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Editor's letter



David Mote, editor
of Housebuilder &
Developer

With the nation going to the polls just 12 short months away, senior politicians from all parties are starting to promote their policies and make their pre election promises.

The Housing Minister Kris Hopkins and Shadow Housing Minister Emma Reynolds used the Home Builders Federation Policy Conference to pin their housing policy colours to the mast.

If, like me, you have been working within the housing sector for more years than you would care to admit, the 'build more homes' message from both speakers was a breath of fresh air.

For years housebuilders have battled the 'don't build here pressure groups', that appeared to shape the cross party attitude toward property development. Now the industry is being challenged to promote its more caring face and build more homes. The Chancellor even pulled an 'oven ready' 15,000 home, mixed-use Garden City site out of his big budget hat.

Whatever your opinion on the direction of housing, the one thing everyone appears to agree on is that we need more homes and that with government support we have an industry that can provide them.

All the best,

NEW HOME REGISTRATIONS

NHBC figures see February dip but registrations are still climbing

The NHBC has reported that new home registrations for February dipped slightly. This is particularly relevant to the recovery of the housing industry as the registration statistics remain the leading indicator of how the UK's new homes market is performing.

In total 29,557 new homes were registered from December 2013 to February 2014, down from the 26,004 registered in the corresponding period last year.

The latest figures reveal that the February total of 9,484 registrations was also slightly down on last February (10,538). The NHBC suggest this could be a knock on effect of the extremely wet winter weather.

The number of registrations made in the rolling quarter from December 2013 to February 2014 showed a 14 per cent rise on the equivalent period last year, totalling 29,557.

Of the total, 21,336 were for private homes, a 13 per cent increase on December 2012 to February 2013. Public sector registrations climbed 14 per cent to 8,221.

NHBC Commercial Director, Richard Tamayo, said: "Although the results for February in isolation are not particularly strong, the rolling quarter shows that the number of new homes being registered continues to increase.

"Our latest statistics show there is still a way to go before the country starts seeing figures on par with pre-recession registration statistics, but the new measures revealed in the budget show that the government remains committed to boosting the housebuilding sector."

For the rolling quarter December 2013 to February 2014 the number of registrations was 29,557, a 14 per cent increase on the same period last year (26,004). Of these:

- Private sector registrations increased by 13 per cent (21,336), compared with the same period in 2013 (18,824)
- Public sector registrations increased by 14 per cent (8,221) when compared with the same period a year ago (7,180)

Triumph of 'people power' transforms a West Midlands community

Grassroots 'people power' is at the heart of the breathtaking transformation of a West Midlands former council estate – and a local district nurse was one of the key drivers who brought the project to fruition.

Early pioneers

Wendy Bodenham is one of the group of pioneering local people who fought for the regeneration of the run-down Lyng estate and set up Lyng Community Association (LCA), the registered social landlord which has spearheaded the redevelopment plans.

LCA has since worked in partnership with Sandwell Council and, in more recent years, with developers Barratt West Midlands on the multi-million pound scheme, which has breathed new life into the estate.

In the first two phases, LCA built 86 houses and apartments. The third and final phase, which started in 2010 and brought Barratt on board, has involved building another 114 affordable homes and 250 for private sale.

Work is nearing completion and the final ten new LCA homes will be handed over by October 2015. A popular new children's play park has also been created, as well as public open space for residents to enjoy.

Time for change

The old Lyng estate was built in the 1960s and its design was typical of that era, with a mix of maisonettes, flats, tunnel walkways, underground car parks and areas of public open space.

But over the decades, as the buildings started decaying, so did the estate's reputation. Being part of a neighbourhood that had been home to



Wendy Bodenham was a member of the LCA board from the very beginning and has been Chair for the last six years

generations of families and which prided itself on the strength of its community spirit, local residents rallied round to save their cherished estate and – along with their local councillors – called for action to rejuvenate the Lyng.

In 1999 work began to demolish those homes not meeting modern standards and, by 2003, clearance of the 980 flats and maisonettes was complete, paving the way for smart new homes and a whole new era.

Early days

Wendy became involved in plans to redevelop the Lyng when the transfer of council tenants – including one of her patients – to alternative accommodation in preparation for demolition of their homes began.

After attending a meeting about how best to rehome people with specific health needs, Wendy ended up joining the group of tenants working with the council to decide what the new estate would look like – and what would eventually become the LCA. She explains:

“I remember thinking ‘How can I do this? I don’t have any housing, planning or legal experience or relevant qualifications.’

“I was interested in what they were doing and I did know about the health side of things and about social needs.

“Our early meetings were very amateurish – there would be no agenda or designated Chair – we were just a group of people with a common passion.”

Over the next few years, members undertook various training to help them interpret architectural drawings, get to grips with planning law and understand the various rules and regulations governing development matters.

Overcoming challenges

Wendy recalls: “In the early days, nothing seemed to go smoothly. There was lots of red tape and we had to deal with various changes in regulations.

“There was also some bad feeling because a few people questioned why West Bromwich was getting a lot of money spent on it when other areas deserved it as much, so we had to justify what we were doing and prove it would all be worth it.”

She and her fellow campaigners successfully negotiated the rules to give the group charitable status and established the LCA as a registered social landlord in 2000 to own and manage affordable homes for rent on the Lyng.

They then moved on to the nitty gritty of the planning and design stage of the first phase of the Lyng redevelopment.

Wendy remembers: “It was a steep learning curve and none of us really knew what to expect. It was quite a battle but our two local councillors were very supportive and we all felt very passionate about the estate. We were determined to make sure our social housing would be of a good quality and that the Lyng would be a desirable place to live.

“We had a rule in our meetings with architects and builders – no jargon, no abbreviations and everyone had to speak in plain English – because we were ordinary people dealing with technical professionals so we didn’t want to be bamboozled by them.

Continued on page 8...



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Continued from page 5...

"And one of the first things we did was make sure there was an agreement that tenants on the old estate who wanted to move back had first priority for the new homes.

"Things were going well but the credit crunch couldn't have come at a worse time – everything came to a halt for a while and we were in limbo. At times, we thought we would never see the redevelopment completed and a lot of people lost their enthusiasm and motivation – it was a tough time but we had to keep faith."

Adapting to change

To kick-start building work again, the LCA and Sandwell Council went into partnership with private developers Barratt for the final phase of development.

The LCA played its role in the tendering process for a new partner and, once this was agreed, the group again worked hard on plans and designs, successfully negotiating to ensure the finished estate has colour and character with varied materials and height to the buildings.

Wendy explains: "We have also ensured that our homes are mixed in with private properties to create an integrated community. As residents, we want the place to look good and be somewhere people want to live."

The LCA is developing its work in strengthening the Lyng's community spirit by organising a programme of events and activities to benefit and bring together local residents.

Recognition of what the LCA has achieved so far was highlighted in a recent tenants' survey, when 85 per cent said the Lyng was 'a great place to live', 71 per cent reported 'good community spirit' and 83 per cent had a 'good feeling' about the future of the estate – compared to just 58 per cent in a similar survey carried out in 2010.

Wendy says: "It has been a long journey, with plenty of obstacles to overcome, but I am very proud of what we have achieved. I enjoy what I do here and there is still more to be done. I get a buzz when I look at our new homes on the Lyng and think 'we did that'."

Ebbfleet Garden City: reinventing a good idea

Many may have wondered how the Chancellor managed to magically pull a new Garden City and 15,000 proposed new properties out of his top hat as part of the budget.

The need for new homes and especially thousands of affordable new homes is now universally agreed, but where do you build them? Every time the government or a local authority identifies a suitably sized site for a new town they are challenged by galvanised local community groups and hamstrung by a painful and prolonged planning process.

So given that we go to the polls next year, how could the government prove their homebuilding credentials and create a large, new, mixed-use community that can be fast tracked into completion? Their challenge was to find a massive stalled development with planning permission and the support of local communities. It would have to enjoy easy links to an existing transport infrastructure and, most importantly, access to a sustainable employment market.

Surely this shopping list was an impossible ask? So the government must have thought all their Christmases had come at once when they discovered an all but forgotten and still to be built new town development in north-west Kent.

Located in an isolated chalk quarry, with outline planning granted in 2007, Eastern Quarry is right next door to Bluewater, the country's largest shopping centre and a stone's throw from the Ebbfleet International Railway Station, the M25 and the proposed Paramount theme park to be

located on the Swanscombe Peninsula.

With a little marketing magic dust George Osborne and the government has turned the rather uninspiring Eastern Quarry, which has more recently been referred to as Ebbfleet Valley, into the attractively named Ebbfleet Garden City.

The Garden City of tomorrow

But even the Garden City tag is not new. Few remember that back in 2001 internationally renowned architect, Eric Kuhne, following his success at Bluewater, was asked to create a new town masterplan for the unattractive Eastern Quarry chalk pit across the road from his shopping centre masterpiece.

Back in those heady days of the new millennium, Eric Kuhne proposed converting the 1,000 acres of abandoned chalk quarry into a new town that would:

"Redefine the concept of Ebenezer Howard's Garden City of Tomorrow by putting more emphasis on commerce and education."

His vision was to provide over 10,000 new homes in a resort character experience. This



The original Ebbfleet Garden City proposed by Eric Kuhne Associates, architects and masterplanners, in 2001

would include over 100 acres of lakes, 200 acres of parks, waterfront centres, a town retail centre, new urban schools, and central parks all linked by a Fastrack public transport spine that connected Bluewater with the Ebbsfleet International Railway Station.

Outline permission for up to 6,250 dwellings and circa 231,000 sq m of commercial floor-space for business premises, education, community and social facilities, hotels, a theatre, and supporting retail and leisure facilities was granted in 2007. However, the homes, commercial opportunities, lakes and Fastrack link never left the drawing board.

They say success is all about timing and opportunity. Sadly, hit by the credit crunch, a banking system that starved homebuilders of funding and potential homeowners of mortgages, the dream of a Garden City in Eastern Quarry quietly died.

A new vision – a new opportunity

Until, that is, another visionary by the name of Tony Sefton suggested that the 872 acre Swanscombe Peninsula, which is a short walk from Eastern Quarry, would be the perfect place to build an international theme park.

Tony and his company London Resort Company Holdings quickly attracted support from Paramount and a number of investors to help create this £2 billion entertainment and job creation project.



Graphic of proposed Swanscombe Peninsula theme park

Initial research suggested that the proposed theme park would create in excess of 27,000 jobs in north Kent. It was also reasoned that those employees would need somewhere to live.

It was hardly a surprise that the proposed Lower Thames Crossing at the Swanscombe Peninsula was scrapped and plans were laid to breathe life back into Eastern Quarry.

However, getting the timing, infrastructure improvements and the link between the jobs created by the proposed theme park and the homes to be created in the newly named Ebbsfleet Garden City is essential.

Completion of the current theme park land assembly and then a fast track planning agreement are essential. Sadly this has been moving at a snail's pace but must be completed quickly to ensure the government's plans for the Ebbsfleet Garden City can be realised.

Urban Development Corporation

Perhaps that is why the Chancellor also announced: "We're going to create an Urban Development Corporation (UDC). We're going to create an instrument that allows this kind of thing to go ahead and cuts through a lot of the obstacles that often happen when you want to build these homes."

We will have to see if the UDC remit covers both the obstacles that may delay housing development and the theme park's land assembly and necessary planning.

It was also interesting to hear that the Chancellor has also announced in the budget the extension of the Help to Buy scheme that supports the purchase of brand new properties, until 2020.

Add to that the government's promise of £200 million to improve the area's existing infrastructure and you have a powerful recipe for the regeneration of north Kent.

However, the success and sustainability of the proposed Garden City will all be down to how quickly the UDA is formed – which politically must be by the end of the year – and how soon its influence will be felt by the folks planning the Paramount theme park, those responsible for creating the new robust road infrastructure and the developers needed to build the new communities.

Create the jobs, build the roads and the sustainable Ebbsfleet Garden City will come.

HOUSING STANDARDS REVIEW

Government responds to the Housing Standards Review

Following a consultation exercise conducted by The Department for Communities and Local Government (DCLG) last year, which sought views on the results of a review of local housing standards, the government has announced that it will move all necessary local housing standards into Building Regulations this year.

The resulting Housing Standards Review proposes a radical reform of the framework of building regulations, guidance, local codes and discretionary technical housing standards currently applied to new housing through the planning system. Its aim is to reduce bureaucracy, homebuilders' costs and encourage housing starts, while delivering quality, sustainability, safety and accessibility.

The highest profile casualty, the process of simplifying many of the confusing standards currently in operation, will be the environmentally focused Code for Sustainable Homes as it has been confirmed that the code is due to be phased out and its sustainability guidance measures will find their way into Building Regulations.

BUILDING FOR LIFE

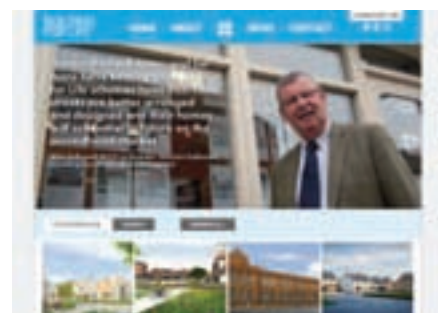
Planning minister launches Building for Life website

Back in 2012 the Home Builders Federation (HBF), Cabe at the Design Council and Design for Homes, with the assistance of Nottingham Trent University, relaunched Building for Life (BfL 12).

Based on the National Planning Policy Framework and Localism Act, BfL 12 is an industry-led and government endorsed guide to good quality new home and neighbourhood design.

To support the quality design initiative the Planning Minister, Nick Boles MP, has now launched the BfL 12 website. Homebuilders can now upload information about developments with planning approval onto the new website to be validated by a group of design experts. The resulting Built for Life commendation, if awarded, can then be used to support the marketing of the homes.

Launching the website at Nottingham Trent University, Nick Boles said he was particularly pleased with BfL 12 explaining that: "Building for Life principles show the importance of good design in creating vibrant places and beautiful



buildings and the benefits it can bring in making development acceptable to people living next door. It is an incredibly useful guide for all involved in development and brings big benefits for both builders and buyers."

The new BfL 12 website – which can be found at www.builtforlifehomes.org – has also been designed to help homebuyers find, as part of their pre-qualification and new home search, high quality new build developments located in the area they want to live.

The budget did little to fix our housing crisis, despite some positive headlines

By Patrick Mooney

The biggest issues we face in trying to properly house the country's growing population are a lack of supply and the unsustainable rise in prices, as buyers chase a limited number of properties and drive prices ever higher.

The Chancellor George Osborne reacted by trumpeting his support for Help to Buy and announcing (yet again) that the government will be supporting the building of 15,000 new homes in a new garden city at Ebbsfleet in Kent – a site which has been waiting to be developed for over 10 years.

The Help to Buy scheme – which provides government loans, mortgage guarantees and supports people purchasing homes up to £600,000 – has certainly helped about 17,000 buyers, but has it actually lead to the building of one additional new home? Given normal construction times, it is clear every single one of those houses and flats would have been built regardless of the scheme's existence. However, it has done two things very successfully.

Firstly, it has grabbed the news headlines and spawned lots of feel good stories, but secondly –

and perhaps more importantly – it has boosted the demand side of the housing market and has helped to drive up house prices. This is making it even more difficult for many first time buyers to get on to the housing ladder; a fact which even Prince Charles has noticed.

The Council of Mortgage Lenders has attempted to be neutral on the subject, saying it was difficult to gauge the impact of Help to Buy, because it had coincided with the recovery in the wider economy.

Councils building new homes

Meanwhile the chancellor virtually ignored the contribution which councils and housing associations could play in building new homes, both for sale and for rent. Hackney Mayor and Chair of London Councils, Jules Pipe, commented: "It is disappointing [that] the chancellor did not take this opportunity to scrap the Treasury's block on councils investing in building new homes, when backed up by a stable funding stream.

"Lifting this housing borrowing cap would create 60,000 new homes and 19,000 new jobs, adding 0.6 per cent to GDP, and further stimulate competition in the construction market."

Similarly the budget could have been used to relax the rules which restrict councils from using Right to Buy sales receipts to build new council homes. The government had promised in 2012 to allow councils to replace all sold properties on a like for like basis, but figures for 2013 show that only one new home is being built for every seven that are sold.

Chief Executive of the National Housing Federation, David Orr, described this situation as: "like trying to fill a bath with the plug out."

However, the chancellor did promise more cuts in the welfare budget and MPs have now voted on having an annual cap on welfare spending. This means we are not going to see an early end to the bedroom tax (aka the spare room subsidy), or the cancellation of Universal Credit (which merges all benefits into a single monthly payment) despite the growing evidence of the problems this is creating for tenants in social housing.

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The impact of the government's welfare reforms is becoming clearer as the Real Life Reform study tracks the impact on tenants of a group of housing associations in the north of England. Nearly eight out of ten people in the study owe money and the amounts they owe are increasing. With an underlying average debt of £2,943 it is feared some may never pay this off given that they have, on average, as little as £3 left at the end of each day for food.

The research found that 46 per cent of respondents said they have nothing left to live on once rent, food and bills have been paid. 70 per cent of applicants for discretionary housing payments have been successful.

Similar findings emerged from a survey of 1,000 tenants commissioned by the campaign group Generation Rent. This found that 40 per cent of tenants had reduced their energy bills, while a third have skimped on food to cut costs. The group, which is calling for reforms, including a national register of landlords and more affordable privately rented homes, said that the number of people facing problems is rising.

With the bedroom tax introduced a year ago, a major study by the BBC has found that only six per cent of affected tenants have moved home (freeing up a larger property for a family on a waiting list), but the number of tenants in rent arrears has shot up to 28 per cent. The coalition partners are split on the future of this cut in benefits, while the Labour Party has said it will scrap the reform if it wins the next election.

A housing market bubble

In the wake of the budget, the Treasury's chief watchdog and Prince Charles both warned that we are on the verge of a dangerous housing bubble. Robert Chote, who heads the Office for Budget Responsibility (OBR), told MPs on the Treasury select committee that soaring property prices are being inflated by speculators banking on further increases in property values.

Prince Charles warned that soaring prices in London will drive a generation of young people out of the capital. He said the dream of home ownership was becoming further and further out of reach. The average price of a home in London is expected to jump from £458,000 to £650,000 over the next six years.

"This isn't sustainable and it risks driving away talented young individuals who are starting their careers in London and spending most of their income on rent," said the Prince. "Home ownership for this generation is seemingly becoming further and further out of reach."

Official figures show the price of the average UK home hit £254,000 in January; a rise of 6.8 per cent in a year. Prices were up 13.2 per cent in London, 7.1 per cent in the south east and 6.9 per cent in Wales. The independent OBR expects house prices to rise by more than 30 per cent in the next five years.

Nationwide reported that London house prices rose by a whopping 18 per cent in the 12 months

to March, with the gap in prices between London and the rest of the country now at their widest ever levels, both in cash and percentage terms.

"The upturn in the supply side of the market continues to lag far behind, with the number of new homes being built still around 40 per cent below pre-crisis levels," said Nationwide's Chief Economist Robert Gardner.

Locations for new houses

Ebbsfleet is not an obvious place to encourage housebuilding. Anyone familiar with the north west corner of Kent will think that adding more traffic to the M25/M2/M20 or squeezing more passengers onto the overcrowded trains into London commuter stations is a strange sort of myopia. This is after all already a very overcrowded corner of the 'garden of England'.

At the same time the chancellor appears to have overlooked a similar sized project in the capital at Barking Riverside, which could accommodate about 11,000 new homes, but which requires support for additional transport infrastructure – principally £180 million to extend the railway line.

There are considerably less expensive parts of the country to buy land and build new homes, but the chancellor's focus is very much on the south east corner of England.

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Homebuilders maintain customer satisfaction levels

The results of the Home Builders Federation's (HBF) ninth Customer Satisfaction Survey, conducted in collaboration with the NHBC, has revealed that the housing industry is maintaining customer satisfaction at a level that matches or exceeds those in almost any other industry or sector.

The survey provides the opportunity for the housing industry to prove its commitment to customer service and product satisfaction while providing new build home purchasers confidence in the property they are buying.

The independently verified survey of 32,137 new homebuyers in this year's survey revealed that:

- 84 per cent of purchasers were very or fairly satisfied with the service they received during the buying process
- 85 per cent were satisfied with the condition of their home when they moved in
- 82 per cent regarded their homebuilder as very or fairly satisfactory with regards to completing the home on time
- 82 per cent were also satisfied with the standard of finish of their home
- 93 per cent of buyers were satisfied with the internal design of their new home
- 88 per cent were satisfied with the design externally

This year's results confirm the significant progress made in recent years by the homebuilding industry when delivering exemplary levels of customer service.

Explaining the importance of the survey results, HBF Executive Chairman Stewart Baseley, said: "These results clearly demonstrate that consumers are overwhelmingly happy with the service house builders are delivering."

Baseley's comments were supported by NHBC Chief Executive Mike Quinton who confirmed: "The people who really matter – those who buy new homes as opposed to industry commentators – are giving us a clear thumbs up. Driving up customer satisfaction takes commitment from people at every level in an organisation. The steady increase in satisfaction levels over the past decade is a credit to our industry and all its employees."

You can download the full results of the survey from the HBF website: www.hbf.co.uk/policy-activities/customer-satisfaction-survey/2014-results/

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While any building of new homes is to be encouraged and should be supported, it remains a fact that we are only building half of the 250,000 to 270,000 new homes each year that are necessary to accommodate the increase in household formation. The Home Builders Federation has estimated a backlog of one million homes exists to fill the gap between demand and the available stock of housing.

Impact on rents

The lack of new housing for sale is putting extra pressure on both the private and social rented sectors and for the first time in living memory we are seeing the percentage of the population living in privately rented homes is increasing (at 17.7 per cent) while the owner occupied sector is falling (down to 65.2 per cent, its lowest point since 1987). And of course this is also being reflected in sharp increases in private rents. Nationally these stand at £164 a week, almost double the average of £83 in the social sector.

In the capital, the picture on private rents is even more dramatic with Londoners being charged £1,417 a month in rent, up by 10.5 per cent in a year.

The impact of higher rents was also revealed in figures showing that 37,739 private and public sector tenants had their homes repossessed by court bailiffs in 2013. Figures from the Ministry of Justice revealed this is the highest number since records began in the year 2000.

Further bad news emerged as nine London councils lost a high court challenge against Mayor Boris Johnson's plan to relax rules for "affordable rents" in the capital. Currently, councils in central London can restrict rents on social accommodation within new developments to around 40 per cent of the market rent, but under the mayor's plan the figure will be raised to 80 per cent. According to the councils, that would see the weekly rent for a typical three-bedroom home in Holloway in north London rise from

£142.57 a week to around £352.

The government appears to have rejected any likelihood of introducing rent controls or setting acceptable housing standards in the private rented sector and instead it is pinning all its hopes in supporting house buyers and builders, and to a limited degree the private rented sector. As the private rental sector grows, the chancellor is supporting the building of 10,000 new homes for private rent with £1 billion in the HCA's Build to Rent scheme.

The Help to Buy scheme has been extended until 2020, at a cost of £6 billion and a plan to help an estimated 120,000 more households. The chancellor supported this further with the creation of a new £500 million Builders Finance Fund, which will provide loans to small and medium sized developers to unlock stalled sites amounting to 15,000 homes.

Lets hope it is more successful than the Get Britain Building scheme which was announced several times by ministers in 2011 and 2012 and ended up costing considerably more than budgeted despite producing fewer new homes.

Final word?

Leslie Morphy, chief executive of Crisis, said: "Though the maths might look solid today, we fear that predicting something as complex as national demand for benefits five years in advance is incredibly risky. If the sums do turn out to be wrong, in four of five years' time it will cause poverty, misery and homelessness."

"Combine this with another woefully inadequate housebuilding pledge – a drop in the ocean compared to demand – and you have a recipe for increased demand, higher prices, a higher benefit bill and yet more homelessness."

And once again we have come full circle without the politicians really grasping the housing nettle and introducing policies which will make a significant impact on increasing housing supply (for sale and for rent), correcting the housing market bubble, or preventing another boom and bust.

HELP TO BUY SCHEME

Will extension of Help to Buy scheme increase housing starts?

When Chancellor George Osborne, used his appearance on the Andrew Marr Show to announce the government's decision to extend their Help to Buy scheme, you could have heard the construction industry's collective sigh of

relief. Although welcomed with mixed reviews when first announced in last year's budget, the scheme has been universally credited with the housing and construction sector's recent recovery.

The extension to 2020 applies only to the

first phase of the scheme, which supports the purchase of brand new properties. This property purchase initiative was due to end in 2016 but government officials believe that the Help to Buy equity loan is a far more efficient way to promote homebuilding than government spending as it leverages private money.

However, the scheme is not universally supported with some ministers believing that artificially assisting purchasers to buy brand new homes drives up property price inflation. Business Secretary Vince Cable believes that the Help to Buy scheme could risk a property linked boom-bust cycle. But this has still to be proved and most housing industry experts still feel this is very unlikely.

The Chancellor did not announce any changes to the mortgage guarantee version of Help to Buy, but he believes that by extending the first phase of the scheme to the end of the decade will encourage the construction and purchase of 120,000 new homes.

This would support a recent treasury report, which identified that the UK should be building 210,000 – 240,000 homes a year compared to the 120,000 built in 2013.

With housing starts still running 20 per cent below the 20-year pre-recession average, the government may be hoping that the extension to the Help to Buy scheme will both help buyers get onto the housing ladder and encourage homebuilders to expand their activities.

Survey suggests developers believe profit will be found outside of London

A recent survey conducted by specialist financing provider, Regentsmead, has suggested that the majority of UK developers believe that throughout this year the biggest opportunities for profit will be created by new build developments outside Greater London. A further one in ten believe that regionally there would also be new build, refurbishment and conversion opportunities within existing commercial developments. However, developers still find that acquiring finance from high street banks is still proving difficult.

Commenting on the results of the survey conducted at the The One Stop Developer Shop seminar, James Bloom, CEO of Regentsmead, suggested that: "The survey concluded that most developers at our seminar felt that a poor level of understanding coupled with a lack of flexibility from mainstream lenders was their biggest challenge when gaining access to finance.

"Rather more promisingly, the general sentiment in the room was largely positive with regards to housing market and wider economic growth in the next five years.

"Developers are looking to regional areas outside of London to build new and affordable housing, which is good news for the industry and even better news for the nation's homeowners and first-time buyers."

Supporting the findings of the survey Developer and Managing Director of Romford Homes, Alex Neale, said: "We are one of the firms currently taking advantage of the demand for new and affordable housing outside of London at this time. Without the bespoke support of financial companies like Regentsmead, we would not be able to continue with some of the exciting residential projects we have planned and certainly would not be where we are today."

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Yorkshire housebuilder is national winner of leading industry award

North Leeds-based Park Lane Homes has received one of the housebuilding industry's most prestigious accolades as the National Winner of the Premier Guarantee Excellence Award for Small Development of the Year 2013.

The company finished ahead of thousands of registered housebuilders across the UK to win two awards – best in regional and national categories – for an exclusive development of two luxury properties completed in June 2013 in north Leeds. Showcasing the very best developments nationwide, the Premier Guarantee Excellence Awards recognise those companies and individuals who strive to deliver the highest quality construction projects. Accompanied by Technical Manager Simon Walker and Site Manager Jason Albrecht, Park Lane Homes' Construction Director Brian Andrew Clink was delighted to receive the awards from Michael Hobson of Premier Guarantee.

Brian Andrew Clink said: "It was an extremely demanding site to manage, certainly one of the

most challenging projects that I have run to date. Almost all of the elements of the build were specialist or bespoke items. The success of the development was made possible by the dedication, skill and professionalism of all those involved from site labourer to director level, working together as a team committed to achieving the highest possible standard in each of their respective roles."

Upon congratulating Brian and his team, Michael Hobson commented: "The standard of work judged in this year's competition was exceptionally high, making Park Lane Homes' success in the competition to gain not one but two awards all the more outstanding."

Park Lane Homes' award-winning development required a feasibility study and planning application by the company's land and development team, which resulted in the demolition of an existing building – a small, neglected and inefficient house occupying a fraction of the land – followed by the redevelopment of the site to accommodate two substantial new build



homes comprising 4,400 and 6,000 sq ft respectively. The grounds were enhanced by selected planting beneath mature trees, a tree-lined private driveway and bespoke electrical hardwood entrance gates.

APPOINTMENT

Cabe appoints new chair



New Chair of Cabe at the Design Council, Pam Alexander

As part of continuing work to integrate Cabe into the Design Council, Pam Alexander has taken over from Paul Finch as the organisation's new chair.

It is expected that Cabe will benefit from her experience of strategic policy and delivery in regeneration and housing, innovation, growth and economic development across the public, private and not-for-profit sectors.

She will also support Clare Devine, director of Architecture and the Built Environment, in converting Cabe from a subsidiary to a fully integrated part of the Design Council and the creation of the combined body into a self-funding organisation.

With Paul Finch continuing as deputy chair of the Design Council, Alexander said:

"It is an exciting time to take the Chair of Cabe at the Design Council. Paul Finch has successfully led the huge change of culture needed to move from a large grant-funded commission to an agile and enterprising charity."

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HBF POLICY CONFERENCE

Housing policy conference creates common ground

The Home Builders Federation (HBF) Policy Conference has once again proven itself to be the country's premier opportunity for national politicians to showcase their thoughts on how the housing industry should operate.

Taking advantage of this unique access to senior housing sector representatives, government and opposition players use the conference to sell their construction policies. A highlight of this year's conference was Housing Minister Kris Hopkins calling on the homebuilding industry to "go back to your boardrooms and ask how we can deliver more new homes." Something we are sure they had not thought of doing before the conference.

Throwing down the 'build more homes' gauntlet he stated:

"We [the government] have removed a lot of the barriers to building more new homes. Tell us what else needs to be done. I want you to build more new homes. I am not going to put a figure on it, but I want more."

The minister also went to great lengths to remind his audience of the coalition's housing initiatives and policies. He emphasised how the housing construction industry recovery had created "jobs, wages and was giving opportunities for young people." However, he did recognise that to increase the numbers of skilled employees the housing industry had to do more to promote the benefits of working in the homebuilding sector and suggested: "You need a pipeline of people. Don't sit back; break down the door of your local college and demand they produce the skills to make your business successful."

Politically balancing the conference Shadow Housing Minister Emma Reynolds addressed the gathered developers, great and good, confirming that Labour also believes that skills are a big issue and that labour shortages are restricting building and housing starts.

She suggested that the UK should not rely on migrant labour for construction skills and that there are an estimated 900,000 unemployed

young people that could help tackle the workforce challenge.

Reynolds also stressed that Labour does support the need to help first-time buyers and welcomed the focus of the Help to Buy equity loan on new homes. However, she did not confirm that a future Labour government would continue the Help to Buy initiative.

Underlining her worries about the second phase of the initiative she confirmed that:

"We [the Labour Party] support help for first-time buyers, which is why we support Help to Buy 1, which rightly focuses on new homes. But Help to Buy 2 has been widely criticised and poses a real risk of soaring house prices."

This was possibly not what the industry leaders really wanted to hear and Reynolds then touched another raw nerve by confirming that Labour are looking at releasing more residential land. This would be achieved by easing the planning system and tackling the perceived issue of land banking, which despite protests from the conference audience, she confirmed Labour still considered to be a problem.

Another key speaker was Sir Michael Lyons, who is currently conducting a housing review on behalf of the Labour Party. His review objective is to help the opposition identify ways to build 200,000 homes a year. However, recognising the current shortage of homes in the UK he stated that: "We need to go well beyond that target to ensure the security of decent quality homes for society."

Sir Michael has been gathering evidence on the industry and will deliver his report to the Labour Party in September. Previewing his early thoughts to the housing industry audience, he said that there was a need for firm political leadership from national government, as well as "the right balance between national imperative and local discretion, between current and future residents."

Interestingly this new research is taking place a decade on from the Barker Review of Housing

Supply. Kate Barker, writing for the then Labour government, warned that at least 210,000 private homes a year were needed in England to stem a growing housing crisis.

The conference was, therefore, the perfect opportunity for the HBF to confirm that only 115,000 homes have been delivered and to launch their own report *Barker review: a decade on*, which estimates that achieving Barker's 'most ambitious objective of improving the housing market' would now require 320,000 private sector starts a year. This is a level only reached in four years since World War II.

The HBF also used the conference to ask all political parties, as the election looms, to commit to the Help to Buy equity loan scheme, which is driving the industry's recovery.

The HBF encourages national policy makers to ensure that planning policies continue to help bring land forward. It also wants to ensure that the regulatory environment is realistic and does not render development sites unviable.

The HBF's Executive Chairman, Stewart Baseley, explained: "The Barker Review was a seminal report for housing and starkly illustrated the scale of the emerging crisis. Since then, successive governments have failed to pay heed and develop policies to deliver the homes the country needs."

"As we approach a general election, we now need to see all parties committing to policies that lead to a sustained increase in housebuilding."

We can only hope that the conference will have shown homebuilders that there is a positive property building future and that politicians now understand better how they can help make this happen.

From left to right: Housing Minister Kris Hopkins; Shadow Housing Minister Emma Reynolds; Sir Michael Lyons; HBF Executive Chairman Stewart Baseley.



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Greenbuild Awards
7 May, Manchester
www.greenbuildawards.co.uk

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

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

May Design Series
18 - 20 May, London
www.maydesignseries.com

Construction Regulations 2007 consultation
Until 6 June, London
www.hse.gov.uk/consult/

Fabricator Installer Trade (FIT) Show
10 - 12 June, Telford
www.fitshow.co.uk

British Homes Awards
20 June, London
<http://britishhomesawards.co.uk/>

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

Eco Technology Show
26 - 27 June, Brighton
www.ecotechnologyshow.co.uk

John Pantlin: photographing the mid-century home
Until 29 June, London
www.architecture.com/whatson/

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

National Housing Federations Housing Development Conference and Exhibition
7 - 8 July, Coventry
www.housing.org.uk/events/

Medellin Experimental Social Housing competition
Until 10 September
en.archmedium.com

100% Design
17 - 20 September, London
www.100percentdesign.co.uk

Homebuilding & Renovating and Home Improvement Show
26 - 28 September, London
www.improveyourhomeshow.co.uk

Association's spring forecasts show construction activity is set to grow 18 per cent by 2017

The Construction Products Association's latest forecasts highlight that the industry recovery is becoming stronger and broader. Rapid increases in private housebuilding, together with growth in the infrastructure and commercial sectors, will drive activity.

Key highlights include:

- Construction output is expected to rise by 4.5 per cent in 2014 and by a further 4.8 per cent in 2015
- Private housing starts are set to rise 18 per cent in 2014 and 10 per cent in 2015

Dr Noble Francis, economics director of the Association, commented: "One year since the construction recovery began, activity is becoming firmly entrenched. We forecast 4.5 per cent growth in 2014 and a further rise of 4.8 per cent in 2015. The construction industry is now on track to grow 18 per cent by 2017 and contribute an additional £20 billion to the UK economy.

"We expect private housing starts to surge 18 per cent in 2014 and 10 per cent next year before falling to 5 per cent in 2016 and 2017. The government's Budget 2014 extension of the Help to Buy scheme, in addition to a strengthening UK economy, will lend the necessary confidence to housebuilders to boost supply.

"We hasten to add, however, that housing

starts are only half the number needed to meet the number of households created. As a consequence, when this inadequate supply is combined with excess demand and general expectations of house price inflation, we expect the key issue facing the sector in the medium-term will be affordability.

"The recovery in the housing market has also benefitted the private housing repair, maintenance and improvement sub-sector," Dr Francis continued. "However, the lack of Green Deal and eco-related work has been a considerable constraint. Given the £20 billion market potential for improving the energy efficiency of the existing UK housing stock, the forecast of only 3.5 per cent growth in 2014 and a further 4 per cent in 2015 will disappoint many industry observers.

Dr Francis concluded: "The main risks to our forecasts arise around the issue of energy. Construction and manufacturing firms have serious concerns regarding energy security and supply. [...] As a consequence, we continue to highlight the need for government to deliver on its numerous announcements of project investments and ensure these feed through into activity on the ground."

Visit www.hbdonline.co.uk and enter ref: 42931 for more information.

FINANCE

L&Q housing association to develop property portfolio with help from HSBC £75 million financing

L&Q has secured a £75 million finance package from HSBC Corporate Banking Real Estate to develop and purchase new property as part of its growth plans, helping bring more affordable housing to London and the South East in the process.

Andy Armstrong, head of corporate banking real estate for Europe, HSBC, said: "There has been a lot of comment over the difficulty people have getting on the housing ladder in London and the South East, and as such the service that L&Q offers is becoming ever more important.

"L&Q plays an important role in social housing, and is a business which is going from strength to strength. This £75 million debt

facility we have agreed will enable L&Q to build more homes in and around London, giving families in need of accommodation a viable option. L&Q is a strong business with a very good track record."

Martin Watts, head of treasury at L&Q said: "HSBC's choice to re-engage in the housing association sector with L&Q recognises and reflects our status as a leading social enterprise. The £75 million debt facility will be used to support our ambitious, but measured, £2 billion development pipeline. We believe that the strength, depth and cultural fit of HSBC will allow them to play a pivotal role in our future vision and we see this deal as the foundation of a long-term relationship."

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The Sunday Times British Homes Awards: Showcasing design excellence



Challenging convention and inspiring innovation The British Homes Awards have been pivotal in providing a catalyst for change in the way we design and construct our homes, recognising and showcasing exemplars of best practice.

In his foreword to the awards' publication *Design. The key to a better place* Housing Minister the Rt.Hon. Kris Hopkins MP commented: "The British Homes Awards continue to demonstrate the most imaginative and innovative designs, which inspire the creation of beautiful homes built to high environmental standards using the latest technologies."

Call for category entries!

By showcasing the very best of British homes, the awards have established an unrivalled pedigree of championing design and construction excellence across our built environment. In addition to the annual design competition, the awards recognise and celebrate design excellence within specific categories.

Entries are now invited into the 10 categories featured at www.britishhomesawards.co.uk where you can also download the entry form. Closing date for entries is Friday 2 May.

Viessmann partners EcoHaus design challenge!

This year's competition – EcoHaus – has challenged UK architects to design an aspirational home to Passivhaus standards for a waterside site owned by the Habitat First Group. Designed with the Passivhaus methodology, the winning design will be of stunning architectural merit, visually arresting, environmentally smart and offer a healthy environment for the occupants: a home that everyone loves. And the winning design, as voted by readers of *The Sunday Times* from the shortlist selected by the panel of judges, chaired by Robert Adam of ADAM Architecture, will be built at one of the waterside sites owned by the Habitat First Group.

Leading international manufacturer of heating systems, Viessmann, has been supplying highly efficient and clean heating systems for decades. Its comprehensive product range encompasses all fuel types and applications allowing it to deliver high quality, efficient and fully integrated solutions. With an output of 1.5 to 120,000 kW, Viessmann offers oil and gas fired boilers, solar thermal and photovoltaics, combined heat and power modules (CHP), ground, air and water sourced heat pumps and biomass boilers.

For further details visit www.viessmann.co.uk

Read all about it!

Those shortlisted will be featured within an exclusive *Sunday Times British Homes Awards supplement* in June. All winning and commended schemes will be presented within an eight page *British Homes Awards supplement* published within *Home* in September and listed on www.britishhomesawards.co.uk

Gallery exhibit at The Building Centre

The winning schemes and projects will be displayed at The Building Centre in Store Street, London, and extensively featured in the 2015 edition of the award publication *Design. The key to a better place*.



Incorporating EcoHausHub.com and presented by Viessmann, EcoHomeHub.com is the UK's premier portfolio of energy efficient homes providing one online destination for all involved in the design and construction of our new homes. All competition submissions will be added to this industry leading archive of best practice further raising the profile of the participating architects. www.ecohomehub.com

The awards presentation: your place awaits!

The awards will be announced at a luncheon at The London Marriott, Grosvenor Square on Friday 19 September. To reserve your place visit: www.britishhomesawards.co.uk/reserve-your-place/

Partners:

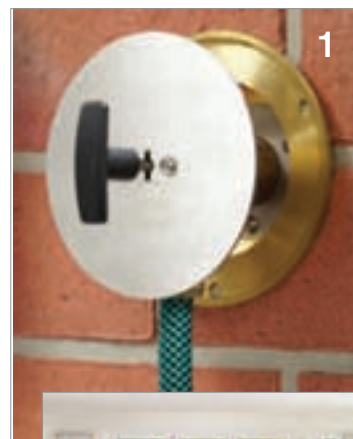


Editor's Focus

1. Arrow Valves

Arrow Valves Ltd has introduced a hose union tap which can be recessed into any thickness of wall. The Conceal-A-Tap fits flush with the wall when closed, making it vandal-proof and reducing the risk of injury. It is particularly suitable for use in school playgrounds, sports fields, public buildings and gardens. The unique design, which is UK Water Regulations approved, enables the unit to be installed inside the thermal envelope of the building, minimising the risk of freezing. The rotating telescopic assembly permits a 15mm hose to exit in any direction.

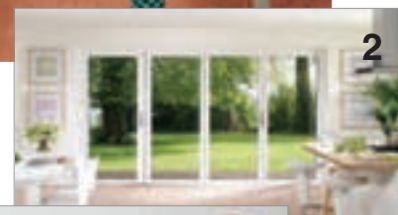
Enq. 108



2. Sash Timber Windows

With over 35 years' experience, Yorkshire based Sash Timber has grown to become one of the most respected and sought after window companies. Its dedicated team are specialists in sash windows and can provide expertly made bespoke frames made to exacting standards and customer specification, from hard and soft woods or uPVC. Sash Timber also provides and installs high quality conservatories and has a number of designs and finishes to suit both traditional and new build homes and complement existing window styles.

Enq. 109



3. Normid Simplifile

Normid Simplifile is a manufacturer of planfiling solutions for large format A0, A1 and A2 plans and drawings. Normid products are manufactured from steel and coated in an epoxy paint, meaning they have a long lifespan and stand up to the most rigorous of challenges. Normid planholders are designed to take up to 100 drawings and use spring clips rather than a traditional thumbscrew, making it extremely easy to manage the filing of cumbersome plans. Normid has been around for over 40 years and looks forward to another successful 40 to come.

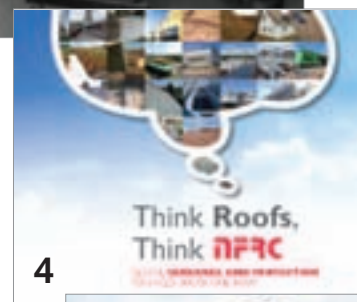
Enq. 110



4. National Federation of Roofing Contractors

At this year's Ecobuild, the National Federation of Roofing Contractors (NFRC), which for the first time exhibited at the show, launched a brand new mini-guide to the Federation. The guide explains what the Federation stands for, its training ethos to why it makes sense to work with NFRC members. This continues the campaign that NFRC launched in October 2013, aimed at addressing the lack of information on what the Federation means to those outside of the roofing industry and why it is an important source of information.

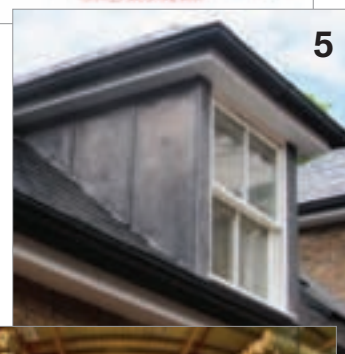
Enq. 111



5. The Lead Sheet Association

The Lead Sheet Association has been working towards a new product in response to demand from housing developers. This innovative dormer covered with British Standard lead carries a range of benefits, including improved installation speed and factory made quality control. As well as adding character and distinction to your home, lead has the flexibility and crack resistance to cope with building movements and provide better protection from water ingress – meaning less risk of post completion defects and insurance claims.

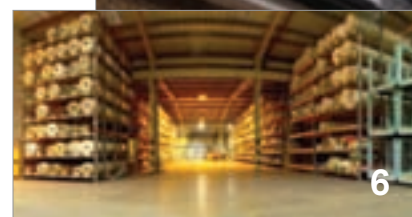
Enq. 112



6. Designer Contracts

One of the UK's largest flooring contractors, Designer Contracts, is exhibiting at PfH Live 2014. Designer Contracts combines the buying power and delivery of a national business with local knowledge and customer service. With 12 regional depots, the company has access to all corners of the country, supporting its reputation for outstanding service levels and price. Said md, Peter Kelsey: "We have an extensive selection of flooring to suit all budgets, including carpet and carpet tiles, vinyl, safety flooring, Amtico, Karndean, wood and wood effect."

Enq. 113



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Editor's Focus

7. Videx Security

Organisations looking to meet the security requirements of the Secured By Design (SBD) scheme can now get a hand from Videx Security. The company has just published its guide to specifying door entry and access control systems to SBD Standards, the initiative from the Association of Chief Police Officers (ACPO) aiming to reduce crime with security products that meet police approved standards. Videx Security is currently the only SBD door entry and access control member company with a number of products having received accreditation in October 2013. Enq. 114

8. Polyroof

Polyroof's range of BBA-approved advanced liquid roofing systems are highly versatile and ideal for a wide range of applications including flat roofs, balconies and simulated metal finishes. No matter the size, complexity or performance demands, Polyroof can tailor a solution to meet your exact requirements. Polyroof provides its clients with full project support from inception to completion and throughout the lifespan of the roof, including surveys, bespoke specifications and technical assistance. Contact Polyroof to discuss your flat roof requirements. Enq. 115

9. Electrorad

Electrorad is one of the leading manufacturers and suppliers of Electric Radiators in the UK. With styles to suit all tastes, the AeroFlow®, the Digi-Line® and the VANGUARD are fantastic heating solutions for all circumstances and budgets. They come with up to 30 year guarantees and no maintenance. Being 100 per cent energy efficient, Electrorads' Research and Development team continuously work hard to ensure its electric radiator range leads the way in this ever evolving marketplace. There's no better time to make the switch. Enq. 116



news bytes

Visit www.hbdonline.co.uk and enter the reference number for more information

Average house deposit at lowest level for a year

Ref: 40616

LCP launch fourth Resi Fund to benefit from new SIPP & ISA rules

Ref: 61475

Housing Minister approves TPO to help more landlords & tenants

Ref: 74372

Prestigious Building Award for Redrow in anniversary year

Ref: 65533

Integrating community food growing into planning is 'essential', says new report

Ref: 15111

Wolfson House listed in Top 50 Affordable Housing Developments

Ref: 49340

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Enq. 117



Meet the eco technology experts in housebuilding and development

The third Eco Technology Show returns to the Brighton Centre on 26-27 June with over 140 exhibitors and a powerful speaker line up that offers practical information on how to install and use energy saving technology; ideal for those involved in housebuilding and development



An extensive seminar programme of over 60 keynotes and talks kicks off with a keynote speech from Minister of State for Energy and Climate Change, Greg Barker MP, who will reaffirm the government's commitment to reaping the economic benefits of shifting to a lower carbon economy; a subject at the heart of the Show's agenda. On a practical level, members of his team at DECC will explain how the domestic RHI is going to roll out.

The completely free seminar programme sessions will cover legislation, funding and incentives and the major discussion points on energy management, build, water and waste, transport, technology and resource efficiency. Other highlights of the conference programme for housebuilders and developers include:

- A review of the government's Green Deal scheme by the Energy Saving Trust will help contractors get the most out of this unique incentive
- Eco celebrity Oliver Heath will present the benefits of eco refurbishment and energy assessment
- An update on the government consultation to

achieve zero carbon building standards by Martin Russell-Croucher, director of sustainability and special projects, Royal Institution of Chartered Surveyors (RICS)

- Cut through government red tape for new build and refurbishment projects with the South East Centre for the Built Environment (SECBE)
- A big debate on future technologies and material innovations in the building industry chaired by Julie Hill, circular economy task force, Green Alliance
- Understand how to reap the monetary benefits of energy efficiency for new builds and retrofits from Sean Twohig, group environmental health and safety, risk manager, Jury's Inn
- A presentation on hybrid heating systems and how they can slash customers' running costs by 20 per cent by Keith Rule, sales director at Fond Nova UK
- Tom Lipinski, technical director at Ventive, sharing his firm's vision of the future of ventilation

The show's exhibitors will demonstrate how optimum building and running cost savings result from having a holistic view of a project, through investment in the right technology and low carbon solutions for buildings, smart choices of building materials and even through to furniture design.

The Eco Technology Show will be open from 9.30am-5pm on Thursday 26 June and 9.30am-4.30pm on Friday 27 June. Registration is free. Further information can be found on the website www.ecotechnologyshow.co.uk

Bathrooms & Kitchens Supplement

HbD

This annual Bathrooms & Kitchens supplement showcases the latest products and innovations from the last year

NEW QUOOKER INTRODUCES THE NORDIC DESIGN SERIES

Fusion and Twintaps



HISTORY

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

THE WORLD'S FIRST

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

CONSUMER DEMAND

Extensive multi-platform marketing is creating significant consumer demand and Quooker's impactful advertising campaigns engage with consumers across television, print and online media. The UK has over 55,000 Quooker users some of whom you will see on the television in shows such as Masterchef and Saturday Kitchen to name but a few. That's why all boiling water taps are not the same. Be part of it!

KITCHEN SHOWROOM LINE ONLY

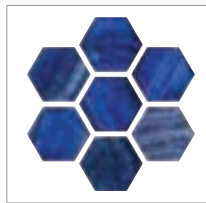
The new Nordic Series has been launched as a kitchen showroom line only. It's not available online demonstrating Quooker's commitment to its kitchen dealer network.

0808 102 0399
www.quooker.co.uk



Quooker®
THE BOILING-WATER TAP

The hex is back



Hexagonal tiling was popular in the Victorian era and during the Arts and Crafts period, the geometric shape being favoured by designers for its pleasing symmetry. Now the hex is back. Italian tilemaker **Trend** has launched its glass mosaic Hexagonal Collection, with an initial range of 10 semi-transparent fused glass colours, enriched with

sparkling enamels and aventurin stone. These beautiful 35mm x 30mm hexagon tiles are around 5mm thick and supplied in 326mm x 350mm sheet sizes, mounted on the company's Trend Plus installation system, with a recommended price of £173 per square metre.

0800 044 5395 www.trend-group.com

Enq. 302

Stunning new towel rails



Stelrad Radiators has unveiled a stunning addition to its collection of towel rails. Available now from Stelrad Radiator stockists around the country is the Caliente towel rail, a high quality exquisite radiator. Spanish for 'heat', Caliente has quickly become a

favourite designer radiator model. The company has introduced both single and double Caliente towel rail models – the attractive tubular finish will grace any bathroom. While the product comes as standard in white, it's available in a range of 35 colours making matching and contrasting to colour schemes an exciting additional option.

0844 543 6200 www.stelrad.com

Enq. 303

New Horizons from Hudson Reed



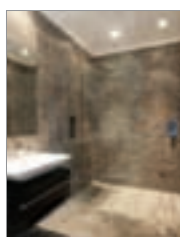
Expand your Horizons with **Hudson Reed's** exciting new range of modular furniture. Available in two contemporary finishes – white sawn oak for a clean minimalist look and mid sawn oak for those who prefer a warmer tone – this versatile furniture range is ideal for the modern bathroom. Manufactured in Britain, with soft-close double skinned metal box drawers, Horizon offers quality coupled with the ability to tailor your

bathroom with modular units which can be used to create 8 different combinations to suit your needs.

01282 418000 www.hudsonreed.co.uk

Enq. 304

Innovative drainage solutions



CCL Wetrooms has a range of popular Linear Screed Drains including a wall drain option and a stunning new Stone-Infill Grill, which offers architects and specifiers a sleek, contemporary finish to wetroom installations. With the shallowest trap available in the UK, the Linear Screed Drain is ideal for the upper floors of a building where the insulation and concrete screed is much shallower in depth than

the ground floor foundations. The Linear Wall Drain is a development of the Linear Screed Drain and incorporates all of its key features but has been designed with the grill positioned flush against the wall.

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

Enq. 305

Lakes Bathrooms launches new Coastline range



Shower enclosure specialist **Lakes Bathrooms** has launched a new semi frameless range within the Coastline collection. There are seven designs in the new range, all designed to fit standard tray sizes – but at 2,000mm in height, these styles work well with a low-profile tray to create the 'wetroom look'. As with the complete Coastline collection, the look for this new range is confident, sleek, minimalist and contemporary. The focus is on the quality of the materials, with the 8mm glass treated both sides with AllClear® stay-clean coating and the handles being solid, diecast chrome. Named to echo coastlines of the Baltic, the range includes three doors: bi-fold Bergen, pivot door Narva and sliding door Talsi, plus two enclosures: the Malmo corner entry and the Valmiera quadrant. Both enclosures come in offset variants to maximise the choice offered by the new range and all elements are supported by an optional side panel. Retail prices for the 8mm semi frameless range in the Coastline collection start from £397 plus VAT. According to Lakes Bathrooms, the initial reaction to this new range has been very positive, both from consumers and the trade. The enclosures are now shipping on the company's normal 24-48 hour delivery.

01684 853870 www.lakesbathrooms.co.uk

Enq. 306

Aqualisa announces all new Quartz and Visage Digital ranges



Aqualisa has announced the spring launch of one of its most exciting digital product ranges to date. The digital technology innovator and award-winning manufacturer will unveil brand new ranges of its Quartz Digital and Visage Digital showers. Key to the significantly improved functionality of both Quartz and Visage Digital ranges will be Aqualisa's innovative digital diverter technology. Pioneered by Aqualisa, digital diverter technology enables the user to switch instantly and at the touch of a button between outlets – with no impact upon flow or temperature. Accordingly, the expanded Quartz and Visage Digital ranges include not only single outlet showers and bath fills, but also a comprehensive offering of dual outlet designs that will be branded as Quartz or Visage Digital Divert models. Typically comprising a drencher head plus adjustable shower head or alternatively, a shower head with a bath fill, the configurations make an excellent alternative to conventional, dual-outlet mixer showers and are spot-on for busy bathrooms. But most importantly, they are also accessible shower and bath solutions that prioritise installation simplicity. Ease of installation has always been one of the biggest advantages of going digital – and Aqualisa's new designs are no exception.

01959 560010 www.aqualisa.co.uk

Enq. 307



Proofvision is about to launch its sleek new bathroom music system. It is fully integrated with FM/DAB radio and wireless Bluetooth, providing wireless connectivity to your personal music devices. The system also comes with 30 watt ceiling speakers.

The simple installation makes the product an easy add-on to any bathroom. This will be a unique new product that would be a great finishing touch to a development.

The product is out in June this year and is set to be very well priced. For more information contact Proofvision.

Enq. 311



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. 301

product bytes

Visit www.hbdonline.co.uk and enter the reference number for more information

International, innovative and all including – it's a new dawn

Ref: 98305

Contour Showers is sole supply partner to HC-One

Ref: 15130

Get flushed away with style from Multikwik

Ref: 33903

"Quick installation" electric showers take centre stage: new electric shower range launched by MX

Ref: 73724

Segreto leads the way for Mereway Bathrooms

Ref: 60937

Laufen focuses on innovation with SaphirKeramik

Ref: 54200

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Enq. 310

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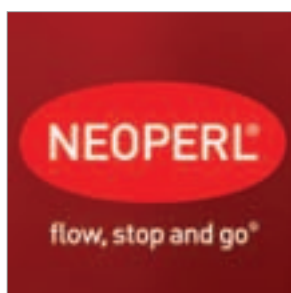
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Enq. 311



Neoperl consider 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, but water saving is still not generating enough attention. Neoperl 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. Neoperl offer innovative solutions for the controlled supply of water.

Enq. 312



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.

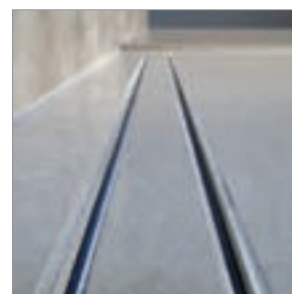
twinFLOORclick from Grant Westfield combines all these benefits with a quick and simple installation as the authentic tiles and planks interlock with each other, rather than being stuck down. Not only does this provide a clean, speedy installation, it allows access under the floor should it be required. To find out more, visit the website.

Enq. 317



The Dural linear shower drainage system range includes the TI-LINE and the ultra flat BASIC-LINE. The TI-LINE is installed right alongside the wall for a flush, floor-level shower. This means that there are no details to spoil the overall impression of a level floor and no trip hazards when taking a shower. The BASIC-LINE is a solution for a barrier free shower and does not have to be fitted along side the shower wall. The ultra-flat drainage channel is only 55 mm high and is a considerable breakthrough in the design of shower floors with a low installation height. For more information, visit the Dural website.

Enq. 326



Providing a total installation height of only 25mm plus a gully of 52mm, Linke Line extends the huge range of channel drains from Wetroom Innovations. In some renovation projects the drain waste pipe is forced above floor level, but Linke Line with minimal intrusion into the floor cavity negates this. The subsequent level access floor gives a far cleaner minimalist aesthetic without any trip hazards. Installation onto timber joists or concrete is equally simple. The tile insert grate nicely matches adjacent tiling, or there's a shiny steel finish. Lengths are 500mm to 1,300mm.

Enq. 316

Water & Energy Saving.

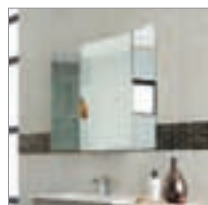
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Enq. 312

Reflected Glory with Hudson Reed



Make a style statement with the stunning new Glory mirror from Hudson Reed. This stylish mirror featured the modern convenience of motion sensor technology – simply pass your hand under the sensor to activate the two rows of LED lights. It also features adjustable sides, which can be angled to suit your needs – perfect for shaving or

applying make-up. At 700mm high and 794mm wide, the Glory mirror is the perfect finishing touch for any bathroom, it's easy to install and has safety film-backed glass and a 12 month guarantee for your peace of mind. It's priced at £347 including VAT.

01282 418000 www.hudsonreed.co.uk

Enq. 313

Nema from Ellis Furniture



The new Nema Cirrus from Ellis Furniture is a warm and inviting addition to the Nema range of bathroom furniture. Ellis offers a total of 15 different colour glass splashbacks and worktops, so you can create a truly individual kitchen or bathroom. Featur-

ing the latest melamine (MFC) doors, it offers affordable designer styling and on trend natural tones. Shown here in a classic setting, the 18mm slab doors with matt finish and 2mm matching edging work equally well in a more contemporary design too. Splashbacks are also available in Chocolate Grey, Stone Grey and Driftwood.

01484 514 212 www.ellisbathrooms.co.uk

Enq. 314

Advertorial

Shower cubicles meet the demands of today's modern builder

A shower cubicle from Saniflo not only enhances the bathroom environment in new build homes but provides a swift, hassle-free shower solution for the house-builder too.

With integrated panels, shower, controls and doors in one handy unit it is possible to have a watertight enclosure fitted and ready to enjoy in less than two hours. What's more, there's no need for messy grout or silicone either. Installing a shower cubicle really is as easy as A, B, C.

Assemble

Bolt together

Connect to waste and water and add the doors

A cubicle is not only easy and quick to install but can help today's builder avoid bathroom rectification issues that can be common on new build homes. The interior opaque glass panels not only look great but, thanks to the well-thought out



design, sit over the pre-formed shower tray so that all water flows back in to the tray and down the plug hole. No more shower leaks.

Kensington Developments, a Lytham based builder, specified the Horizon cubicle for the main and en-suite facilities of their new homes at Hastings Point. Available in three styles – corner,

recessed and quad – the builder used a mix of each model depending on the bathroom layout.

Richard Fox is the buyer for Kensington Developments and hasn't looked back since fitting the cubicles: "The all-glass cubicle looks stunning and is much quicker to install than a standard shower with tiled walls. There is no silicone required and the unit fits together intuitively so is a simple procedure for our plumbers. The reaction from our customers is excellent."

The Horizon cubicles feature high quality 6mm toughened safety glass as standard for the panels and either 8mm or 6mm glass doors for an elegant all-glass design. With built-in shower controls and integrated, adjustable shelves on all models the overall look is both effortless and contemporary. The glass is treated with Cristal Plus, an anti-limescale coating, to minimise build-up on the glass and make it easier to clean; perfect for busy lifestyles.

For more information contact Saniflo on 020 8842 0033 or visit www.saniflo.co.uk

Enq. 315

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Purus outlet/gulleys

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700mm	72 Litre	105mm
950mm	72 Litre	105mm
1050mm	72 Litre	105mm
1300mm	92 Litre	105mm

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www.wetroominnovations.com 01629 815500

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Enq. 316

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Enq. 317

Abode launch Trydent



Abode are continuously developing new products and its latest is Trydent, an 18/10 stainless steel kitchen sink in two popular styles – 1.0 and 1.5 bowl sinks with patterned drainers in reversible formats with standard basket strainer waste. Both sinks complement Abode chrome taps and other stainless steel appliances and

kitchenalia. This new family of sinks forms part of a new entry level range of products to join the existing collection.

01226 283434 www.abode.eu

Enq. 318

Hansgrohe Logis mixer taps



In collaboration with long-standing partners Phoenix Design, **Hansgrohe** has developed mixers whose distinctive shapes combine precision with smoothness. The design of Logis is characterised by taut surfaces, clear lines and rounded contours. The new

Logis mixers come in different heights and handle variants, ensuring that ceramics and mixer match both visually and functionally with options for cloakrooms through to larger family bathrooms. To ensure the efficient use of resources, all the mixers are equipped with EcoSmart technology as standard delivering five litres per minute.

01372 465655 www.hansgrohe.co.uk

Enq. 320



Wet room wonders

Schlüter-Systems' extensive range of wet room products offers simplicity, reliability and easy installation within the home. Incorporating the very latest innovations for floor-level showers and wet rooms, Schlüter-Systems provides a fully integrated product suite, including top of the range waterproofing sets, drainage systems, and uncoupling and waterproofing membranes for tiling the walls and floors. Products including Schlüter®-KERDI-LINE are linear drain channel systems which are perfect for the construction of floor level showers and offer a particularly low assembly height. Carl Stokes, divisional manager at Schlüter-Systems, comments: "The installation of a wet room within the home has never been so easy or more accessible. We have received great feedback from tilers using our kits and the fact that we've witnessed such an increase in demand for our wet room range really speaks volumes about the popularity of not just the packs but the products within our wet room range."

01530 813396 www.schluter.co.uk

Enq. 322

InSinkErator® food waste disposers



InSinkErator, a global inventor of food waste disposers, has launched a new range. The new InSinkErator M Series offers three new entry-level disposers, which feature improved grind technology and high performance to handle a wide variety of food. The top-of-the-range 65+ is the most powerful and ideal for a

growing family and the home entertainer. The 55+ is perfect for smaller households, while the 45+ is suitable for the first-time buyer and lighter use. Each model is compact to fit discreetly under the sink without taking up storage space, as well as being simple to retro-fit.

0800 389 3715 www.insinkerator.co.uk

Enq. 319

New electric shower range by MX



MX Group has unveiled its new 'QI' electric shower range – a 'quick installation' range of electric showers that sets new standards for easy installation. Featuring eight entry points for water and electric, these showers are the simplest and most effective electric shower installation option in today's marketplace. Ideal for new build or retrofit opportunities, these attractive showers are up to 30 per cent slimmer than other units on the market. They're an ideal replacement product where an old shower has been

removed or for shower replacement programmes for social and private landlords. Models are available in 7.5kW, 8.5kW, 9.5kW and 10.5kW.

01684 293311 www.mx-group.com

Enq. 321

Low profile liner shower system



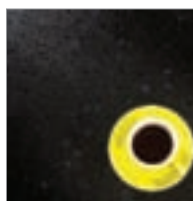
Providing a total installation height (including drain) of only 70mm, **wedi Fundo Plano Linea** is an extension to the successful wedi Fundo range of floor-level showers. wedi Fundo Plano Linea comes with an inbuilt uniform fall of ≥ 1.19 per cent. This makes

laying tiles easier and optimises surface drainage. In addition, the complete system is supplied with factory fitted integrated drain technology to guarantee reliability and consistency during installation. The wedi system provides a tried and tested solution with 100 per cent water tightness. wedi Fundo Plano Linea is available in rectangular and square in a range of sizes and either long or short linear channel drain.

0161 864 2336 www.wedi.co.uk

Enq. 323

Black Sapphire sparkles



Black worktops are by far the most popular with UK customers of global kitchen and bathroom makeover experts, **Granite Transformations**. So the inclusion of Black Sapphire among three brand new worktop materials should go down well with homeowners looking for the distinguished look of a diamond-polished solid black surface, which

goes with most styles of kitchen – rustic or modern – and any choice of cabinet door. Black Sapphire takes the rich, deep, stylish appeal of black and highlights this with fragments of deep blue and mirror fleck. It is also made from 60 per cent post-consumer recycled glass.

0800 044 5393 www.granitetransformations.co.uk

Enq. 324

Innovative kitchens from Leicht



Uniting high quality with innovative design Leicht's 2014 kitchens have new designs, finishes and colours, as well as some exciting new storage systems. Having just been awarded a major contract to supply 550 kitchens for Dandara Tunbridge Wells, Kent, Leicht is

becoming the kitchen supplier of choice for housebuilders, developers and architects. Manufactured in Germany, Leicht kitchens are stylish and excellent value for money. The new Synthia-C/Ceres-C handleless kitchen is a stylish handleless design in a new antique oak combined with alpine grey, as shown. Leicht has a huge amount to offer.

07802 402921 www.leicht.com

Enq. 325

product bytes

Visit www.hbdonline.co.uk and enter the reference number for more information

Make your bathroom memorable with Memoir from Hudson Reed

Ref: 12902

Leicht win major contract to supply 550 kitchens for Dandara in Tunbridge Wells

Ref: 35427

The Bathroom Switch from Sensorbility

Ref: 63739

Visions Collection now available in three new colours from the Kitchen Door Workshop

Ref: 21070

Com-plete bathroom care delivers resident and staff satisfaction

Ref: 46982

kbbreview Awards 2014 winners announced at landmark twentieth ceremony

Ref: 64052

Going down the drain: Birmingham is the most expensive city to hire a plumber

Ref: 93836

Axor Starck V: experiencing the vitality of water

Ref: 38795

New bi-fold showering from Aqata

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Enq. 326



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Enq. 327

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Enq. 328



New speakers are being confirmed daily for the CIH Conference running this year from 24-26 June, with the line-up featuring a strong political focus as we enter the countdown to the general election and Scottish referendum. Delegate numbers grew last year and the audience looks likely to be bigger again in 2014, reflecting both the challenges and new opportunities currently being tackled by the sector.

Interviewed for the conference's recent Preview magazine, CIH chief executive Grainia Long said: "Last year we welcomed more than 7,500 housing professionals to our conference and exhibition and we are committed to making 2014 bigger, better and bolder than ever.

"Our industry is already high on the political agenda, but Housing 2014 is a vital opportunity for us to come together and make sure it is at the forefront of the debate in the run-up to the elections and we will also be focusing on the issues that you have told us really matter on the ground; the economy, recovery and investment, industry and innovation and places and people."

Senior politicians from all major parties are expected to attend; Labour's Shadow Housing Minister Emma Reynolds MP will be speaking and commented: "Housing is a top priority for the Labour Party. We are determined to



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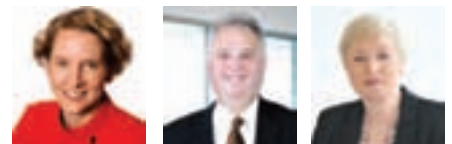
CIH Conference 2014

The CIH Conference programme is taking shape, with the largest audience in recent years expected

ensure we build the homes the country need. The people that I meet working in housing are always passionate about what they do and I look forward to hearing their ideas at my first CIH conference."

Other key speakers currently confirmed include housing association leaders David Cowans of Places for People, Elizabeth Austerberry of Moat, Jack Stephen of TVHA, Paul Crawford of DCH, Julie Fadden of SLH Group and Steve Stride of Poplar Harca.

Just a few of the speakers from outside of the sector lending their expertise include: Chair of The Policy Exchange and The Times columnist Danny Finkelstein, Permanent Secretary for DCLG and Head of the Civil Service Sir Bob Kerslake, Group Chief Executive of Legal and General Nigel Wilson, and General Secretary of The Fabian Society Andrew Harrop.



From left to right: Labour's Shadow Housing Minister Emma Reynolds MP; Chief Executive of Places for People David Cowans; Chief Executive of Moat Elizabeth Austerberry

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Enq. 118

Affordable heating solutions

CIH Housing stand D8



Valor and Robinson Willey, both part of GDC Group will be joining forces at CIH Housing 2014 (stand D8) to display their impressive portfolio of energy efficient fires, suites and surrounds for the social housing sector.

Valor and Robinson Willey will be focusing on 'affordable heating solutions,' exhibiting a selection of electric and gas fires designed to minimise energy consumption and running costs. Highlights include Valor's Ecolite electric suites and fires and the Robinson Willey KLX range of electric suites.

www.valor.co.uk www.robinsonwilley.co.uk

0844 879 3587

Enq. 119

NEWSLETTER

Housebuilder & Developer

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



Secured by Design
Official Police Security Initiative

IMPORTANT INFORMATION
Regarding Secured by Design (SBD)

Are you specifying Door Entry & Access Control to Secured by Design standards?

- Are products fully compliant with SBD?
- Will products offer a proven level of burglary resistance?
- Is the manufacturer an SBD Member with Police Approval?

If you are unable to confirm any of the above then it is important that you contact Videx Security for further information:

Steve Natton, Special Projects Manager
T: 0191 238 8304 M: 07900 220 389
E: steve.natton@videx-security.com


Videx Security Ltd received accreditation in October 2013 and is currently the only Secured by Design Door Entry & Access Control Member company with a range of products tested to STS202 BR2 Level of Burglary Resistance.

www.securedbydesign.com www.videx-security.com

VIDEX
The Power to Secure



Enq. 120



When is a floorcovering not just a floorcovering?

When it's from the UK's largest flooring contractor. We've many years' **EXPERIENCE** supplying and installing a huge range of floorcoverings for a variety of different market sectors. We promise **EXCEPTIONAL SERVICE** delivered with **EXCEPTIONAL PRICES** and with a stockholding value of more than £2m we have **CONSISTENT AVAILABILITY** across our key ranges. At each of our **12 REGIONAL DEPOTS** we can accommodate every request from price point driven schemes to high profile projects.

A dedicated team will be in place from enquiry through to installation to give you the **BEST ADVICE AND SERVICE**. We offer free on-site surveys and guidance on health and safety compliance; our staff and fitters are **CSCS REGISTERED** and **CRB CHECKED** as appropriate. What's more, we are committed to keeping everything simple and **HASSLE FREE**. With our own cutting machine and our **OWN TRANSPORT** fleet, we are always in control. We work with organisations of all sizes, forging a close relationship with each one to ensure that **CUSTOMER SATISFACTION** is of the highest order on every contract we undertake.



CIH Housing
stand P32



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Thames Medway & South East London 01959 572313 Southern 02380 275123 South West 01392 823051
National & General Enquiries 01246 854577 Email Enquiries@DesignerContracts.com

www.DesignerContracts.com

Reader
Enquiry
121

CARPET. CARPET TILES. VINYL TILES. VINYL & SAFETY FLOORING. WOOD. LAMINATE.

Ecobuild perfect for residential launch



Elta Fans has reported an excellent response to the launch of its new residential product range. Elta chose Ecobuild as the platform to launch the range, recognising the important role that ventilation has to play in achieving the healthy, energy efficient and sustainable homes of the future. The interest from visitors was exceptional, with many taking the opportunity to consider products for live projects, as well as sourcing information and discussing the range with a view to future projects. Products within the Residential Ventilation range are subject to Elta's in-house testing, as well as third party certification testing.

01384 275800 www.eltafans.com

Enq. 122

Avonside acquires assets of Dodds

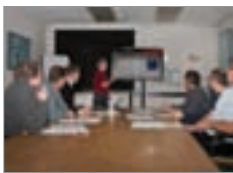


Avonside Group Services has continued its strategic expansion with the acquisition of the assets of Dodds Roofing Services, one of the most respected roofing companies operating throughout East, West and North Yorkshire and, in so doing, has saved the jobs of all personnel. Tony Burke, Managing Director of Avonside Group Services, explains: "The acquisition of the assets of Dodds Roofing Services of Driffield further adds to the strategic development of

Avonside Group as it strengthens its presence in the north east." The business will be part of the Avonside Group but its heritage will be respected by its branding as Dodds Roofing & Solar.

Enq. 123

Johnson & Starley 2014 training



Recognised as one of the heating and ventilation industry's best training providers, **Johnson & Starley** has announced 2014 dates for training programmes for installers. The courses cover warm air heating and ventilation technology. Warm air heating courses

include a one day familiarisation session on the company's new WarmCair Condensing range as well as a Heater Replacement/Upgrade course. The confirmed dates run throughout May and June. Johnson & Starley is also recognised by CIBSE as a CPD course provider. All courses take place at the company's Head Office Training Centre in Northampton.

Enq. 124

Designer Contracts onto a winner



Designer Contracts' carpet recycling scheme has been named as a finalist in the Housebuilder Product of the Year Awards in the category 'Best Site Product.' The scheme works by diverting 90 per cent of Designer Contracts

fitter's waste carpet into felt underlay. What isn't turned into underlay is used in the equestrian sector for arena flooring – already saving 100 tonnes from landfill since its launch in autumn 2013. Managing Director Peter Kelsey said: "We have a sustainable and manageable product, which is showing strong results and is of benefit to the housebuilder in more ways than one."

01246 854577 www.designercontracts.com

Enq. 125

see us at the
CIH Show
stand A7

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0800 801 890

technical@polyroof.co.uk

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30
 years

Enq. 126

Digiline Electric

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CIH Housing
stand E8

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Radio Frequency 4 zone central programmer optional (shown right)

Energy optimisation ensures minimum running costs

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www.electrorad.co.uk

Enq. 127

Ancon launches BIM Object library



Ancon, a manufacturer of high integrity steel fixings, has launched a comprehensive BIM Object library to support the industry's transition to digital building modelling. Available free from the NBS National BIM

Library, the new data-rich BIM Objects allow Ancon products to be easily incorporated into a 3D building model and its associated component database. Ancon BIM Objects cover a wide range of the company's market leading products. In addition to 2D and 3D product representations, each BIM Object includes embedded product information and associated data to support the specification.

0114 275 5224 www.ancon.co.uk

Enq. 128

Swish reduces carbon footprint



As part of its continuous commitment to improving environmental performance, Swish Building Products has once again cut its carbon footprint, seeing a decrease of 27.4 per cent since 2008; well ahead of the industry target set by the government.

The company's electricity consumption proved to be the biggest saving, down 26.2 per cent on the base line year of 2008. In real terms that is equivalent to the average annual consumption of 1,000 UK homes; 100 more than in 2012. The last couple of years have also seen the low maintenance building product specialist make a dedicated effort to improve its delivery performance.

01827 317 200 www.swishbp.co.uk

Enq. 129

Dow Building Solutions' Part L guide



STYROFOAM manufacturer Dow Building Solutions has released a new, independent publication summarising key changes to Part L of the Building Regulations, in force from 6 April 2014. Authored by Huw Evans of JPA Technical Literature Ltd, the paper describes key changes to Part L of the

Building Regulations introduced in England in 2013 and 2014, made as part of the triennial revision cycle. Providing an overview of the latest amendments, the guide summaries how the revisions will affect both the new build and refurbishment sectors. To access the Part L guide, visit Dow Building Solutions' website.

Enq. 130

Vent-Axia receives double nomination



Vent-Axia is delighted to announce that it has been shortlisted in two categories at this year's prestigious Housebuilder Product Awards 2014. The Sussex-based company is celebrating its award-winning Lo-Carbon Solo Plus centrifugal bathroom/toilet fan reaching the final in the Best Kitchen and Bathroom Product of the Year category.

Meanwhile, Vent-Axia's Lo-Carbon Response™ dMEV solution has been nominated within the Best Brand New Product of the Year category. The winners in each category will be announced at the Housebuilder Product Awards' lunchtime ceremony at Edgbaston Stadium, Birmingham on Wednesday 2 July 2014.

0844 856 0590 www.vent-axia.com

Enq. 131

Dacatie launch product selector app



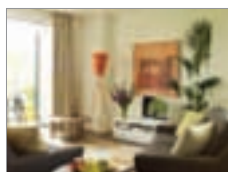
Dacatie, market leaders in the cavity closer market, has launched a free product selector app to help make the selection of correct products as simple as possible for both builders merchants and brickwork contractors. The app allows the user to quickly identify the correct Dacatie product for the job, as well as containing all the relevant information, such as datasheets and fitting guides. To celebrate the launch, Dacatie is offering one

person the chance to win two tickets to watch Manchester United at Old Trafford, as well as three-course meal, drinks and accommodation. To be in with a chance of winning, submit a funny or interesting picture via the 'send us a picture' button in the app.

0161 622 2042 www.quantum-ps.co.uk

Enq. 132

East Village smart homes with Sky



Sky is working with owner and management company, Get Living London, to offer market-leading services to renters in London's newest neighbourhood, East Village, on the site of the former 2012 Athletes' Village. Responding to expectations voiced by tech-savvy young

professionals, couples and families interested in the new development, the rental properties are all Sky ready with a communal Integrated Reception System in place for instant Sky access. This avoids the need to install multiple individual dishes, which can be unsightly. Residents can also benefit from savings on Sky subscriptions.

08442 411046 www.sky.com/communalTV

Sky scoops five awards



Sky is celebrating winning five industry awards including best 'triple-play' provider for its TV, broadband and home phone services. Sky also won Best TV Provider, Best Customer Benefits and Best TV Streaming Service for Sky Go. Which? magazine awarded Sky with the Best Buy

Award for the latest Sky+HD box with built-in Wi-Fi. Brendan Hegarty, head of Sky Communal TV commented: "These awards reflect the shifting expectations of residents moving into homes wanting access to the latest TV services. Sky is raising the bar all the time on new and exciting developments in TV and broadband technology."

08442 410327 www.sky.com/communalTV

Call for Brick Awards 2014



Once again, the search is underway to find the best brickwork in action for the 2014 Brick Awards, organised by the Brick Development Association. The Awards are one of the top design and construction awards in the country and show just what

brick – the UK's most popular cladding material – can achieve. Entrants are judged on a wide range of architectural design factors including demonstrating the building fabric's sustainability credentials and the aesthetical choice, blend and bond of brick. The 2014 Brick Awards will be presented at the Marriott Grosvenor Square Hotel in London on 12 November 2014.

020 7323 7030 www.brick.org.uk

Enq. 135

Gearing up to get out of the bricks and blocks supply bottleneck



The upturn in construction activity has created a welcome increase in demand for bricks and blocks. This is great news for the construction industry but means materials manufacturers are having to react quickly. Stephen Harrison, managing director of Hanson Building Products, looks at how manufacturers are gearing up to increase output



Construction activity returned to growth last year after five years of flat or falling demand. The upturn is being driven principally by a surge in private sector house-building, which is set to continue with the Chancellor's announcement that the Help to Buy scheme for new-build homes is being extended until 2020.

That's good news but it has inevitably put pressure on the supply chain. Cutbacks in production capacity during the recession meant the brick industry was caught by surprise when the recovery suddenly kicked in last year. In the first quarter of 2013 the UK brick market was 30 million below the same period in 2012 while in the second quarter, sales were up by almost 70 million on the previous year – and that upward trend has continued.

No problem, you might think. Stocks must be high after five years of falling demand. But the truth is that manufacturers have dramatically reduced their inventory levels in the face of a weak market, static selling prices and significant cost inflation.

“The 2013 brick market was around 900 million bricks smaller than in 2007, and there is currently around 30 per cent spare production capacity in the industry”

Now that manufacturers have a clearer picture of future demand – and are confident it will be sustained – they can start investing in their plants and ramping up production.

Housing starts in Britain last year rose by 23 per cent. Further growth of 16 per cent is forecast this year and 10 per cent in 2015. But let's keep this in perspective. The 2013 brick market was around 900 million bricks smaller than in 2007, and there is currently around 30 per cent spare production capacity in the industry.

Aircrete block supply presents a different challenge. The production units make a narrower and more consistent range of products than brick plants so they hold much lower stocks. The rapid market uplift caused a big destock but, unlike bricks, there were no alternative products in the yards, so the supply squeeze became more acute. However, manufacturers are stepping up production and are beginning to ease the logjam by ensuring their customers plan ahead and do not over-order or stockpile blocks. It is estimated that there is sufficient production capacity in the UK to allow the aircrete market to grow by more than 30 per cent from its 2013 position.

What is worth remembering, is that the current supply bottleneck is a short-term problem caused

by historically low stock levels and there is more than enough brick and block manufacturing capacity in the UK to cope with market expansion.

One thing is clear – bricks and blocks are not about to be overtaken by modern technology and will remain critical to sustainable construction.

“Bricks and blocks are not about to be overtaken by modern technology and will remain critical to sustainable construction”

The government has set ambitious sustainability targets for new homes and although there is some debate about what will and won't become mandatory, there is general consensus that adopting a fabric first approach to housebuilding will help meet the required levels.

Fabric first promotes traditional building materials, good building practice and reliance on thermal mass, insulation and reduction of air leakage to cut energy use. Heavy building products help deliver thermal mass, energy efficiency and sustainability. Aircrete blocks, for



example, have inherent thermal insulation properties and can be used in internal and external walls, foundations and beam and block floors. They help meet lower U-value targets and



improve the linear thermal bridging performance that occurs at junctions, which is a key area of heat loss where the continuity of the insulation is interrupted.

Enq. 136



Ibstock's distinctive design options

Ibstock Brick is providing housebuilders with innovative and sustainable brick options to help meet both technical and aesthetic challenges, with the addition of new brick textures and colours to its Linear range. Created to offer builders flexibility to create distinctive exteriors, while still retaining the beauty, longevity and traditional feel that only comes with the use of brick, the Linear range now offers more than 100 product choices. Comprising a selection of longer bricks that give a dramatic elongated effect to accentuate the linearity of a façade, the Linear portfolio encompasses clay, ceramic glazed and stone finish products, providing a unique choice and creative freedom. Bricks are available in lengths from 240mm up to 490mm and in a choice of heights (50mm and 65mm), with the option to blend bricks from across the range. Andrew Halstead-Smith, group marketing manager at Ibstock Brick, comments: “Linear provides housebuilders with the opportunity to juxtapose a traditional building material with a modern, contemporary design style.”

0844 800 4575 www.ibstock.com

Enq. 137



Grasscrete vertical landscaping

Meeting the challenge of restricted urban green space, Grass Concrete offer vertical landscaped walling with planting, shape and colour. The Betoconcept provides a popular living wall option, bringing together both structural integrity and landscape options, interlocking blocks made from high strength machine pressed concrete, with dry-build interconnectivity to free-form any wall layout. Retaining walls may demand all sorts of curves, and Betoatlas can be simply constructed into a long sweeping concave curve or built to cater for severe slopes or difficult ground conditions. The flexibility of Betoconcept means different styles are often used in combination on a single site, to cope with complex curves, ground embankments, changes of height and site obstructions. Betoconcept offers designers a wide choice of shape, colour and styles to accommodate planting on high or low walls. Sustainable planting is maintained with adequate soil pockets for all types of plants, shrubs and climbers.

01924 379 443 www.grasscrete.com

Enq. 138

Dickies new safety footwear range



Dickies, the internationally renowned footwear brand, has introduced 14 new styles of safety footwear and improved a further six styles for 2014.

New lines in PU/Rubber Sole have excellent shock absorption and are heat resistant to 300 degrees; they are slip resistant and have non clogging sole patterns; extra comfort is offered with moisture wicking lining and a removable footbed. Dickies has also introduced an ESD trainer for the first time – the Alford trainer – which is suitable for people working in the electronics industry as ESD footwear provides a safe and controlled method of discharging static electricity that accumulates in your body.

01761 419419 www.dickiesworkwear.com

Enq. 139

Dickies painting workwear



Painting can be a dirty job but Dickies offers painters' workwear designed to make your work day easier, including painters' trousers, overalls and t-shirts, in addition to the traditional decorators' dungarees or bib and brace overalls. The Dickies painters' bib and brace set is specifically designed for painting and decorating. With clip straps making it easy to get on and off, it features an angled chest pocket as well as a very large front pouch. Dickies painters' trousers are a hardwearing, comfortable, simple and functional garment for all painters. Dickies also offer the Grafta Duo Tone 290 trousers which are one of the toughest money can buy.

01761 419419 www.dickiesworkwear.com

Enq. 140

Avoid structural problems with Helifix



A new brochure, now available from structural repair specialist Helifix, has been produced to help those undertaking window replacement or external wall insulation programmes to avoid potentially expensive and time consuming structural problems. The brochure focuses on the structural preparatory works frequently required when undertaking improvement projects of this

type and explains the cost-effective well proven systems offered by Helifix to repair and strengthen the structure. Call Helifix to request a hard copy of *Structural Preparations* or visit the website to download it.

020 8735 5200 www.helifix.co.uk

Enq. 141

Snickers' new work gloves



Ask any professional tradesman or woman and they'll agree that hands are the most important tools on site. That's why Snickers Workwear decided to develop the most effective and practical range of work gloves available today. Check out Snickers' new full colour 2014 catalogue and you'll see why these market-leading products satisfy almost every conceivable working need on site. The range includes precision gloves, which are light and flexible with a design priority

on dexterity and fit, knuckle protection, cushioning and reinforcement, plus power gloves, which are comfortable and hard-wearing.

Enq. 142

muck-truck

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

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

The MAX Dumper™ provides 46% greater weight-carrying capacity, maintaining the compact features that give our products greater maneuverability and accessibility over other dumpers.

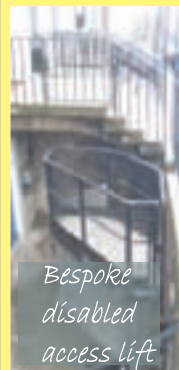
The MAX Dumper™ can carry 800lbs/36cu foot and will climb a 30% slope fully loaded. The machine is fitted with the Honda GXV Commercial grade 5.5hp engine. The Tecumseh drive axle has 4 forward and 1 reverse gears.

Tel : 01566 777140

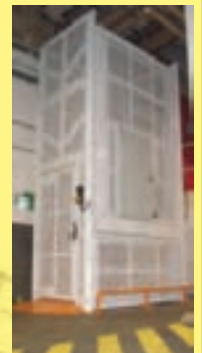
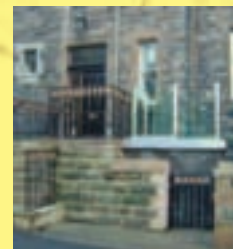
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Enq. 143

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www.tecmach.co.uk
sales@tecmach.co.uk

Enq. 144

Stop rips with 'rip-stop' work trousers



Snickers' new 3-Series 'rip-stop' work trousers are made from an advanced material that delivers top class functionality and non-rip durability combined with outstanding comfort wherever you're working on site. Made from hard-wearing 'rip-stop' fabric and available with or without holster pockets, these new working trousers are part of what is probably the most extensive range of work trousers available in the UK today. There's the cutting edge XTR range for maximum performance;

DuraTwill and Canvas+ for long life and durability or denim and CoolTwill trousers for maximum comfort and functionality. Enq. 145

Scruffs speaker hoodie



The new Scruffs speaker hoodie, available in black and marl grey, is made from hardwearing but super soft poly/cotton. The vintage look hoodie includes a revolutionary sound system integrated into the lining that allows users to play their favourite tunes straight from an MP3 or smartphone device and into the hood. A control

panel inside the chest provides easy access to play, pause, skip and even includes call answering facilities – enabling the wearer to take those all important job calls straight away and with minimal hassle. With one side of the kangaroo pockets having a zip, you will be guaranteed that your device will be stored safely on the worksite. RRP £59.95.

sales@scruffs.com www.scruffs.com

Enq. 147

Heat pump advice at Greenbuild Expo

greenbuildEXPO stand D5



Mitsubishi Electric is using the Greenbuild Expo (7-8 May 2014, Manchester Central) to help anyone interested in renewable heat pumps to understand how they can benefit from the introduction of the Renewable Heat Incentive (RHI) this spring – whether for domestic or non-domestic projects. The company will use its stand (D5) to showcase how its Ecodan® range of air source heat pumps can be used to provide a constant, comfortable level of heat to a building while lowering running costs and reducing carbon emissions. Ecodan heat pumps are available in individual units from 4kW to multiple systems up to 688kW.

01707 282880 www.heating.mitsubishielectric.co.uk Enq. 146

greenbuild expo bytes

Visit www.hbdonline.co.uk and enter the reference number for more information

Jablite Dynamic II insulation shortlisted in Greenbuild Awards

Ref: 12568

Lime Technology shortlisted for prestigious carbon reduction awards

Ref: 70247

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Enq. 148

GreenbuildEXPO

7th & 8th May 2014 Manchester Central



Greenbuild Expo returns

With a packed conference and exhibition Greenbuild Expo returns to Manchester Central in May to highlight and promote sustainability in the built environment

Greenbuild Expo takes place in Manchester on the 7 and 8 May featuring a packed conference programme and innovative exhibitors covering all aspects of sustainability in the built environment.

Once again the doors of Manchester Central will be thrown open to visitors from industry, academia and the public sector seeking ways to increase energy efficiency, reduce resource usage and improve sustainability in the built environment.

The event is free to attend and offers an exciting schedule of debates, workshops and seminars, as well as exhibitors showcasing the latest green products and solutions.

The seminar highlights include practical advice from Terry Nash of the UK Rain Water Harvesting Association on avoiding future floods and droughts, while Gavin Summerson from the BRE will introduce the new BREEAM Non-Domestic Refurbishment and Fit-Out 2014 scheme. This new version of BREEAM is dedicated to the refurbishment and fit-out of



Greg Barker visited Greenbuild Expo in 2013

offices, retail and other buildings, and has been developed following a piloting process including a range of building refurbishments around the UK.

Andrew Hopton from HETAS will be talking about MCS accreditation and Paul Barker, energy manager at Bristol City Council, is set to describe how the City Council were one of the early adopters of biomass for heating a range of buildings within the city. He will reveal the lessons learned and explain how it has developed

its own fuel supply chain to make biomass a real success story.

With retrofit still firmly on the agenda, the Green Deal and ECO debate area will be at the heart of the show. This will give visitors the chance to hear from key organisations and government departments on what the Green Deal means for the built environment and how we can all make the most of this flagship green policy.

In addition, the themed seminar rooms will offer something for everyone, with sessions on everything from green materials and sustainable methods of construction, to low-carbon design and energy-saving refurbishment.

Other highlights of Greenbuild Expo 2014

- Sustainable Cities – green solutions for commercial buildings from schools to hospitals, as well as high-density housing, focusing on smart buildings.
- Ignition14 – the UK's only wood fuel event,

which runs as part of Greenbuild Expo. With a dedicated seminar programme and exhibition area, Ignition14 will include advice on the Renewable Heat Incentive (RHI), Microgeneration Certification Scheme (MCS), the various fuel types available and much more.

- Greenbuild Awards – all the finalists of the awards will be on display, and many will be presenting their shortlisted projects, explaining how they have achieved impressive energy savings. Judged by a panel of distinguished industry leaders, winners of a Greenbuild Award will know that their work really does raise the bar for the rest of the industry when it comes to reducing the environmental impact of our buildings.

www.greenbuildawards.co.uk

- The Greenbuild Challenge – highlighting the success stories from our campaign for better buildings: from innovative building design and the installation of intelligent building management systems to reduce energy usage – to

adopting a cycle to work scheme or installing dimmer switches on your home lighting circuits. www.greenbuildchallenge.co.uk

Throughout Greenbuild numerous seminar areas will cover a broad range of topics across a number of areas including: New Build, Retrofit, Smart Buildings and Water.

Grappling with the key issues affecting sustainability in the built environment, the central debate area will feature expert speakers from across the sector and allow visitors the opportunity to debate with the experts.

Topics up for debate include:

- ECO – overcoming the challenges
- What does energy efficiency mean?
- Sustainability and social media
- The reality of zero carbon building
- Low carbon cities
- What lies ahead for the Green Deal?

Greenbuild Expo is free to attend and takes place on 7 and 8 May at Manchester Central
For further details visit www.greenbuildexpo.co.uk and follow @greenbuildexpo on Twitter



The 2014 awards will be held on 7 May at the prestigious Radisson Blu Edwardian in Manchester City centre

Advertorial

ROCKPANEL breathes fresh life into landmark project

An ambitious project in the London Borough of Hammersmith & Fulham is breathing fresh life into a deprived neighbourhood. The £16 million project at the Edward Woods Estate in Hammersmith, West London, has used the decorative ROCKPANEL façade cladding among other building materials to rejuvenate the tower blocks and the surrounding area and is, as a result, fostering greater pride and social cohesion within the community.

Melbourne Barrett, executive director of housing and regeneration at London Borough of Hammersmith & Fulham Council explains: "With this refurbishment the objectives were to achieve a cost effective, high performing, safe and attractive construction which would benefit our tenants. With these four aims in mind, the right building materials were sourced to enable the objectives to be achieved."

The façade system specified for the tower blocks was a combination of ROCKPANEL cladding and ROCKWOOL Rockshield. The ROCKPANEL cladding applied is fire-safe and

rated with European Fire Classification B-s1, d0. Its recently introduced FS-Xtra boards offer even greater fire safety, complying with European Fire classification A2-s1, d0.

The fire-safe board material also provides an opportunity to create unlimited cutting edge designs. The existing mosaic wall panels of the tower blocks were overlaid externally with Rockclad and Woods boards to further reduce heat loss and give an attractive appearance.

ROCKWOOL products have successfully improved both the life of the building and enhanced the residents' comfort, while at the same time helping to reduce the buildings' carbon footprint.

Ian Sarchett, managing director of ECD Architects who worked with the council and Breyer Group on the project, said: "By cladding the tower blocks with ROCKPANEL we achieved an attractive façade which enhances the tenants' and local community's identification with the building. This building can now make a positive contribution to local regeneration activity."



By using ROCKPANEL products, the original Edward Woods Estate buildings have been saved from demolition, and instead have been fully regenerated with a new and creative design; a long-lasting solution to benefit both tenants and the building's owners. Tenants experienced minimum disruption to their lives and a maximised healthy indoor climate.

For more information call 01656 863210 or visit www.rockpanel.co.uk

Enq. 149

Our survey says

Dave Osborne, technical manager for Swish Building Products explains why taking that extra five minutes to ensure an accurate site survey is more important than ever

Accuracy is crucial in keeping project costs down and downtime to a minimum; two key factors in achieving a successful completion. With a number of the national housebuilders increasing the number of homes under construction to accommodate the surge in consumer demand and help alleviate the housing shortage, expectation and targets can start to take over and details can be missed.



Insightful site surveys

It's difficult to say what's the most influential factor in the smooth running of a building site but the inaccurate provision of materials can be particularly damaging, impacting the supply chain and the entire programme of works, from specification to completion.

Product specification, quantities, delivery and a hassle-free installation are all dependent on the quality and accuracy of the site survey. As with many things in life, the standard of a survey can be wide and varied, ranging from those requiring a crystal ball to an all-singing, all-dancing, top-notch one.



Scheduling support

Known as either a schedule or bill of materials, this is in fact a comprehensive list of all the components needed to make the installation work.

If details are missing in the first instance, this can mean that components are missing from the bill of materials, inevitably leaving the site team short on parts. The knock-on effect of this is the added cost of extra materials, an increase in wages to cover additional time, and the overall costs associated with an over-run.

This is particularly relevant to roofline products. If a building needs re-roofing for example, the fascia and soffits would need to be fitted before the roof cover materials. If the site were to run short on materials this would not only cause delays but could also leave the building exposed to unpredictable UK weather.

Some manufacturers have the capability to produce the bill of material in-house, offering peace of mind and reassurance. Added to this, they may then supply to site through an approved stockist, and carry out the installation through an approved contractor, both of which offer further assurance.

New build

When creating a bill of materials specific to a project the schedule is restricted by the quality and scale of the drawings. The technical team has to work with the information provided; in an ideal world this should include roof plans, elevation details and section drawings. The section drawings are of the greatest value as they show, on a larger scale, details such as the eaves overhang. This kind of detail means that the technician responsible can be accurate in their specification of materials, sizes and quantities.

The best drawings are on a scale of 1:50 – most commonly used for section drawings. This ratio means that details are legible. 1:100 is considered to be the most widely used scale for plans and elevations. However, working to this scale on a new build – where there is no building to check against – can leave a considerable margin for error.

To alleviate this, best practise would be for site contractors and builders to carry out a mid-build measurement using similar, existing building stock as a yard stick. Once the production phase is underway, a measurement of either early-completion properties, phase one or show homes can be taken and used as benchmarks for the remainder of the build or the next phase.



Existing properties

For fear of stating the obvious, if a building exists a physical measure can be carried out – arguably giving the most accurate measurement. Visiting the site does not only ensure precision but surveyors can also spot hidden details, those which may not necessarily be shown on the drawings – such as recessed overhangs or elaborate design features. Larger blocks, particularly older properties, often have hidden valleys which require additional fascias and guttering. If these were unaccounted for and the fitter was unaware, carrying on with his installation, he would inevitably run out of materials before the roofline was completed.

The devil's in the detail

Features that enhance the aesthetics of a scheme can be the downfall of an accurate survey. When making design and architectural improvements, such as a small eaves detailing or a feature extension, be mindful of the impact on the scheduling of materials. A simple change on paper can cause havoc further down the build.

In summary

In creating an accurate bill of materials the supply chain, contractors, and both the site and project management can avoid costly downtime, material wastage or shortage, prolonged hire costs, and the stress of a delayed programme of works; all of which work to support a sustainable house-building programme for the UK.

“It's difficult to say what's the most influential factor in the smooth running of a building site but the inaccurate provision of materials can be particularly damaging”

Enq. 150

Lathams latest cladding gets TRADA approval



Accoya®LathamCLAD – the modified, highly durable and dimensionally stable certified timber cladding – is now available from all eight of **James Latham's** timber depots. Created from sustainably sourced wood and completely non-toxic, Accoya®LathamCLAD is a revolution in wood technology. And with the 15mm profile having recently received TRADA approval for use as an external cladding product, Accoya®LathamCLAD is a perfect solution for exterior cladding, siding and façades where the wider board offers numerous features and benefits including enhanced aesthetics, less frequent maintenance, dimensional stability, durability and improved insulation values. Suitable for horizontal or vertical installation, Accoya®LathamCLAD can be used to create simple or complex designs. And with a choice of factory coating finishes, it can be opaque coated or, for those wishing to enjoy the natural look of wood, translucent coated. Plus, with a 50-year guarantee when used externally, Accoya®LathamCLAD's low maintenance requirements add to its 'whole life' cost effectiveness and environmental credentials. ACCOYA® and the Trimarque Device are registered trademarks owned by Titan Wood Limited, a wholly owned subsidiary of Accsys Technologies PLC, and may not be used or reproduced without written permission.

Enq. 151

Bostik Climatherm external wall insulation



The BBA certified **Bostik Climatherm** external wall insulation system offers the quality and performance expected from leading manufacturer Bostik, along with a selection of different finishes and a comprehensive training scheme. BBA certification means that the system is approved for product performance and customer protection, including for use under various schemes funded by the Green Deal and the Energy Company Obligation (ECO).

The system comprises insulation, reinforced mesh, base coat and render finish. Options for insulation material include white EPS, grey EPS and mineral wool, while render finishes include a range of colours and Brick Effect Render, which makes it easy to achieve a realistic brick effect finish without the need for brick slips. Importantly, Bostik Climatherm has passed the most stringent BBA impact resistance test, confirming it is one of the most hard-wearing systems available. The comprehensive Bostik Climatherm training scheme allows installers to ensure their staff are fully competent in assessing projects and fitting the system. This is backed by the experienced Bostik technical support team, including problem solving for unusual on-site installation situations, detailed specifications and drawings.

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Advertorial

Weholite teams up with Barratt Homes to safeguard new housing development

Asset International Ltd (Asset), has supplied a Weholite storm water attenuation tank in order to facilitate effective water management at a new housing development in the north of England.

Barratt Homes required a drainage solution which was to be approved by Yorkshire Water and which would be able to adapt to unique site conditions. The attenuation tank will provide storm water management for the new Springhill Meadows development, which will be home to 134 new properties and just four miles south of the seaside resort of Scarborough.

Asset's specialist water management solutions team provided a tank of 433 metres in length, utilising 2,600mm diameter Weholite HDPE pipe to give a total storage capacity of 2,300 cubic metres (approximately 2.3 million litres of water). The tank will be used to help reduce peak flow at the housing development by restricting the flow of excess water caused by heavy rainfall

before releasing it gradually via an outfall back into the ground.

The installation of the storm water attenuation tank was complicated by poor soil conditions, as a result of high levels of running sand at up to two metres below ground level, a common problem in coastal areas. Asset recommended the use of 600mm crushed rock bedding to stabilise the trench bed, something that was approved by Yorkshire Water and has since proved to be extremely successful.

Speaking about the choice of Weholite plastic tanks and pipes, Brian Norton from Norcon Construction, who were the principle contractors on the project, commented: "The pipes were laid at a depth of 4 - 5 metres plus and their strength was never in question and complied very favourably with their specification. The pipes were easily managed, transported on-site and installed and we would have no hesitation in recommending Weholite for similar schemes."



Gareth Green, technical sales engineer at Asset, said: "The Springhill Meadows project demonstrates once again the versatility of our Weholite product and how it can be effectively used as a solution for flash flood risk areas."

"The attenuation tank was installed on-site in a speedy and efficient manner so as not to hold up the dozens of other contractors on-site, a particularly important requirement on such a large development, with so many moving parts."

"Our custom drainage solution provided the client with exactly what they were after."

For more information about Weholite call **Asset International** on **01633 273081** or visit **www.weholite.co.uk**

Enq. 153

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Enq. 154



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Enq. 155

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Enq. 159

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2N launches versatile new Helios IP Verso HD modular door entry system

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Spring is in the air, time for a security refresh

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Latest trends within architectural glass and glazing revealed by Reynaers at Home

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Enq. 160

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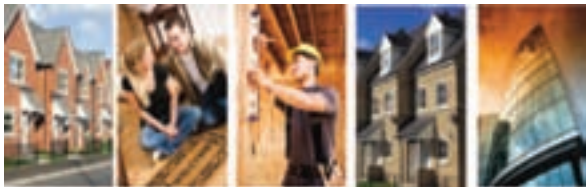
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Enq. 162

Evolution structural warranties



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Enq. 163

Timeguard floods the LED market



Timeguard has introduced of a range of wide-beam floodlight designs that produce even diffused light. This overcomes market resistance to LEDs for floodlighting, because Timeguard has eliminated the focused beam that is the signature of other LED floodlights. These new lights join the NIGHTeye range which, as well as quality,

unashamedly trades on its good looks. Available in 10W, 20W and 30W versions, the new NIGHTeye Ultra range is equivalent in use to 135W, 180W and 250W halogen lamps and is offered with or without integrated PIR detectors for automatic switching.

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Enq. 164



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Enq. 165

Valor unveils new 'mix n match' range



In a bid to provide reliable and affordable energy efficient heating solutions with increased choice for social housing, a leading supplier of gas and electric fires and suites, **Valor**, has introduced a new 'mix n match' offering on selected models. To provide greater choice when

it comes to specifying electric fires and suites, Valor's best-selling Durham, Medway and Teviot Ecolite suites that currently come complete with the Ecolite electric fire, are now available as mantle sets too, and these may be complemented by any electric fire from Valor's extensive range. To provide even further flexibility, the new mantle sets are also available with a choice of special sized hearth.

Enq. 166

Reaching out with Diligence



Having a square cross-section in plan, which allows it to be fitted into the corner of a room, the Archifocus contemporary fire from **Diligence International** can also be placed against a flat wall, creating a diamond shape reaching into the room. This award winning design features a projecting hearth that is surrounded by glass, making the fire visible from all angles, while technically it promises excellent heat efficiency – a heat output of up

to 13kW can be achieved, with an efficiency of 73.3 per cent.

Free-standing, the Archifocus weighs 99kg and features a telescopic top, allowing it to be adjusted to the ceiling height.

Enq. 167



New software tools to help engineers

Engineering the best possible flood prevention control of surface water drainage systems is now quicker and easier for the majority of UK designers with the launch of important new software tools for the **Hydro International** Hydro-Brake Optimum® vortex flow control. With the inclusion of Hydro-Brake Optimum within the industry-standard Micro Drainage design tool, from February 2014, engineers now have the flexibility to tailor the size and hydraulic performance of flow controls to meet objectives. Available from XP-Solutions, Micro Drainage (formerly known as WinDes®) is used by more than 90 per cent of drainage engineers in the UK. Hydro International has also announced the launch of a complementary Hydro-Brake Optimum Design Tool providing integrated online support for engineers to validate and output detailed design drawings from the Hydro International website. The Tool also mirrors the capabilities within Micro Drainage, providing engineers with a flow control sizing engine allowing the ability to explore and visualise design options.

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Enq. 168

Looking for funding?

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Enq. 169

BBA certificate for FLOORMATE 300-A



FLOORMATE 300-A extruded polystyrene (XPS) insulation from **Dow Building Solutions** has been awarded a BBA certificate, offering specifiers valuable third party endorsement for the product's performance. FLOORMATE 300-A – which is a STYROFOAM-A

grade manufactured in the UK – is durable enough to be laid beneath concrete floor slabs, and can help to prevent thermal bridges at floor and wall junctions. Thermal conductivity is 0.034W/mK in a 100mm thickness; the product also offers good compressive strength of 300kPa and a high design load of 130kPa. FLOORMATE 300-A has excellent moisture resistance thanks to its closed cell structure.

Enq. 170

WEBSITE



Housebuilder & Developer

The Housebuilder & Developer (HBD) website is an online provider of past and present products and news items for the housebuilder or developer. hbdonline.eu is a one-stop source for all the latest press releases providing any visitor with access to information about products and services that they may require for their project as well as news relevant to housing developments. From the website, you can find links to digital issues with live links to advertiser's sites, sign up to the fortnightly email newsletters, as well as a news blog that offers daily email alerts to keep you as informed as possible.

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Enq. 173

Schueco's folding/sliding door range



Launched last year, Schueco's contemporary living collection brings the company's premium quality aluminium windows, doors and façades to the trade residential market. Among the systems is a wide range of sliding/folding doors which will appeal to owners looking for improvements that

could add capital value, as well as comfort, to their homes. The range includes the Schueco ASS 80 FD.HI, a door which combines exceptionally high thermal efficiency (Uw value of <1.3 W/m²K) with narrow face-widths of only 112mm. For full details of this system and other quality products in the range, visit the Schueco website.

01908 282111 www.schueco.co.uk

Enq. 174

Maximise space with AluK



According to recent Royal Institute of British Architects (RIBA) research, lack of space and lack of natural light is one of the most cited causes of dissatisfaction with the home. Russell Yates, managing director at AluK, comments: "We see growing demand for high performance flexible

solutions that add a new dimension to homes, allowing homeowners to expand their living space. AluK sliding door systems provide homeowners with wide expanses of glazing that allow the natural light to flood into the rooms, while performing to the thermal, acoustic and security standards expected and demanded."

Enq. 175



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Enq. 176



A must-have addition to any new build

Matt Higgs, sales director for Kloeber, tells us how the concept of bifolding door systems is being increasingly embraced as more housebuilders are recognising the added value and saleability they can bring to all styles of development

Bifolding (or folding sliding) doors have become a must-have addition to any new build property; they're both functional and beautiful. The popularity can be put down to the way people live in the modern world, as many families desire open plan living/entertaining areas opened up to the outside.

More and more developers and specifiers are choosing the option of bifolding doors as a standard because they create light and space in abundance, both highly sought after commodities. The average UK house size is relatively small at 76m², therefore making the most of this floor space has become paramount. Opening up a set of bifolding doors at the rear of a property can instantly transform the space to integrate the garden with the house, creating the sort of space that many house buyers aspire to. This product is often perceived as extra special by the buyer and instantly creates a much more saleable property.

“Saleability of a property is increased so much by investing in quality bifolding doors that the commercial viability is clear”

Some housebuilders can be put off bifolding doors because they may not be fully familiar with them. Getting to know the product and understanding its benefits should be made a priority as many developers have already embraced the concept.

It is becoming clear that bifolding doors are not going away as they suit the way people live, the way houses are laid out and genuinely have no negatives over any other type of door.

Security is a concern in any new build and is

something that specifiers have to consider. Many bifolding door systems now achieve Secured by Design (SBD) status so this is another box ticked. SBD is not just a security initiative; it's also a sign of quality and is awarded through not only extensive break-in testing but quality auditing and operational testing. A bifolding door system with SBD accreditation can be procured with confidence.

So what are the options for bifolding doors? The main materials used are timber and aluminium. Both have their pros and cons and a reputable company will explain the differences between them.

Timber is a very good natural insulator and it's also strong and secure. Most timber bifolding doors are hung from top hung, which means the hinges are attached to carrier rollers, which slot into the top of the frame and take the weight of the doors. This type of system needs to be fixed

...Continued overleaf



in to a load-bearing lintel. A top hung system is more suitable for a heavier door and ensures a smooth and trouble free operation.

Aluminium bifolding doors usually have thinner frame sections, which creates a more contemporary feel. Aluminium also requires very little maintenance. Most aluminium systems are bottom rolling, which means the weight is on steel or nylon rollers on a track at the bottom of the frame. Aluminium profiles are hollow and

therefore light which makes the bottom rolling mechanism more suitable. Aluminium isn't as good an insulator as timber, but to combat this glass can be specified that will give the overall product U value required by building regulations (currently $2 \text{ W/m}^2\text{K}$) for doors on a new build.

Obviously budget is very important with every project, but more often than not you really do get what you pay for. You should expect to pay at least £1,000 per linear metre of overall frame



width for a good quality, well-engineered system from an experienced and reputable company. For added confidence, buying through larger builder's merchants is often a safe route as they have already done their homework on the best products and companies on the market.

Saleability of a property is increased so much by investing in quality bifolding doors that the commercial viability is clear. Buying in a cheaper system that isn't very well engineered or fully adjustable can lead to problems later on with operation and frame movement; this can therefore be a false economy.

In summary, bifolding doors are a truly amazing and versatile product that should be a consideration on any build regardless of the style or budget. They allow families to make the very most of their home and can genuinely help sell an aspirational lifestyle.

Enq. 177

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Enq. 178

Brochure highlights pumped drainage



Comprehensive details on an extensive range of pumped drainage systems are included in a new 28 page brochure from **Delta Membrane Systems**, produced in association with the company's service partner PPS – Packaged Pump Systems. The brochure itself highlights the Dual V3 standard ground water chamber, Foul V3 standard foul water chamber, and

Single V3 for limited applications. Upgrade versions are also detailed. Both the 800 and 1160 Series pump chambers also feature, with an overview of their application uses and specifications, and a comprehensive list of accessories including battery backup and standard or bespoke control panels.

Enq. 179

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Enq. 180



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Enq. 181

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Enq. 182

Architect turns to IBD for renewables



Steve Gregory, director at the Turnkey Design Partnership, has completed the conversion of an 18th century barn into an energy efficient family home. The service and support he received from **IBD Distribution**, with its experience in the design and delivery of fully inte-

grated heating and ventilation renewables solutions, was key to the success of the project. Steve first met IBD at the Housebuilding & Renovation Show in 2012. "Other exhibitors at the exhibition could offer me advice on specific renewable heating and ventilation technology, but only IBD seemed to have the expertise and knowledge to make them all harmonise and not conflict," he says.

Enq. 183

Spirotech adds larger unit to range



Spirotech has swelled its market-leading range of commercial dirt separators with the addition of a new larger unit to its SpiroTrap and SpiroCombi Magnet product portfolio. Adding to the existing model sizes of DN50, 65, 80, and 100, the latest additions to the Spirotech commercial portfolio includes DN 125, 150, 200, 250 and the new 300mm magnetic variants. The expanded SpiroTrap

and SpiroCombi Magnet range is equipped with a built-in magnet, enabling the end-user to effectively remove magnetic and non-magnetic dirt from large-scale cooling and heating systems.

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Enq. 184

ModuSat combined heating and cooling heat interface units



Evinox is excited to announce the launch of the ModuSat CHHC combined heating and cooling interface unit range, perfect for homes connected to a communal scheme that require both heating and cooling throughout the property. The ModuSat combined heating, hot water and cooling unit provides simultaneous heating and cooling and the instantaneous production of hot water. Designed to simplify apartment installations where cooling and heating is required, the CHHC unit features a small footprint that minimises required cupboard space, with easy access for service and maintenance. The heating, DHW and cooling plate heat exchangers are housed within a single cased unit with high quality fully insulated separation between the hot and chilled zones. The unit can be provided in either floor standing top connection or wall mounted bottom connection orientations, making it suitable for a wide number of installation configurations. The ModuSat CHHC is available with a number of plate size options to meet a range of cooling, heating and DHW requirements and can be supplied complete with a ViewSmart room controller featuring humidity control. Evinox combines the expertise and independence to deliver lifetime communal heating packages.

01372 722277 www.evinox.co.uk

Enq. 185

The Integrated Solar Roof

Which other roof gives you a 10% return on investment for 20 years?

Spirit Solar supplies bespoke solar photovoltaic roof systems

- A typical four bedroom roof will generate up to 6000kWh a year of electricity, **earning up to £900 a year in Feed-in Tariff income** (tax free, inflation linked) for 20 years! And give you **FREE** electricity.
- Combine with a heat pump **paid for by the Domestic RHI**: The RHI **pays 7.3p per kWh** of renewable heat generated by an air source heat pump for 7 years.

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Cutting your energy bills by 50%

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Enq. 186

Green Deal boost for Grundfos



The potential energy saving opportunities that are delivered by modern domestic circulator pumps have recently received an important acknowledgement. This follows on from extensive and lengthy pump industry lobbying,

which resulted in BRE (British Research Establishment) agreeing to include circulator pumps in the government's Green Deal scheme. This means that the whole range of **Grundfos** circulators including the popular UPS2, ALPHA2L and ALPHA2 families are included. The Green Deal has been designed to help consumers make energy-saving improvements to their homes without having to pay costs in advance.

01525 850000 www.grundfos.co.uk

Enq. 187

Approved Document L update for H+H



H+H has produced a technical update for the new Approved Document Part L, which came into effect on 6 April 2014. The document explains how Celcon Blocks can be used to meet the new regulations. The primary criteria

that must now be met is as follows: for new homes an approximate six per cent improvement to CO₂ targets on Part L 2010, with a focus on fabric performance; for non-domestic buildings there is an approximate nine per cent improvement, consistent with fabric focused approach for homes; there is to be no uplift in fabric energy efficiency standards for work on existing homes or non-domestic buildings.

01732 880520 www.hhcelcon.co.uk

Enq. 188

Advertorial

Schöck Isokorb for major Passivhaus residential scheme

The Chester Balmore project, near Highgate, North London, is part of Camden Council's community investment programme, claimed to be the UK's largest residential scheme so far to meet the Passivhaus standard. Rick Mather Architects developed the project, which will deliver 53 new homes, in three elegant brick-clad blocks, housing a collection of studios and one to three bedroom flats.

A Passivhaus standard property must show high levels of insulation with good use of solar and internal heat gains, excellent air tightness and minimal thermal bridges which are a frequent cause of increased heat and energy loss, damp walls and mould formation.

One of the most technically advanced countermeasures is the Schöck Isokorb range. It not only thermally separates components, but acts in a structural design capacity as well. The Isokorb incorporated is the latest generation for concrete-to-concrete applications – the type XT – for which the Passivhaus Institute in Darmstadt has



awarded the 'low thermal bridge construction' certificate and confirmed its suitability for Passivhaus construction. A major reason for the superior performance of the type XT is the thickness of the insulation body. Increased from the standard 80mm thick to 120mm, it provides an even more efficient solution.

Tim Paul from Rick Mather comments: "Balconies offer practical and aesthetic advantages for residents, but they have not always been a popular choice in the context of high efficiency Passivhaus design. However, the advanced technology and superior performance of the Schöck Isokorb XT range offers such a high level of insulation, that we had no problem in incorporating balcony design into the Chester Balmore project."

The Isokorb range enables connections to be made between concrete-to-concrete, concrete-to-steel and steel-to-steel, and all units provide BBA Certification and LABC Registration and meet full compliance with relevant UK building regulations.

For your free copy of the Schöck Specifiers Guide and / or the Technical Guide contact the company on 01865 290 890 or visit www.schoeck.co.uk

Enq. 189

Lifetime homes require H+H solution



H+H's innovative Ra Build method has been used at Britannia Crescent, Great Yarmouth. The arc-shaped development consists of 19 three-bedroom houses and is built on the site of the former

Beach Coach Station car park. The Thin-Joint system was chosen for its speed of construction and exceptional sustainability credentials, as well as being highly adaptable to allow any for late design changes. The system achieves A+ rating in the BRE's Green Guide to Housing Specification. The H+H estimating team supplied a Thin-Joint package sale comprising the essential components for Thin-Joint block-work.

01732 880520 www.hhcelcon.co.uk

Enq. 190

Savings for Redrow with Insulslab



Redrow has become the latest national housebuilder to benefit from using Insulslab in place of traditional foundation techniques. Piloted on the Eliot's View development, Redrow moved from a standard raft foundation

to Insulslab part way through construction, after the potential cost savings became apparent. The cost savings of using Insulslab did not come at the expense of performance, with the super insulated foundation system providing superior thermal insulation as compared with a standard raft. By integrating high levels of insulation into its design, Insulslab can achieve U-values around 0.10-0.13W/m²K (depending on P/A ratio), while keeping floor depth to a minimum.

Enq. 191

SIG360 is ahead of the curve



Housebuilders can turn the Part L changes to their advantage, says SIG360's Head of Business Development, Andrew Orriss. Handled in the right way, the April 2014 amendments to Part L of the Building Regulations offer an opportunity for smart-thinking housebuilders – especially smaller regional operators. Those who can demonstrate a robust understanding of how to work within the new regulations from the off can set themselves apart from any competitors who are slow to embrace the transition to the new Part L. SIG360 has already seen a number of small to medium sized housebuilders approach SIG360 NewBuild for guidance on how to hit the new targets quickly and cost-effectively, recognising that this could be a valuable differentiator. As a specialist service from SIG Insulation designed to help housebuilders value-engineer more cost-effective and energy efficient homes, SIG360 NewBuild is ideally positioned to help housebuilders adapt to the change. Drawing on over 50 years of expertise in the insulation sector, it is able to analyse project requirements and recommend a complete solution to meet the new regulations – while keeping costs down.

0114 231 8066 www.sig360.co.uk

Enq. 192



Pocket Doors

Same Space
More Room

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Reader
Enquiry
193



Sliding Pocket Door Systems

Shedding light on sliding doors

Sliding doors are becoming an increasingly common sight in new builds and redevelopments, with a range of systems enjoying a surge in popularity. Lili Wang, product manager at IronmongeryDirect, examines the reasons behind their use and looks at the benefits which can be brought to a home where light and space need to be maximised

A report by the Royal Institution of British Architects recently stated that the average new home in the UK measures 925 sq ft – down from 1,647 sq ft back in 1920. Against this background, housebuilders, developers and indeed the homeowners living in these properties are all looking at ways to increase space and light as much as possible.

So how can you get ahead in the space race and maximise a property's key characteristics?

A simple and increasingly popular solution is to 'open up' a house or flat by dispensing with traditional hinged doors and installing sliding door systems.

“Housebuilders, developers and indeed the homeowners living in these properties are all looking at ways to increase space and light as much as possible”

As well as leading to a modern, bright and airy environment, sliding doors are versatile, easy to fit, cost effective and add an element of real choice to what would otherwise be a plain, bland opening in a wall.

They are available in different sizes and door options, with glass and timber at the forefront of these and, crucially, offer on average an extra eight per cent of space when compared to hinged swing doors that protrude into a room.

As for which room sliding doors work best in, the answer is that they can go pretty much anywhere, although some designs will clearly work best in particular parts of a property.

...Continued overleaf



Example of space required when using standard hinged doors



Example of space made available through installing sliding door systems

If the desired result in a new build or a redevelopment is streamlined storage space then sliding door systems can be used on wardrobes, cloak-rooms and kitchen or bathroom cupboards.

Alternatively, it might be the case that traditionally small rooms, which might not have access to much natural light, can be brightened up by adding a door with a difference. A perfect example is where an en suite is accessed via a glass sliding door, often with a frosted effect. These door kits may include a stainless steel hanger on which the door is mounted – meaning it's easy to retrofit to existing openings – while it's also possible to get self-closing systems which are great for environments where privacy is important.

“Overall, sliding and folding door systems are highly versatile, with scope to incorporate them in an array of settings”

Living and dining areas offer excellent potential for the use of sliding doors. Double-door systems can be used to provide a barrier between two rooms while at the same time creating the feel of a larger space. Folding door systems are even more versatile and can be the solution for interiors where anything from partitions to walk-in closets are required.

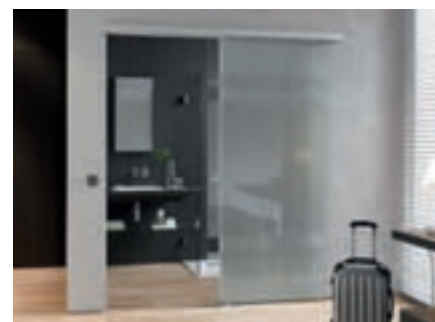
Also popular in today's modern living spaces

are pocket door systems. These concealed sliding doors are made from a steel frame with an overhead track to which the door is hung, allowing it to slide into the wall. The framework usually takes the place of the stud work creating a pocket and giving the impression that the door disappears flawlessly when slid open. It's this kind of design that gives pocket door systems a modern and minimalist feel while brightening a room, particularly when glass sliding doors are used.

Pocket doors can be supplied as either complete door systems or part of a kit. Some kits may or may not come with the door itself, meaning you are free to choose any standard door you like, even an existing door to harmonise it with the rest of the property. A selection of accessories is also available for pocket doors, including motorised opening and self-closing systems.

Overall, sliding and folding door systems are highly versatile, with scope to incorporate them in an array of settings around a home and a real element of flexibility for housebuilders and developers to take advantage of.

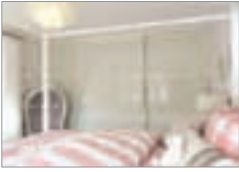
They lend themselves to new builds and refurbishments alike and make a modern room and house stand out, as well as increasing light and space when such things are increasingly at a premium. When added to other benefits such as cost and ease of fitting, there's a lot to recommend sliding doors. In fact, it's difficult to see any reasons why their popularity among those building homes and those living in them is going to decrease any time soon.



Enq. 194



Draks – for beautiful wardrobes



The detail and beauty of the Canto wardrobe door from Draks sets it apart from 'me too' storage solutions seen in so many design schemes and make Draks the perfect partner when creating the ultimate bedroom. A Cantos door can be painted or stained and any of Draks'

standard infills can be used. The wardrobe interiors from Draks are equally stunning and are designed on a bespoke basis. Draks provides design-led solutions, rapid response times and technical expertise, with products that are suited to a wide range of budgets and design briefs, and fitted by the company's own team of CSCS-registered installers.

01869 232 989 www.draksonline.co.uk

Enq. 195

Clear the decks for new brochure



Arbordeck, the complete decking systems manufacturer and the only UK distributor of the innovative US Trex Transcend and Contours composite systems, has launched a comprehensive new brochure for 2014, combining practical

advice and inspirational ideas. Showcasing Arbordeck's extensive range of DeckMark™ approved timber decking products and accessories, including its extended range of enhanced grip deck boards which provide improved safety even when wet, the new brochure is packed with imagery illustrating Arbordeck products in various situations. The brochure also features information about Arbordeck's new Pinterest pages and its easy-to-follow 'How To' videos.

Enq. 196

Mirror Door Systems Limited

reflecting your lifestyle

Mirror Door Systems Ltd

Made to measure and Bulk quantities of Sliding Door Systems to the trade and public nationwide.

All systems incorporate anti-jump safety features and have been designed to accept the choice of safety backed mirror, opaque glass (BS6206 Class B) and/or panels.

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Enq. 197

Brilliant edging products for every project



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- Just mow over for perfect edges



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The efficient option in flexible steel edging for larger projects

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THE EDGING COMPANY



EverEdge Garden Rings

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These rugged planters can be made to order

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Enq. 198



Good landscaping can add value

Brett Landscaping is advising housebuilders to devote attention to the exterior landscaping of new build developments in order to enhance the saleability of 'turnkey' projects. According to Andrew Gill, marketing manager at Brett Landscaping, dramatic changes to the housing market since the major downturn in 2008 has made selling properties far more demanding over the past few years. Even today, now that the market is starting to show signs of a sustained recovery, it is still essential to present a new property to best effect starting from when the prospective customer first approaches the property. At the same time, today's busy lifestyles have also increased the desire for 'turnkey' properties that owners can move into and enjoy immediately. "No longer can developers rely on selling a property by simply adding an asphalt driveway to the front and a lawn to the rear of a new property by way of landscaping," he explains. "Nowadays, homebuyers expect external spaces to be designed and installed with the same care and attention to detail as interior spaces."

0845 6080570 www.brettpaving.co.uk

Enq. 199



Unique colour, award winning homes

Freefoam, a leading manufacturer of innovative products for the building industry in the UK, Ireland and mainland Europe, provided a bespoke shade of grey for the roofline of the award winning Linden Homes development at Graylingwell Park, Chichester. Using its innovative Colormax technology Freefoam manufactured a new colour called Quartz Grey to exactly match specified windows and doors. Freefoam New Build Manager Chris Fenney explained: "As preferred suppliers of roofline products to Linden Homes we already have a close working relationship and on this large development we were asked to provide fascia and soffit in an identical shade to already specified window frames and doors. We were able to assess the colour composition of these items and use our expert knowledge to blend a unique mix of stabilisers and pigments to create an exact colour match." The UK is beginning to see a significant shift in specification from white roofline to colour. Colour sales have doubled in the last 15 years to 20 per cent and this trend is predicted to increase.

01604 591110 www.freefoam.com

Enq. 200

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Enq. 201

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After 1 day planting!

The difference between Wykeham instant hedging and plants supplied by other nurseries is clear to see.

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www.wykehammatureplants.co.uk

01723 862406

Enq. 202



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Innovative pre-formed
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The LSA is spear-heading the development of a new dormer window that could bring a range of benefits to your development:

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All made by specialist timber and leadworkers from the STA and LCA.

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www.leadsheet.co.uk/dormer



The Lead Sheet Association

Enq. 203

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

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Enq. 204

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Enq. 205



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Rainwater Header Break Tank

Supplies rainwater under gravity with mains water backup in case of insufficient rainwater or during electrical power failure

Model AB18T
Complete with wall bracket and drip tray

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The Water Regulations Solution Specialist

Enq. 206



AquaTech Pressmain

TAP INTO RAIN WATER AND SAVE ON BILLS

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To find out more call Dan Goldsmith on 01206 215121 email: dlg@aqpm.co.uk **www.aquatechpressmain.co.uk**

Enq. 207



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

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

Enq. 208

Here comes the sun

Carrie Burton, marketing manager of National Plastics, reviews how the 2014 Budget announcements will have an affect on the housebuilding industry and the impact on rainwater goods manufacturers, installers and suppliers

There has been an undeniable buzz surrounding new build and developer projects over recent months, and ever since the Chancellor announced the budget the focus on new build projects has been even more prevalent.

In creating the Builders' Finance Fund, George Osborne has effectively committed to restarting the many smaller projects that were left floundering when the recession began claiming victims a few years ago. By extending and revising the existing Help to Buy scheme into Help to Build, it seems Mr Osborne has now recognised that there was still a gap in terms of the ability of housebuilders to finance new builds with the confidence that there was an available purchase market.

The Right to Build scheme he plans to introduce looks likely to fill that gap by providing not only a platform for housebuilders to start new build projects, build on council land and restart stalled projects, but also by providing a £150 billion revolving infrastructure fund. There finally seems to be some assistance for existing urban areas where the Twilight Zone has essentially become the Dead Zone.

But what will all this mean for the market as a whole? From my point of view, speaking not as a builder, nor a manufacturer, but as a representative of an intermediary – a distributor – the main factor is surely confidence? In boldly offering to support not just new build schemes, but also floundering SME builds and degenerating urbanised landscapes, the government is saying very clearly that they believe the UK is ready to build its way into a new future.

By creating schemes of this kind, perhaps the Chancellor is seeking, once and for all, to send a strong message to the industry that we are ready to support not just the buyer, nor the big project contractors, but also the smaller enterprises, so as to promote a sustainable form of growth.

Of course the impact of all this on rainwater goods manufacturers, suppliers and installers should be quite considerable. While the rainwater goods industry has perhaps found it easier to weather the storm of the turbulent years of late, there's no question that the state of the rainwater goods industry can be taken as a very



“There’s no question that the state of the rainwater goods industry can be taken as a very good measure of the state of the building industry as a whole”

good measure of the state of the building industry as a whole.

The fact is, rainwater goods aren't just for new builds. They aren't just for large-scale projects. The rainwater goods industry has survived due to its innate ability to adapt. The refurbishment and renewal markets, extension, self-build and renovation sectors, and even the Green Deal-esque rainwater harvesting schemes, have all had a positive impact not just on the sale of rainwater goods but in cementing their place in the construction market as a whole.

Of course we have seen all too clearly over recent months that we live in a country where the efficacy of domestic and commercial rainwater goods is so often and so toughly tested. There's no question that the recent and devastating floods have brought with them a renewed interest in and requirement for quality rainwater

related products, from drainage to underground waste systems, guttering to roofing protection systems. There has been a real focus on this group of products across all build sectors and demographics, and rightly so. Indeed, from my own experience, it has been roofline products that have seen, despite the economic climate, the most sustained and strong growth year on year.

We have seen a focus on protection systems following the heavy snow, and floods. We've seen new coloured products enter the marketplace. And we've seen a renewed resurgence of specialisation in roofline and rainwater product installation.

So maybe the tide is turning. Certainly, a few years ago I know you could ask pretty much anyone to tell you quickly what colour their gutters are and most people either wouldn't know or would get it wrong. The mere fact that people generally had no idea what colour their own gutters were was usually a source of amusement. I wonder if the same is still true today? With so much more choice on the market, from colours, to cast iron, to woodgrain effect, and with the spotlight now on drainage, water dispersal and rainwater management, the rainwater goods market is going from strength to strength. It's gained a focus and a renewed sense of place as part of the build process. Let's hope the industry as a whole follows suit.

Enq. 209

Freefoam announce rainwater range



Freefoam, a leading manufacturer of a wide range of innovative products for the building industry in the UK, Ireland and mainland Europe, announce the addition of a new cast iron effect range to the

Freeflow rainwater system. Manufactured

with long lasting PVC-U, it is designed to provide the authentic look and feel of traditional cast iron rainwater systems with all the benefits of a modern, low maintenance and fitter-friendly system. The cast iron effect system is available in both half round and deep styles with a full range of related accessories to ensure a neat and professional installation. Water-tight joints ensure a leak-free performance.

01604 591110 www.freefoam.com

Enq. 210

Bracknell Roofing opens new branch



Bracknell Roofing has announced the opening of a new branch in Yorkshire as it progresses a business expansion strategy aimed at strengthening its presence in all regions of the UK. The new Bradford branch provides a convenient operating location from which Bracknell Roofing is

able to provide excellent service to customers throughout Yorkshire. As part of the new branch investment, Bracknell Roofing has appointed Alan Brear as Area Contracts Manager. With 25 years experience in the roofing industry including long service at Bracknell Roofing, Alan, along with the contracting team, will be working with customers on sustainable and durable building envelopes.

Enq. 211

Proctor membranes used in self-build



The **A. Proctor Group** recently supplied Roofshield, its unique air and vapour permeable pitched roof underlay to an exclusive self-build project. To complement the specification, for the walls, Reflectashield TF 0.81 high performance breather membrane was used on the outside

face with Reflectatherm Plus vapour barrier on the inside which assisted in achieving a U-value for the walls of 0.12 W/m²K. The roof panels also had Reflectatherm Plus vapour barrier on the inside with Roofshield on the outside, contributing toward a final U-value for the roof of 0.11 W/m²K.

01250 872261 www.proctorgroup.com

Enq. 212

An evolution of the roofing tile



From specifiers for new build homes, via local authority refurbishments and solid roof conservatory conversions, there has never been a better time to specify **Metrotile Lightweight Roofing**.

An evolution of the roofing tile, Metrotile offers more benefits than

traditional roofing products in a tile that weighs up to a seventh of slate or clay products. Find out more at Metrotile's brand new website and check out our its brand new series of video installation guides.

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Enq. 213

Why use our members...

- high standards
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It goes without saying that the roof over your head is one of the most important parts of your home, protecting you and your possessions from the elements. Whether you need a repair, a new roof, or are replacing an existing roof, using an NFRC member contractor to carry out the work will give you peace of mind, as well as a weatherproof roof.



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Image courtesy of Concept Roofing & Cladding Ltd

Enq. 214

Safety first for Marley at Millar Park

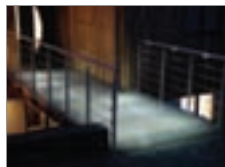


Marley Contract Services has earned its place on another framework agreement after successfully replacing roofs on over 40 Trust Housing Association properties at Millar Park in Hamilton. Aside from the quality of work, a key target set by Trust Housing Association on this project was the

health and safety of residents, visitors, the public and all operatives on site. Marley Contract Services operates a Health & Safety Management system accredited under OHSAS 18001 and this helped the company exceed all targets with zero reportable incidents for the whole duration of the contract.

Enq. 215

New Illumine handrail range



The Illumine range of illuminated handrails from SG System Products can be specified in the company's Stargard, Sentinel and Citadel handrail systems and balustrade range. Illumine provides direct lighting to stairs and walkways for both internal and external applications.

Illumine works by securely fixing individual LED light inserts into the steel core of the handrail at between 250 mm and 1,000 mm centres. The installed lumen output of the insert is 119 Lm (5,700 k), with an anticipated life of 100,000 hours. Dimming and emergency options are also available and motion sensors can be used to control the inserts.

01473 240055 www.handrailsuk.co.uk

Enq. 216

New wireless fire alarm system



Newly launched by Bull Products is a major innovation in wireless fire alarms for the construction industry. The Cygnus wireless fire alarm system has been designed and developed in conjunction with a number of major

construction companies. Incorporated are some impressive features required for larger construction projects and as a result, Cygnus has the capability of linking together no less than 480 units in 15 different zones around a construction site, with each zone having the capacity to accommodate 32 units. The individual units can be fire alarm call points, smoke detectors or heat detectors.

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Enq. 217

Sapphire makes a difference



Beautiful glass balcony balustrades, manufactured and installed by Sapphire, are ensuring perfectly clear views for residents at Eltham Springs, a new shared ownership housing scheme in south east London.

Sapphire's Crystal frameless structural glazing system, with no vertical

support posts, creates a sleek and stylish surround for balconies to 49 apartments built by Willmot Dixon for London & Quadrant Housing Association. Glazed balcony balustrades were specified for the residential project for their visual appeal, to maintain simplicity, and to give an understated lightness to the modern, uncluttered facade.

Enq. 218

product bytes

Visit www.hbdonline.co.uk and enter the reference number for more information

Jutland roof slate from Cembrit goes to Somerset

Ref: 14881

Panel Systems helps create striking façade for refurbished residential block

Ref: 20950

Aico exhibits its market leading CO alarms at gas safety management conference

Ref: 30699

RoofSpace Solutions hits new heights – awards & accreditations

Ref: 56002

The roof tile has evolved and so has Metrotile's website!

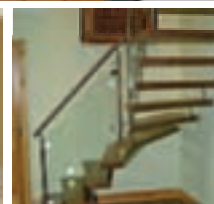
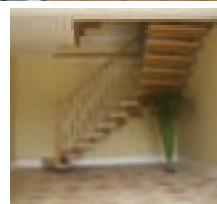
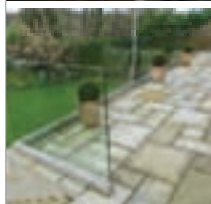
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Attic trusses from Pasquill top off £1.7 million luxury homes

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Enq. 222

Make a difference with beautiful balustrades

Combining low maintenance durability with safety and style is key to the success of any residential balustrades project. Nick Haughton, marketing manager at Sapphire Balustrades, looks at the latest developments to maximise aesthetic appeal and performance and highlights the use of innovative balustrade solutions for balconies and stairways

The world of architecture and building specification is constantly evolving, not only to satisfy increasingly stringent environmental regulations but also to reflect new design ideas and changes in the way we live and work. As a result, modern methods of construction and materials are being used more widely in order to create sustainable buildings that are as visually impressive as they are functional and cost-efficient to build.

“An attractive balcony and balustrade combination can be used to great architectural effect while also adding value”

When it comes to new residential developments, living space is at an increasing premium, particularly in urban areas, and finding innovative ways to make the most of the space available is a high priority for housebuilders and developers.

An attractive balcony and balustrade combination can be used to great architectural effect, while also adding value and boosting a development's sales appeal. Not surprisingly perhaps, glass balcony balustrades are becoming the preferred choice for many developments, providing clear, unobstructed views. The transparent nature of glass helps to create the illusion of space and light, maximising the available surface area, while delivering a sleek and stylish finish in a whole range of settings.

Although glass infill panels are often perceived as a more expensive option than metal, glass isn't necessarily beyond the reach of projects with a limited budget. Working with an experienced balustrade manufacturer with the relevant expertise in glass can make glass both a cost-effective and low maintenance solution that simply needs



cleaning rather than repainting at regular intervals like some metal balustrades.

Modern balustrading systems for all types of balconies, together with advances in construction techniques and building materials, are making it simpler and faster to design and manufacture high quality solutions to exacting specifications.

The innovative use of off-site fabrication has become a real alternative to more traditional production methods. Residential balconies, complete with decking and glass and stainless steel balustrades, can now be manufactured and fully assembled in a production facility and



...Continued overleaf



delivered to site ready for fast track installation.

By fabricating balconies in production line conditions a high degree of quality control over the finished units can be maintained. In addition to this benefit, site time and associated costs, such as scaffolding hire, are minimised for contractors and developers; while product quality can be kept consistently high compared with completing all of the work on-site. Balconies are produced off-site while on-site works by other trades are being completed, such as installing doors and windows etc. With the building prepared the finished balconies are delivered to site ready to be craned into position

“Balustrade and balcony systems will no doubt continue to develop to meet the changing aesthetic and functional demands of modern buildings”

before being fixed to the building structure in the specified fashion.

In recent years, stainless steel balusters (upright posts) and handrails have become sleeker and fixings for glazed infill panels have

tended to become slimmer and more stylish. ‘Structural’ glazing systems are increasingly popular, that is balustrades where the glazing panels require no baluster posts and their own structural strength is used to withstand overturning loads and to support the handrail. This has led to the development of innovative bottom fix channel systems to support frameless glass panels, with handrails attached near the top of the glass panel.

As balcony and balustrade combinations and fixing details become more critical in contemporary building design, it is even more important to involve the right balcony and structure manufacturer at the earliest stage. Smart and personal service from the manufacturer can make a significant difference. It gives greater flexibility in aesthetic design, and minimises time and the risk of extra costs on-site; true value engineering.

Summing up, balustrade and balcony systems will no doubt continue to develop to meet the changing aesthetic and functional demands of modern buildings. Developments are being driven by the need to provide solutions that are architecturally distinctive and which make it simpler and more cost-effective to achieve the highest standards of design and performance. Finding an experienced company that can provide reliable service and support throughout the design and specification process is critical to minimising time and hassle on site.

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Advertorial



Innovations in stairs and balustrades

Over the past decade the demand for a professionally designed home has been ever increasing. There has been a visible increase in property development across the UK and abroad, from residential new builds to commercial refurbishments.

CANAL Architectural, a division of Canal Engineering Ltd, has been privileged enough to be part of many developments, large and small, working closely with the client and the contractor producing results that are second to none.

CANAL has recently helped complete the interior of a stunning home in Cheltenham with a very large helical stainless steel and glass feature staircase. CANAL fabricated the bespoke helical staircase metalwork and curved handrail at their manufacturing site in Nottingham, UK.

Forming the clean lines and curved shape, the CANAL team produced the structure to be fully supported by only the base and the first floor landing with very little flex when in use. In the inside of the stainless steel stringers, special sections were cut and formed to include ambient LED lighting that can be programmed to change colour according to mood or preference all year round.

Each laminated glass tread was specially formed to include the stainless steel tread fixings, which incorporated the brushed stainless steel riser bars and finished with a sand blasted detail for increased safety as well as style.

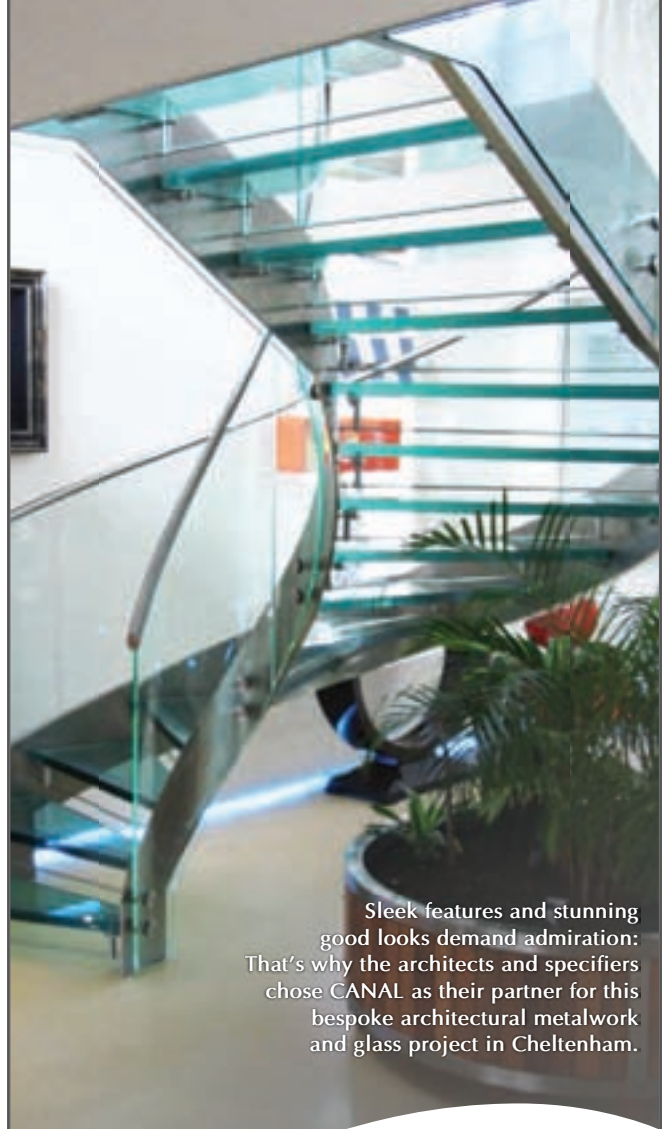
Once installed on-site, the ambient LED lighting illuminated across each tread by hidden sensors fitted beside the stair. The helical feature staircase was completed with a curved glass balustrade that carried onto the first floor using glass balustrade panels complimenting the modern look of the whole house.

CANAL will be opening a brand new London Showroom in May where you can visit and browse the latest innovations in stairs and balustrade. Contact the Architectural Sales Team for more information and to discuss your bespoke requirements today; +44 (0)115 986 6321, canal@canalengineering.co.uk. Alternatively, visit the CANAL website for a full range of completed prestigious projects at www.canal.eu.com

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