classic
best sellers
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*and so
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Stelrad
Europe's favourite radiator

Enq. 209

Cast iron radiators – a sturdy solution with a distinct style

Traditional cast iron radiators can offer a stylish, efficient and sustainable heating solution, as explained by Sally Tunstall of Carron

For the housebuilder or developer, choosing the correct heating appliances for each property is an important decision. From underfloor heating to wood-burning stoves, through to traditional radiators, finding a solution that fits in with the property and will meet the homeowner's requirements can seem overwhelming.

With so many other options now available, radiators may be overlooked in favour of something which seems more efficient, more affordable or less obtrusive. However, there are a number of issues to consider when deciding which heat emitter will best suit a property.

Efficiency

In comparison to appliances such as wood-burning stoves which offer targeted heat output, or underfloor heating systems which can take far longer to heat up and then cool down, radiators can allow greater control over heat distribution. In addition, radiators can permit greater zoning of heat by their positioning within a room or property. These features can be further enhanced by the use of thermostatic valves on the radiators themselves, allowing for greater efficiency and a better balance of heat in a property.

While modern materials and contemporary looks may seem the obvious choice for a new-build, they aren't always better. Many traditional items can be overlooked because of their perceived inefficiencies but, nowadays, reproduction or restoration products are proven to be creditably durable and work exceptionally well.

Cast iron radiators, for example, may take a little longer to heat up compared to a modern steel radiator, but once heated they offer a longer heat life. This means that a property will stay warm even when the heating has been switched off. Cast iron's ability as a metal to retain and emit heat means that a homeowner can potentially experience a considerable saving on energy



Cast iron radiator shown in hand burnished finish. 16 sections long, 780mm high

Continued on page 54...

Two column cast iron radiator shown in foundry grey finish. 12 sections long, 615mm high (below) and cast iron radiator shown in buttermilk finish. 15 sections long, 620mm high (right)



“Cast iron’s ability as a metal to retain and emit heat means that a homeowner can potentially experience a considerable saving on energy costs”

warmer atmosphere within any property.

In the ultra-modern property, sleek steel panel radiators may be the obvious choice, and there is a huge range available. Consider, however, the stunning style of a classic cast iron radiator. There are many styles available with a clean, simpler design that blends well with modern architecture – loft-style living, for example. In contrast, with a period-style property the more decorative styles of cast iron radiator offer exquisite decoration to enhance architectural detailing. Whether reproduction or restoration, traditional cast iron radiators can complement any property and environment.

If you’re currently in the process of specifying a heating system and appliances for a property, do consider carefully the needs of the property and eventual homeowner, and select the most appropriate products for you. Don’t forget, however, that the humble radiator still has a strong role to play in every property.

Enq. 210

costs. Energy consumption is also a vital consideration for many housebuilders, developers and, of course, homeowners when helping to reduce impact on the environment.

Sustainability

This is an important issue for many homeowners these days and, therefore, for housebuilders and developers as well. When considering a product’s sustainability, you must take into consideration the materials used, the item’s lifespan, energy consumed when in use, and the recyclability factor once the product is no longer useable. Modern manufacturing methods mean that cast iron products can address all of the above concerns, making them an excellent choice for use in a sustainable property.

Traditional cast iron radiators are a valuable investment for any property, as the durability of cast iron means they offer a longer lifespan than many modern radiators. Cast iron is exceptionally difficult to corrode, meaning that radiators need to be replaced less often and have lower maintenance costs. Cast iron radiators were introduced in the Victorian era, and many original

products are still being used 100 years later. In comparison, the average life span of a steel radiator is approximately 25 years – a much shorter time – showing the quality a cast iron radiator can offer.

In terms of modern ‘green’ heating systems, radiators can be an excellent choice when combined with technologies such as solar panels or ground source heating. Cast iron in particular can respond to the ebb and flow of heat by continuing to emit a low level of warmth even when the heating system is switched off. This can allow the homeowner to maintain a comfortable level of heat throughout even the coldest days, while still considering the environment.

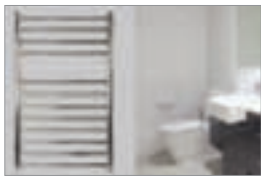
Aesthetics

Authentic radiators can make a feature in any size room; reproduction or restored radiators will enhance the architectural features within a traditional style property, and can create a focal point with more modern buildings. When specifying the correct radiator for a property, housebuilders and developers should consider the use of design and colour; all can make for a



Narrow cast iron radiator shown in parchment white finish. 10 sections long, 620mm high

Myson's Pico scales the heights



Myson has launched the latest addition to its design collection: the Pico towel warmer. With simple, elegant lines and high quality construction, the Pico represents the best in heating innovation. This classically styled ladder rail towel warmer is affordable

and built to last, giving plentiful heat from a low maintenance heat emitter. Pico is designed to withstand the steamy conditions of the bathroom or kitchen and provide ample towel warming and storage. It has a highly polished finish, giving it the look of chrome, but with added durability. Its simple, graceful lines allow the Pico to blend with either traditional or contemporary room schemes.

Enq. 211

Stelrad Radical selected for eco house



Stelrad Radiators has seen its award winning energy saving radiator Radical specified in the latest eco House built on the campus at Nottingham University. The Mark Group eco house – officially opened by Dick Strawbridge in October – has been designed and built with a range of highly energy efficient heating and ventilation technologies and built-in monitoring devices. Full details of the

Radical radiator can be found on the website.

0870 849 8056 www.stelrad.com

Enq. 212

Infrarad launches Contract range



Stylish, good looking and highly efficient space heating that consumes half the energy required to run conventional radiators is now available from a new UK company, **Infrarad Limited**. The Contract range is a collection of five lightweight composite panels

designed for wall- or floor-mounting. Three hard-wired models are available in output ratings of 500W, 800W and 1kW. Panels are available in plain gloss white and plain gloss black, with matching frames, and are designed for a surface temperature of below 90°C. Infrarad's products all use radiant heat. In many instances, infrared heating can be more cost-effective than traditional central heating.

Enq. 213

Infrarad warms up energy debate



Stylish, good looking and highly efficient space heating that consumes half the energy required to run conventional radiators is now available from **Infrarad**, who offers three product ranges new to the UK. The Contract range is a collection of five light-

weight composite panels designed for wall or floor-mounting. The Curve is a variation on the Contract panel concept with a convex curved surface. The Designer glass panel towel-warmers are designed for wall-mounting in all bathrooms, irrespective of the heating system. Infrarad's products all use radiant heat and are therefore more efficient than traditional central heating, as well as avoiding creating a stuffiness inside the room.

Enq. 214

HbD

Newsletter



Emailed on a fortnightly basis the Housebuilder & Developer newsletter is designed to provide housebuilders and developers with the latest information on products and services of interest, direct to their inbox.

The reader can quickly gather a snapshot of information from up to 12 carefully selected companies and easily follow links through to further information on www.hbdonline.eu, or go direct to the company's own website. Brochures and videos are also regularly available.

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Detailed drawings of AEL radiators and valves in a CAD drawing format that is also compatible with AUTOCAD is available on digital disc or via www.aelheating.com
e-mail: sales@aelheating.com Tel: 01928 579068



AEL
Die Cast Aluminium Radiators

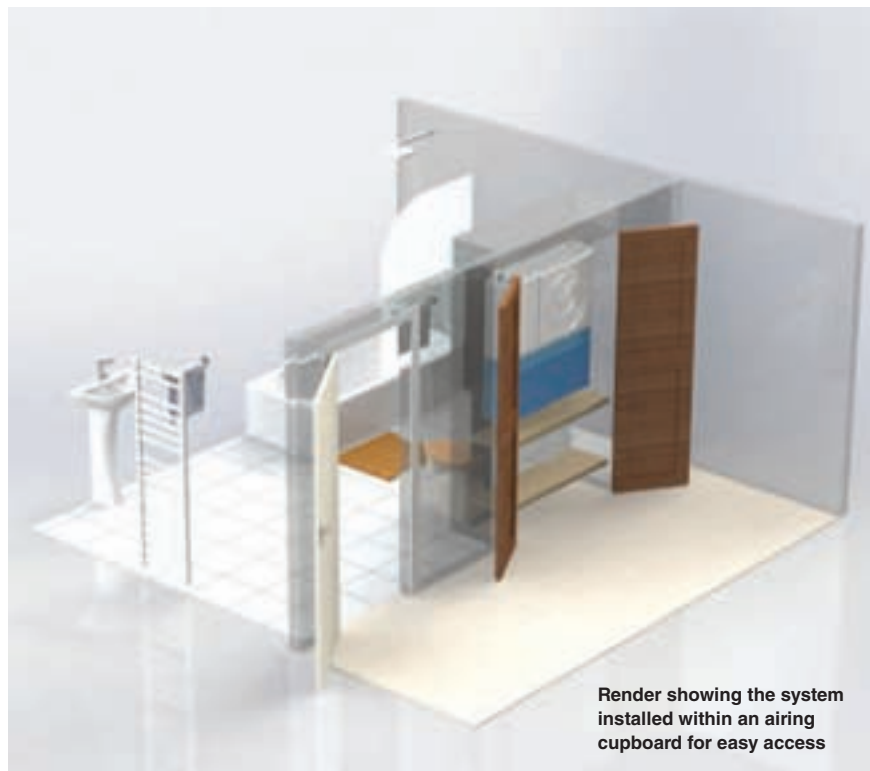


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Enq. 215

The future's grey

Innovative thinking offers a new solution to managing water consumption. Hamilton Scanlon, manufacturing director of Reaqua Systems, explains the technology behind greywater reuse systems



Newly launched technology is now enabling users to make more use of their water supply without any form of rationing or disruption to their existing lifestyle.

Designed for use in residential, commercial and municipal properties, this water saving solution enables the collection of waste-water (so called 'greywater') from baths and showers, and in some cases sinks, and recycles it for use in flushing toilets.

Suitable for retrofit as well as newbuild, the greywater reuse systems reduce the mains water needs of a house or building by up to 30 per cent and are designed to be easy to install and use. A revised plumbing set up takes all waste-water from baths and showers, redirecting it through a filtration unit where it is treated with a disinfectant. This treated water is collected in a tank and piped on, as required, to supply all the flushing water needs for multiple toilets in the building. Once fitted, the water saving opportunities are compelling and have the potential to make a big contribution to reducing water demand across the UK:

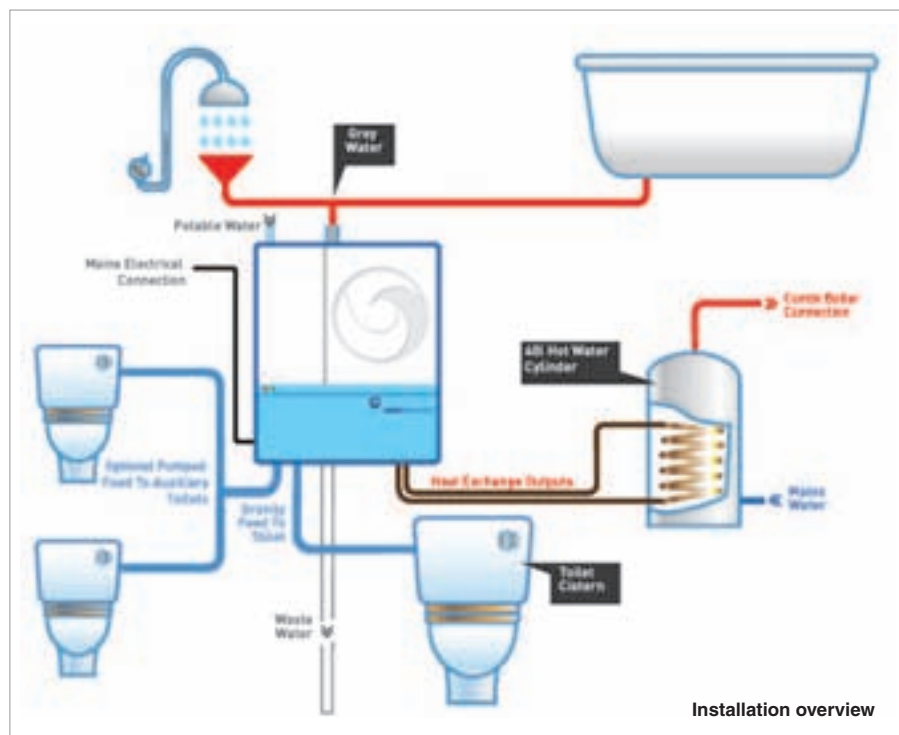
Based on daily usage figures of 150 litres of water per person (figures from the UK organisation, Waterwise), a family of five will typically save around 80,000 litres of water each year, the equivalent of over 1,000 baths, over 1,600 loads of washing or about 328,000 cups of tea.

An optional feature of these systems ingeniously

allows heat to be extracted from the building's greywater, before it's recycled, so it can be fed back into the central heating system. Fitting a heat exchanger to the grey water reuse link between the bath, shower and toilet flush recap-

tures the heat energy from the bathing water, feeding it back into the building's hot water system reducing fuel bills as well as enabling a two-fold reduction in CO₂ emissions.

The technology's relevance and appeal



stretches beyond those with an environmental conscience to specifiers and developers as well as householders and commercial and municipal buildings which pay for metered water. In metered areas, end users benefit from significant annual savings on their water bills.

Comparisons with other water saving measures

Greywater reuse overcomes the problems associated with other demand management solutions such as rainwater harvesting. In the case of greywater, supply is predictable and constant as it is not dependent upon the weather, unlike harvesting where available rainwater is used to augment the water supply to a building. Harvesting also requires large scale tanks and long storage times to cope with seasonal variations, both of which create further problems of cost and water quality.

Should demand suddenly increase, the greywater solution scales accordingly – more baths and showers means more water for toilet flushing. There are other benefits too: greywater has a consistent level of acidity and, unlike rainwater, it is always just above room temperature – avoiding the formation of condensation on toilet cisterns and cooling of the room.

Companies operating in the field say they're seeing an increasing number of projects, even at the point of breaking ground, switching from rainwater harvesting to greywater reuse technology to deliver a more appropriate and cost-effective solution that meets the flushing needs of a building or new housing development. As well as offering more consistent water quality, the significantly lower capital cost associated with specifying and installing greywater reuse technology seems to be really driving its popularity.

Greywater reuse systems can obviate the need for fitting water rationing and flow restricting technology such as low-flush toilets or low-flow showers. Where the latter are fitted, it can often lead to disappointingly low flow rates from showers or, worse, blocked waste pipes. Research has shown that using low-flush toilets may not provide sufficient movement in small pipes to carry away solids, leading to blockages and flooding¹. From a householder's point of view, the greywater reuse solution means they do not need to make any lifestyle or behavioural changes. Even though water consumption is reduced, 'bathing comfort' is always maintained and adequate water is available to clear drains through flushing.

Wide appeal

Using recycled greywater, as opposed to high-quality drinking water, leads to a reduction in the carbon footprint of a home or project. It contributes to the project's environmental sustainability and complies with specific



Access to the system can also be through a panel in the bathroom wall



This example shows the system installed under the stairs which means the valuable space in a small cloakroom isn't wasted

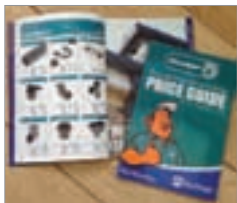
planning conditions as well as key standards – in particular the Code for Sustainable Homes (CSH) – with benefits for the project and the wider community.

References

¹'Pull the Chain, Fill the Drain' CP367 – 'The effect of reduced water usage on sewer solid movements in small pipes' by A. Drinkwater, F. Moy, L. Poinel. Published October 2009. Enquiries to WRc Swindon, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF Tel: +44 (0) 1793 865000.

Enq. 216

The new rainwater & drainage bible



Hunter Plastics has completely overhauled its Trade Price Guide that is set to become the new 'bible' for purchasing its guttering, soil and waste and underground drainage products. After months of research to understand how the Hunter Price Guide is actually used on site and to make orders, Hunter has

come up with a completely redesigned layout plus photography throughout to make life easier. The new Hunter Price Guide now features the Multikwik range. As well as the usual prices and product codes, the catalogue features compatibility and drainage data plus detailed product specifications.

Enq. 217

Turn over a new leaf with Hunter



Rainwater systems blocked with leaves and other debris could be a thing of the past thanks to **Hunter's** new Outlet Leaf Guard, the latest addition to its unrivalled range of PVC-U rainwater products. Easy to install, it fits into any 68mm rainwater outlet and prevents blockages by leaves and other

debris, maintaining optimum flow rates and making gutters virtually maintenance-free. The Outlet Leaf Guard will not detract from the clean lines of the rainwater installation with bulky, unsightly clips. The Leaf Guard range also includes a Gutter Leaf Guard, which clips on to gutters without the need for special tools or fixings, and a Drain Leaf Guard designed to protect outside drains from blockage.

Enq. 218

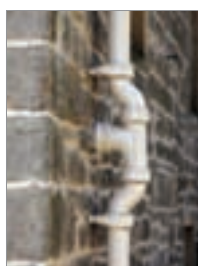
Attractive Rain Cups & Chains added



Yeoman Rainguard has added attractive Rain Cups and Chains to its range of rainwater systems. Manufactured from copper, one of the few metals that is fully sustainable, the rain cups and chains prove to be an environmentally friendly, naturally durable, decorative addition to a project. Yeoman Rainguard copper Rain Chains and Cups are available in a wide range of designs and profiles, making them the perfect finishing touch on any house, conservatory or garden building. Obtain a free copy of the new full colour brochure by contacting Yeoman Rainguard.

Enq. 219

The right solution is in the pipeline



Yeoman Rainguard has responded to customer demand by adding the TX Cast Iron Soil Pipes to its range. Low maintenance and cost effective, they can save substantially on labour and installation time due to the push socket jointing system which eliminates the need for special jointing tools or equipment. Designed to complement Yeoman Rainguard Cast Iron and Aluminium XL rainwater systems, the TX range is a perfect

choice for new build, conservation and listed building projects. Yeoman Rainguard can also supply rainwater systems in aluminium, GRP, cast iron, copper, zinc and stainless steel.

Enq. 220

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Enq. 221

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Enq. 222

Brett Landscaping is given the edge

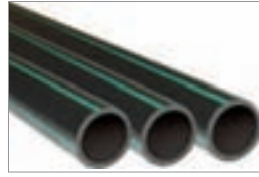


Brett Landscaping was selected to provide permeable paving for a social housing project in Kingston-Upon-Hull, an area where the use of building materials that support flood prevention is critical. PermCalc, Brett's integrated design and costing software for permeable paving,

analysed the proposed site based on structural and hydraulic data. As a result, Brett was able to provide a detailed breakdown of the project's requirements and costed recommendations. Brett supplied permeable Omega Flow paving to the central paving areas in 80mm Brindle blocks and borders specified in 60mm Charcoal. This design offers greater permeability and enhanced aesthetics.

Enq. 223

Solution for re-usable water launched



GPS PE Pipe Systems has launched Enviro-Line, a PE pipe designed specifically for reusable water supplies. A high performance pipe suitable for rainwater harvesting, grey water and irrigation applications, it's been launched to help specification of sus-

tainable commercial and residential developments, providing a flexible and durable re-usable water infrastructure that avoids the risk of cross contamination with potable water supplies thanks to its black with green stripe colour coding. It offers all the advantages of PE, including a 100 year+ service life. Lightweight and corrosion free, Enviro-Line is available in a wide range of sizes to suit any installation.

Enq. 224

Beautiful Brindle for Beaufield Homes



Redland's Rosemary Heather Brindle was the tile of choice for one of three houses built on Leatherhead Road, Oxshott. The Heather Brindle tile was specified by Beaufield Homes for its distinct purple colour as they wanted to create "a strikingly attractive roof

which works in harmony not only with the brickwork of the house but also with the surrounding properties." The purple hue offers a beautifully distinguished look, while the orange sanded finish aligns itself with the inclusive aesthetic of the area. Along with all tiles in the Rosemary range, Heather Brindle is produced from the finest clays.

08708 702595 www.redland.co.uk

Enq. 225

Local look from Stormking



Specialist GRP building products manufacturer, Stormking, has provided 16 specially produced dormers for a 114 house development by Barratt Homes North Scotland. The three sided prefabricated GRP

Piended Stormking dormer roofs blend in with existing houses in the surrounding area, retaining the character of the region. The Stormking dormers come complete with their own tiling already fixed with dry valley and abutment flashings and, if required, with front apron flashings to ensure a water proof installation. As well as saving time on site, Stormking dormers are virtually maintenance free and have a proven longevity.

Enq. 226

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Enq. 227

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Enq. 228

New legislation reminder to keep people carbon monoxide safe

With the installation of carbon monoxide (CO) alarms now compulsory in Scotland when a new fuel-burning appliance is fitted and new regulations on flues in voids coming into effect this year, it is timely to remind housebuilders and landlords of their duty of care to occupants. By Nick Rutter, managing director of Sprue Safety Products

From 1 October 2013, Scotland's revised Technical Handbook (Domestic – section 3.20.20) requires carbon monoxide alarms to be fitted in all dwellings or interconnected spaces – such as an integral garage – where new or replacement combustion appliances are installed. Housebuilders are now also required to ensure CO alarms are fitted in all new homes. At least one alarm is required in every space containing a fixed combustion appliance and where a flue passes through high risk accommodation, such as a bedroom or main living room. This welcome step forward suggests that CO safety is gaining significant recognition. It is also an important reminder to housing providers of their responsibilities to keep occupants safe.

Trailblazing for the UK, Northern Ireland last year introduced tougher legislation to protect more people against the risks of carbon monoxide, making CO alarms mandatory wherever a new or replacement combustion appliance is installed in a home – regardless of the fuel type. One year on and progress continues with Scotland now following suit.

However, England and Wales still only require CO alarms to be fitted in homes where new or replacement fixed solid fuel appliances are installed, leaving millions at risk of poisoning from faulty, neglected and older gas appliances and from unchecked flues in voids.

Proper installation and regular servicing of all



“Proper installation and regular servicing of all gas and fossil fuel appliances should dramatically reduce the risk of fire and carbon monoxide”

gas and fossil fuel appliances should dramatically reduce the risk of fire and carbon monoxide, but Gas Safe Register estimates that although there is awareness that appliances need to be safety checked annually, one in three Britons – around 8 million people – don't do it. The Register's interactive gas map, launched to mark this year's Gas Safety Week, revealed one in six of 100,000 British homes inspected had an unsafe gas appliance and one in three gas fires checked by the Register were unsafe. This should be a wake-up call to homeowners, tenants and

housing providers¹.

Students and other people living in rented properties can be at greater risk, as cooking and heating appliances are often older or misused. Landlords have an essential responsibility to protect their tenants. By law, they must ensure all appliances are safety checked by a registered engineer every 12 months and provide tenants with a copy of their gas safety record to show that the property's gas appliances are safe to use. Failure to do so could put occupants in grave danger and lead to prosecution.

Flues in voids

Where boilers are located away from external walls, as in most new build apartments and flats, flues are more likely to run through spaces in ceilings or walls. In these cases, it can be difficult or even impossible to check that the installation is secure or that the flue is still in good condition to take fumes away from the boiler. A flue in poor condition, combined with a room-sealed boiler that is not working properly could put occupants in danger of potentially fatal carbon monoxide².

From January 1 2013, if all or part of the flue is hidden, an inspection hatch must be fitted to the ceiling or wall to enable the Gas Safe registered engineer to examine it. If this has not been done, the engineer will classify the boiler as 'at risk' and must shut it down with the occupier's permission and formally advise them not to use it until inspection hatches have been fitted in the appropriate places.

The latest version of Technical Bulletin (TB) 008 Edition 3 states that in exceptional circumstances, where the installation of inspection hatches may not always be the best or most practical way to confirm that a chimney or flue system is intact and effective, e.g. if the enclosure around the chimney/flue is too small to allow effective examination of the whole system; or if installation of an inspection hatch would jeopardise existing fire protection measures, the installation of a CO void monitoring safety shut-off system (COSSVM) may be considered to provide additional protection for properties that do not have – or don't agree to have – inspection hatches. On activation, this system shuts down the faulty boiler³.

Carbon monoxide is a deadly, but avoidable threat. Landlords can protect their tenants by alerting them to the risks and ensuring they have working carbon monoxide alarms in the correct locations.

Reports of landlords and repair companies facing charges and even jail sentences over failed fire and gas safety checks and incompetent repairs continue to hit the headlines, sending out a hard-hitting message of the consequences of failing in this duty of care.

Many assume they're not at risk because they don't have a boiler, but any appliance that burns fuel produces carbon monoxide. Worryingly, CO can also enter homes from adjoining properties or garages.



“Many assume they’re not at risk because they don’t have a boiler, but any appliance that burns fuel produces carbon monoxide”

Some are taking dangerous measures to reduce heating bills and keep heat in during prolonged periods of cold temperatures by blocking flues and chimneys. However, in doing so, any potentially fatal carbon monoxide can become trapped inside their home.

With no smell or taste, the gas is completely undetectable to the human senses and any symptoms can be mistaken for other ailments, such as

the flu. The only way to detect its presence is with an audible carbon monoxide alarm.

What you need to know

Carbon monoxide alarms should be certified to the European Standard BS EN 50291-1: 2010.

Where to fit a carbon monoxide alarm

- In every room where there is a fuel burning appliance and ideally in rooms where occupants spend most of their time, e.g. the living room and bedroom
- If the combustion appliance is installed in a non-living space, e.g. boiler room/cupboard, the alarm should be placed just outside this area so it can be heard easily
- A bedroom or principal habitable room, where a flue passes through these rooms

Where should CO alarms be located?

Unless otherwise indicated by the manufacturer, carbon monoxide alarms should be either:

- ceiling mounted and positioned at least 300mm from any wall or

- wall mounted and positioned at least 150mm below the ceiling and higher than any door or window in the room
- If located in the space containing the combustion appliance, carbon monoxide alarms should be sited between 1m and 3m from the appliance
- Where the combustion appliance is located in a small space it may not be possible to locate the detector within that space. In such circumstances the detector may be located at the appropriate distance outside the space.

A carbon monoxide alarm should not be sited:

- in an enclosed space (e.g. in a cupboard/behind a curtain)
- directly above a sink
- next to a door or window
- next to an extractor fan
- next to an air vent or similar ventilation opening
- in an area where the temperature may drop below -10°C or exceed 40°C, unless it is designed to do so
- where dirt and dust may block the sensor
- in a damp or humid location or
- in the immediate vicinity of a cooking appliance

Enq. 229

Sources:

1. http://www.gassaferegister.co.uk/news/gas_safe_register_news/gasmap_launches.aspx?year=
2. http://www.gassaferegister.co.uk/advice/flues_in_ceiling_spaces.aspx
3. <http://91.146.107.207/~morgan/wp-content/uploads/2013/04/1-April-2013-TB-008-Ed-3-Existing-concealed-room-sealed-fanned-draught-boiler-chimney-flue-systems.pdf>

Residential Safety updated



The latest issue of Residential Safety Update has been published by Kidde Fynetics. The growth of regulations demanding carbon monoxide alarms is studied, along with initiatives by Red Kite Community Housing and Glasgow Housing Association. Alongside news and case studies, it also showcases the latest Kidde developments with smoke, heat and CO alarms. New information is reviewed with online videos covering wireless smoke/heat

alarm installation and carbon monoxide issues, as well as an updated edition of Kidde's comprehensive Fire & CO Safety in Housing Guide.

01753 685096 www.smoke-alarms.co.uk

Enq. 230

Sapphire bring 'wow factor' to homes



Sapphire's beautiful glass balustrades are adding 'wow-factor' styling to a new multi-million pound development on Dorset's idyllic Sandbanks peninsula. Bespoke balustrades were manufactured and installed by Sapphire

for internal and external applications in nine exclusive properties, designed and built to an exacting specification. Sapphire's balcony balustrade solutions for the project also included pre-etched glass screens between balconies for privacy purposes. The elegant lines of Sapphire's glass balustrades are continued inside some of the properties, providing an eye-catching design feature to internal stairs.

Enq. 231



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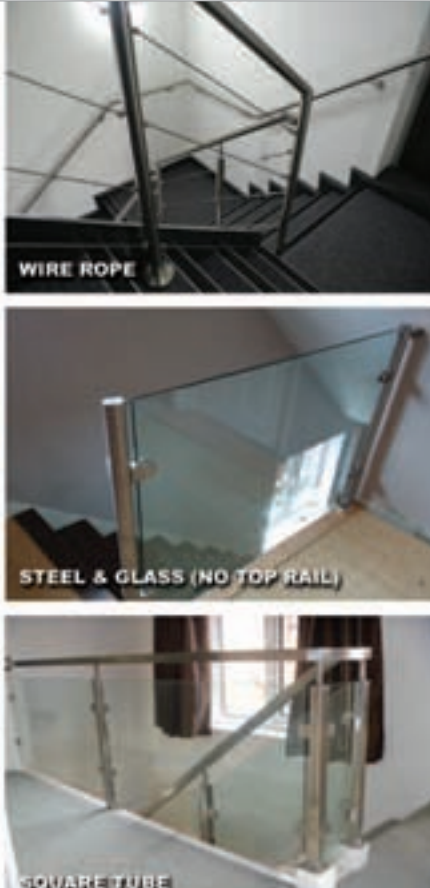


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SQUARE TUBE

Enq. 235

Steps to adding value

The staircase is not only the 'backbone' of the build, connecting upper and lower floors, it is also the defining structural element of the hallway. However, in many house-building projects stair parts and balustrades are overlooked, with developers opting for standard products. The reality is the hallway should be a focus if you want to add character and value to the property, as a stylish hallway can make a bold statement.

As the hallway plays such an important part in setting the tone for the rest of the house it needs to be planned carefully at an early stage of the interior design process. There are a wide variety of stair part styles available, and by considering how these will complement the overall aesthetics of the finished property you can make the choice of balustrade work even harder to help create a grand entrance.

To do this you must first consider the defining characteristics of the property, before reviewing the various stair part styles available and selecting the most appropriate.

Period property

For example, if you are rebuilding a period property installing a standard, gloss white balustrade might not complement the interior and will lessen the impact of any efforts that have been taken to restore the original features. A sympathetically renovated traditional style property ideally needs a staircase that will complement its original fabric. Hardwood with interesting textures and tones, such as ash and oak, can enhance the authenticity of the property, adding warmth and depth.

“As the hallway plays such an important part in setting the tone for the rest of the house it needs to be planned carefully at an early stage of the interior design process”

Traditional stair part design in hardwood species like these lends itself well to period development. However, if you want to mix old with new and add a contemporary flourish, incorporating other materials can be a perfect way to create a high-end, luxury and unique feel. For instance, using black iron, twisted spindles can create drama and turn a functional staircase into a striking centrepiece that lends itself well to both period and contemporary projects.

Continued on page 64...

First impressions count, and 'hall appeal' is vital to a property's marketability. The hallway is very often the first 'room' potential buyers see when they open the front door, and it sets the tone and 'feel' for the rest of the house.

Here Josh Burbidge, commercial director for stair parts specialist Richard Burbidge, explains how selecting the correct balustrade can have a big impact on the perceived value of a property





Modern properties

When it comes to developing modern homes it pays to be adventurous, and the use of materials such as chrome or nickel alongside striking glass panels and light coloured wooden handrails offers a cutting-edge and striking solution, resulting in a modern finish and a stylish focal point. Using the hallway to make a strong design statement can not only increase the perceived value of the development, but will also help to add a touch of distinction, setting the property apart from other new builds and creating a real talking point.

Lighten up

In smaller properties, maximising space and light is a key consideration. Large, bulky designs can overshadow the architecture of the home, so simple, slim-line spindles offer a more practical option, enabling you to create a high-end feel in a smaller property, without overpowering the hallway or making the space look darker.

Installing a glass panel balustrade will reflect light and make the room appear brighter and more spacious, adding instant appeal to the property and creating that all-important first impression. The glass panel design also creates an instant style statement, improving the property's marketability without impacting on available space.

“Large, bulky designs can overshadow the architecture of the home, so simple, slim-line spindles offer a more practical option, enabling you to create a high-end feel in a smaller property”



Design flow

When selecting the type of wood for the staircase, consider the materials that feature elsewhere in the build. For example, white oak is a popular choice for flooring, doors and kitchens so, if this is the case in the property, continue the theme throughout by selecting the same wood for the balustrade. Such attention to detail allows you to create consistency throughout the house, resulting in the unified look and feel many buyers yearn for when purchasing their ideal home.



Time-sensitive projects

On time-sensitive projects, the temptation often is to use standard stair parts. However, this can lead to a missed opportunity, as any build can benefit greatly from upgraded stair parts.

There is a misconception that replacing balustrades can be a sticking point when it comes to the progress of the project. If stair parts need painting or varnishing for example, work on both upstairs and downstairs would have to stop temporarily to wait for the primer to dry, ensuring dust and contaminants do not affect the finish. However, you can purchase ready-primed stair parts that allows the installation of balustrades without any disruption to work on the property, saving time and money. There are also pre-drilled handrail and baserail systems available that come with pre-cut spindles, so in many cases you can upgrade a balustrade in less than a day. This is particularly helpful when working on a series of plots at the same time.

Upgrading stair parts is one of the easiest solutions when it comes to adding perceived value to a property. Making a grand entrance with a striking staircase can create a stunning centerpiece, ensuring potential buyers are excited as soon as they walk through the door.”

Enq. 236

Howarth Timber sign with HazardCo



Howarth Timber and Building Supplies is continuing to provide its customers with the most comprehensive service on the market after signing an exclusive agreement with on-site health and safety provider HazardCo. HazardCo provides builders and other contractors with simple and practical packs to effectively deal with health and safety on site, which can help them address legislative and regulatory requirements. Builders can call in at their local Howarth Timber and

Building Supplies branch and speak to staff about which pack is most suitable for their circumstances before signing up.

www.howarth-timber.co.uk www.hazardco.com

Enq. 237

John Brash solution for housing trust



JB-RED® BS5534 roofing battens and JB Western Red Shingles®, from John Brash, were used to deliver a sustainable roof and wall solution on the Metropolitan Housing Trust's project, the James Hayward Estate in London. John Brash JB-RED® roofing battens, the first factory graded roofing batten to guarantee compliance with

BS5534: 2003, were used on the roof and walls. All the shingles fixed to these battens were treated with fire retardant treatment to class 0, which is the highest national product performance classification, whilst the roof shingles were additionally tested to the AA rating.

01427 613 858 www.johnbrash.co.uk

Enq. 238



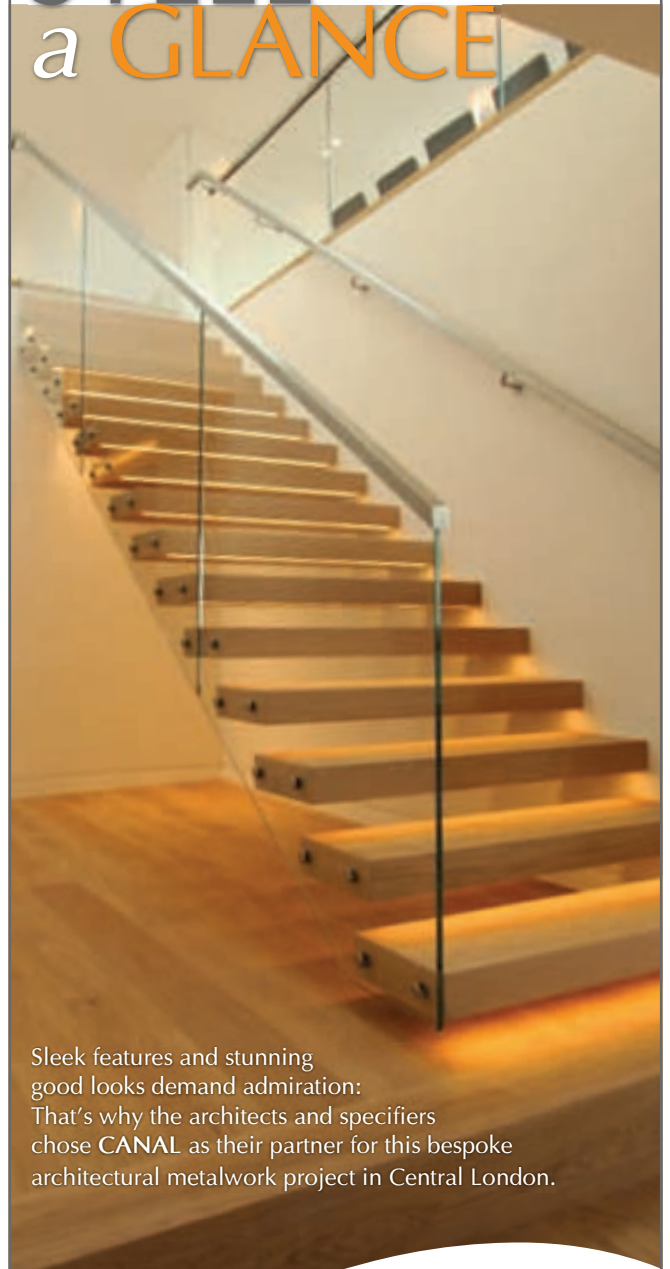
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Enq. 239

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