

Jun/Jul 2014

HbD

Housebuilder & Developer

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A marker building at the gateway to Abode © Countryside Properties (UK). For more information see page 12.

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Editor's letter



David Mote,
news editor of
Housebuilder
& Developer

My goodness – it has been a busy time in the happy world of homebuilding. We have had the International Monetary Fund raising concerns about the restricted growth of new home build numbers, Help to Buy and house price inflation threatening the UK's economic recovery. This was followed by the Prime Minister defending Help to Buy and the Chancellor using his Mansion House speech to announce actions to control mortgage lending and encourage the creation of new housing zones throughout the country. Then lo, the very next day, Boris creates a number of London based housing zones, including one in Battersea.

The Queen's Speech also announced a more realistic approach to zero carbon homes with the introduction of Allowable Solutions and the TCPA launched its *The Art of Building a Garden City* document. The launch was immediately followed by the Wolfson Prize 2014 announcing its shortlist of entrants who had responded to their competition question *How to deliver a Garden City?*

The Housing Minister also confirmed that he wants to help improve the housing industry's reputation by showcasing what it does well, which links very nicely with the Sunday Times British Homes Awards, supported by Homebase, that continues to identify and promote the best examples of new home design and development.

I would like to thank our growing numbers of thought leaders who have helped us cover these areas and others, in this issue. I would also like to thank Redrow (South East) for inviting me out to help sow poppy seeds to mark the centenary of the start of WW1. It's nice to get out now and again.

HOUSING MARKET

IMF warns that housing market is risk to UK recovery

The International Monetary Fund (IMF) has said that lack of housing supply in the UK economy is a fundamental economic issue. However, the IMF did recognise the government's efforts to increase new homes supply, while highlighting the barriers to increased homebuilding.

Discussing these barriers the report identifies that these include: "Unnecessary constraints on brownfield and greenfield developments, tax policies that discourage the most economically efficient use of property, and underdeveloped rental markets with relatively short lease terms."

The report also proposed setting limits on the number of low deposit mortgages that lenders could issue due to their risking the UK's financial stability.

The IMF has warned the government that accelerating house price inflation – fuelled by low mortgage rates and home buying initiatives including Help to Buy – is the greatest threat to the UK's economic recovery.

Mind you, the IMF has also just admitted that the fund 'got it wrong' in its assessment of government's austerity measures having a negative affect on the UK growth, revising its economic forecast and saying that the economy will now grow by 2.9 per cent in 2014.

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The zero carbon homes target: still wide of the mark?



Steve Sanham, development director at Hub Residential, explores whether the allowable solutions mentioned in the Queen's speech make zero carbon homes more achievable

The 'allowable solutions' mentioned in the Queen's speech may seem incongruous compared to other announcements in the coalition's last role of the dice, but for housebuilders and developers they will have as much impact as a possible change of government.

Previously, the introduction of the Zero Carbon Homes Standard in 2016 would have seen all new homes built to level five of the Code for Sustainable Homes, with all carbon associated with their operation mitigated.

Many of us in the industry have always looked at this with a mixture of scepticism, fear, and admiration. We need to do our bit, but how was the target to be hit? Was the technology going to be available to meet this in a sensible and cost-effective way? Was it correct to impose such a tough target on the housebuilding industry given the likely cost vs. overall (countrywide) carbon impact?

The announcement means that this target will now be relaxed to level four, with the remaining carbon offset by off-site measures for developments of over 50 houses, and after everything possible has been done on-site.

In many respects, this relaxation is a shame, but it is not altogether surprising. It demonstrates an understanding that the most efficient way of mitigating the impact of housebuilding will not necessarily always be through on-site measures.

Inefficient 'micro-generation' technologies

As previously construed, the targets forced housebuilders to use inefficient and expensive 'micro-generation' technologies that are still ill suited to development. The carbon impact of using lots of small energy generation technologies on-site, brought in from all corners of the world, has rarely been sensibly compared to the efficiency of large-scale off-site zero carbon energy generation. After all, even after transmission losses to site, zero carbon energy still arrives as zero carbon.

On-site energy generation is often ill suited to urban locations (wind turbines and to an extent solar panels), or presents a distorted picture of actual carbon savings when assessed under current carbon efficiency calculations (micro-combines heat and power engines in individual

buildings). These technologies often look great for planning, but perform less well in reality.

While new homes should set an example, they account for less than five per cent of UK housing stock and the majority of existing homes are several times more energy hungry than the new breed of homes being built under current regulations. The Green Deal has until now been the government's rather ill conceived attempt to address this fact. But with some extension to the definition of allowable solutions could there be an opportunity for housebuilders to contribute to the retrofitting of existing housing stock rather than investing in expensive on-site measures – getting significantly more carbon bang for their buck?

Updating existing housing stock

It seems to me that we should be building new homes as efficiently as possible, by ensuring they are airtight and that heat is recycled through mechanical ventilation with heat recovery. Residual heat requirements for space heating and hot water should be supplied in the most efficient way possible, ideally using resources already present in the locality – such as excess energy generated from industrial activities or through cooling of exhibition space – like at our Hoola London development (pictured) near ExCel. Even electric heating should be reconsidered if the electricity can be supplied in a zero carbon way.

The concentration should then be on updating the existing housing stock, ensuring these carbon hungry homes are made more efficient, and allowing new development to contribute meaningfully to the existing community in which it sits.



Such an initiative would help to establish developments in their communities, by delivering real, worthwhile investment, rather than token commuted payments and lip-service sustainability, as well as lowering carbon impacts and maybe even making planning permission easier to achieve.

What the industry needs

What the industry needs is a focus less on untested and fallible technology, and more on common sense; an approach that goes hand in glove with intelligent design and use of space. The much-needed public acceptance of green measures will only come about if they are seamlessly integrated into the wider fabric of life, as well as being cost-effective.

The best housebuilders are already implementing this kind of holistic, sustainable approach. If the government worked more closely with the industry, more could be encouraged to adopt best practice and ultimately help to develop more sensitive, achievable targets.

With demand for homes far outstripping supply, the homebuilding industry must not be unduly loaded with complex targets. The allowable solutions approach goes some way to bringing the kind of common sense to the table that is needed to help rather than hinder the drive to build quality homes in the numbers needed.



Sunset and daytime shots of Hub Residential's Hoola London scheme, Royal Victoria Docks, London. Designed by CZWG Architects LLP

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Paying the price of regulation



Patrick Mooney of Mooney Thompson
Consulting comments

Over the summer months, housing association chief executives and chairmen face an anxious time worrying about a lengthening list of regulatory changes being imposed on the sector. However, not one of these changes is likely to result in improved services for tenants.

The irony of having a housing regulator that imposes compulsory charges for its work but is focused almost exclusively on financial issues, will not be lost on tenants, particularly those struggling with cuts in their benefits. Adding insult to injury, aggrieved tenants will see their rents paying the annual membership fee to the Homes & Communities Agency (HCA), but cannot get their complaints investigated or get teeth applied to the so-called consumer standards.

With annual fees of up to £250,000 to be charged for the largest HAs, I wonder how long it will be before someone does the maths and points out the number of shiny new kitchens or bathrooms that would pay for each year?

I have even heard someone suggest that the regulator's fees should be dealt with like the bankers' bonus tax – to be levied on the remuneration packages enjoyed by chief executives on six figure salaries and some of their equally well-paid chairmen. But let's get back to that list of regulatory changes facing HAs, and I must admit it does look rather daunting, for it includes the following:

- A second and tougher round of value for money self assessments is due to be submitted to the HCA in September
- Tighter controls over future rent increases have been promised by the government
- The HCA will finalise its plans for imposing fees for regulation to be charged from 2015
- Yet another new regulatory framework is being introduced and with it a requirement is being placed on housing associations to undertake stress tests on their business plans.

This last one is a bit like asking mere mortals to acquire the forecasting abilities of Mystic Meg and to accurately predict what will happen to their businesses in what is after all a very

uncertain world.

There is of course a distinct possibility that some of these changes will not be implemented until after the general election in May next year. Who knows what a new government will do about implementing these measures, but it would be a brave or foolhardy chief executive or chairman who decided their organisation can ignore the changes.

The first post-election change which most people in the housing sector will probably want to see is the scrapping of the bedroom tax, which has failed miserably in its objective of freeing up larger homes for families on council waiting lists to move into. However, it is clear that it has driven many thousands of tenants deeper into debt and left countless families reliant on food banks run by the Trussell Trust and other charities.

Meanwhile, Ian Duncan Smith continues to obstruct the release of any reports exposing problems being experienced with the delivery of universal credit and the coalition denies the growth in food banks are anything to do with its welfare reforms. We have no idea how many people still believe that one.



More yellow cards?

Earlier this year, executives at the HCA were speaking in very tough terms, warning housing associations that they had not really got the message about value for money (VfM). Under pressure from MPs, the HCA told HAs they

needed to up their game and deliver significant savings while also cutting out the large redundancy and retirement packages that departing chief executives regularly walk away with.

How will the HCA back up this promise to be tougher when it next marks the homework of HAs (their VfM self assessments) in September? HCA regulation chair Julian Ashby has already stated that the regulator lacks the resources to repeat last year's exercise, which resulted in 15 HAs being downgraded and a further 150 getting yellow card warnings in the form of a sternly worded letter telling them they must do better in September 2014.

So Mr Ashby has said that the HCA is likely to focus on a single issue within the VfM standards, but he is not giving the sector any clues what this will be. Speeches given by the HCA's executives over the summer months will be crawled over for possible clues.

"I think that what we might do next time is focus on one element of the requirement and see how people are doing on that. I won't tell you what that will be in advance, because we don't want you to only focus on that." Julian Ashby backed up this statement with a further thinly veiled warning to the sector by saying:

"When government looks at the sector and sees the surpluses it is making and the payouts it can afford, it thinks the sector is not taking value for money seriously."

Ouch, there really is no mistaking the threat contained in that statement.

However, if regulatory charges are brought in from 2015, this will surely change the relationship between HAs and their regulator. There are already signs that the biggest social landlords are openly speculating on the sort of changes they will expect to see.

David Montague, chief executive of 70,000-home London & Quadrant, is supportive of paying fees if it means more resources for effective regulation. However, he adds that L&Q already pays a combined £150,000 to its rating agency and to the National Housing Federation. "Why should we be paying twice for financial regulation? There needs to be some real value added," he says.

Assuming similar costs in 2015/16, it is estimated that the regulatory fees would equate to about £5 per home. Based on this figure, the largest housing associations would face an annual regulation bill of hundreds of thousands of pounds. Affinity Sutton has already calculated its fee would be around £250,000 a year.

It is also a brave (or is it reckless?) regulator which demands greater focus on value for money from HAs while at the same time planning to impose another £12.5 million of costs on the

sector – which represents the cost of regulation currently met by the taxpayer. We shall find out much more in the coming months.

More consultations

Between May and August, the HCA is consulting the sector on changes to the regulatory framework. It is notable that the proposed changes barely touch upon the services provided to tenants such as repairing their homes, managing estates and improving living conditions. Instead, the changes focus on how associations are run, how they look after their finances and how they plan and prepare for changes in the housing market.

The changes require landlords to 'stress test' their businesses 'under a range of different scenarios and if multiple risks were to materialise'. The document states: 'registered providers should have a clear understanding of what would cause their business significant financial distress and plan mitigating strategies.'

Landlords will also be required to have a 'thorough and documented understanding of their assets and any liabilities on those assets' and to certify every year that they meet the regulator's standards. This looks like more of the same agenda which gave us the VfM self assessments that so many HAs struggled with last year.

Somewhat surprisingly the document also places an onus on landlords to make sure their boards and executive teams have the range of skills necessary to properly manage the type of activity they are undertaking. Surely this is something that HAs should have been doing ever since their establishment, whether this was a Victorian philanthropist or more recently in taking a stock transfer from a local authority.

Tenants are understandably frustrated that the HCA is not taking this opportunity to toughen up its checks on whether HAs are complying with the consumer standards. So far only two or three HAs have been hauled over the coals for failing to complete annual services to gas boilers in tenants' homes. This is a pretty poor return given the thousands of complaints being made about inadequate and poor quality services, shoddy repairs and failures to tackle nuisance neighbours.

Speaking at the launch of the consultation Julian Ashby, chair of the HCA, said: "The sector used to rely on substantial levels of government grant for new development, housing benefit underwriting rental income in full, and banks providing long-term debt on low margins. This no longer applies. The consequences for both providers and the regulator are profound."

Changes to rents

The government has been asked to postpone the new rent regime until 2016 or risk fewer affordable homes being built. Associations are urging the government to delay implementation of its new rent regime so they can draw up plans to cope with the hole it will leave in their finances.



The sector's fears stem from a government announcement that landlords will no longer be able to raise rents by up to an additional £2 a week until they align with a 'target rent'. The change, which comes into effect next April, has a particularly negative impact on stock transfer associations because local authority rents are normally lower.

The National Housing Federation called on the government to postpone implementing the policy until 2016. It argued a 'protracted delay' issuing the rent standard guidance makes it difficult for associations to plan ahead, particularly if they need to urgently revise their business plans.

Another consultation process due to be launched in late June or early July is on the detail of how the new regulatory fee charging arrangements will work. Landlords should know the size of their regulation fee from October, but hints already given suggest it will be a combination of a flat fee payable by everyone plus a fixed fee per home. "We are considering a range of options," said Matthew Bailes, director of regulation at the HCA. Any delay in the consultation could mean that fees would not be introduced until the following financial year, in April 2016.

Meanwhile, senior housing figures in the local government sector have been annoyed by being

charged subscription fees for the Housing Ombudsman service. Responsibility for investigating complaints from council tenants was previously with the Local Government Ombudsman and paid for by taxpayers. Council housing chiefs now fear that the HCA's economic standards could be extended to apply to their services as well.

New houses or golf courses?

A growing number of developing HAs are turning their back on the HCA's grant conditions for building new homes by either bidding for lower numbers than previously or not bidding at all. London and the South East have been particularly badly hit. This is creating a real risk that the new housing development budget will be under-subscribed and underspent – despite us having the worst housing supply problem since the Second World War.

The solution to the country's housing crisis is simple – build more homes. Governor of the Bank of England Mark Carney revealed this when he outlined the fact that Canada – with a population of roughly half that of Britain – is in fact building twice as many homes as we are here every year.

Despite a lack of government support, councils managed to build 1,090 new homes between January and March this year. This is the highest quarterly total in almost 25 years. Sadly, this increase in council building was matched by a drop in completions by HAs, down by 22 per cent to 4,950 in the quarter.

It was also revealed that Surrey has more land given over to golf courses than it does to housing. Now how can that be right?



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Will banks put the brake on house price inflation?

There is concern among some economic commentators, including the Bank of England governor Mark Carney, that recent house price inflation will create a property bubble that will burst and hurl the country into a new recession. However, what these experts may have missed is the affect the Financial Conduct Authority's Mortgage Market Review – and the banks' tougher mortgage application questions – could have on housing demand.

A simple supply and demand economic model drives property price inflation. Historically low new build numbers kept supply down and massive demand pushed property prices up. What people tend to forget is that if the banks had not been so keen to supply bigger and bigger mortgage loans, property prices could have been subdued. After all, why push up the price of a property if the purchaser cannot get a mortgage to cover the cost?

However, with estate agents, banks, developers, existing homeowners and the government (through stamp duty) benefiting from high housing prices, who was going to blow a whistle and say 'are we pushing property inflation a step too far?'

Then the American's took a terrible toxic step, selling homes to purchasers who could not afford to keep up their mortgage payments. The rest is credit crunch history.

Mortgages in the 'good old days'

It may shock many to know that in a time before credit cards if you wanted a mortgage you had to go to your bank manager on bended knee. In those dark and distant days you would have had to bank, and if possible save, with your local branch before you stood any chance of getting a mortgage. Your bank manager did not have to ask probing questions about your spending habits as there were no credit cards to hide your outgoings and he had access to all your bank statements. Based on this information the bank manager could work out how much you could afford and had the power to provide a mortgage that he thought was appropriate.

Then came the 'enlightened' age of the credit card and bank managers were no longer able to easily see what mortgage applicants' real financial outgoings were. But they didn't care. By then lenders were under instructions to accelerate mortgage origination and at one point banks and building societies even bought whole estate agent chains to achieve this.

And then it all went wrong. Interest rates hit 15 per cent, homes were reposessed, property

prices stalled and lenders were left with toxic mortgage books. That was back in the late 1980s and early 1990s.

Getting a foot on today's property ladder

How little we learn and by the early 2000s once again plentiful mortgages and increased lending levels helped leverage up house price inflation. Then came the credit crunch and a seriously wounded, toxic and debt ridden banking system became far more risk averse.

This manifested itself by the demand for much larger mortgage deposits, which the government countered with Help to Buy. This ensured property purchasers could still get a foot on the housing ladder, lenders could continue to lend and the strengthened housing market – and the consumer confidence it created – could continue to help the country emerge from its economic nightmare. But the Financial Conduct Authority (FCA) still felt that there should be greater control when it came to mortgage lending.

The FCA's resulting Mortgage Market Review (MMR), meant that borrowers had to have greater certainty about whether they could afford the mortgage repayments required, both now and in the event of future interest rate rises.

Justifying the new mortgage regime chief executive of the FCA, Martin Wheatley, said: "Since the crisis, lenders have been taking a far more sensible approach to mortgage lending, and the MMR is designed to ensure that this common-sense approach continues.

"We do not want to see mortgage lending return to the practices of the past where people were taking out mortgages they simply couldn't afford."

"While for some borrowers the questions being asked may seem more detailed, they should feel confident that practices which led to hardship and anxiety for consumers in the past will not be repeated."

However, this return to a 'what can you really afford' mortgage application process may have a collateral impact on new property prices. After all why build a home no one can get a mortgage to buy?

So will the banks' more draconian mortgage allocation process gradually put the brake on

house price inflation? If it does it will not happen immediately. It could take the steam out of the inflated prices demanded and avoid the bursting of a property bubble. Unfortunately it will only affect those homes being purchased by folk who need a mortgage. It will not touch the city towers of empty apartments being purchased by affluent foreign and domestic investors.

A moderating property market

All convoluted theory? Perhaps. However, it is interesting to see that the country's largest building society, Nationwide, has just reported seeing 'tentative signs' of cooling of property inflation as the monthly rate of house price increases fell from 1.2 per cent to 0.7 per cent in May.

Nationwide's Chief Economist Robert Gardner, said:

"There have been tentative signs that activity in the housing market may be starting to moderate, with mortgage approvals in April around 17 per cent below January's high."

This was then supported recently by RICS, which said that the number of new enquiries from househunters had fallen to its slowest pace since February 2013. Their report suggested that new mortgage lending rules have also had a dampening effect on the market.

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Abode, Cambridge – a modern interpretation of traditional architecture

Countryside's award-winning Abode is a beautifully designed collection of sustainable new homes at Great Kneighton, Trumpington in Cambridge.

The designs are a modern interpretation on traditional Cambridgeshire architecture, and combine 'city' style with a traditional village layout. The development provides 306 new homes and offers stylish two-, three-, four- and five-bedroom houses as well as contemporary studios plus one-, two- and three-bedroom apartments. Abode forms a gateway to the wider village of

Great Kneighton, Trumpington, which brings with it a wealth of proposed new amenities, a country park, plus transport links to Cambridge city centre and beyond.

Abode has been honoured by a housing design award, which praised an architectural approach that recognises the importance of different types of housing and the appropriate amount of open space around them. The award noted how well the designs gradually change from the landmark Great Court entrance, through to urban mews housing and then to green lanes, which blends

the development with its green surroundings.

Every property at Abode offers advanced eco-friendly features, minimising residents' impact on the environment and helping to make savings on everyday energy and water bills. Examples of these eco-friendly features include photovoltaic panels, highly efficient heat recovering gas boilers, mechanical ventilation and heat recovery systems, which moderate the temperature throughout the home. In addition, a car club is set to be provided, which will offer residents a cost effective and greener alternative to owning and running their own car.

Tony Travers, managing director of the new homes and communities division at Countryside said:

“Abode illustrates our long-standing commitment to commissioning good design. The development is providing a great place for residents to live with its own style and character, yet the roots of its design ethos come back to the mellow style of traditional Cambridge.”



A marker building at the gateway to Abode (above) and barn style homes at the Abode development (right)



The new homes at Abode include cycle parking areas, which met the Code for Sustainable Homes Guidance and residents benefit from Great Kneighton's extensive new network of footpaths and cycleways.

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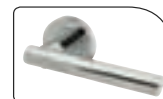


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HBF ANNUAL LUNCH

Minister pledges to help industry reputation

Having recognised the need to build thousands of homes around the country Housing Minister Kris Hopkins has also realised that the housing industry must now help existing communities appreciate the need to create new and quite large neighbourhoods – possibly in their back yards. To help this ‘hearts and minds’ exercise he has pledged to help the industry improve its relationship with the public and local government while helping homebuilders showcase their contributions to society.

Speaking at the Home Builders Federation annual lunch, Hopkins said that despite the industry employing apprentices, creating jobs, building new homes and committing to charitable works, there was still a ‘tension’ between the industry, local communities and authorities. He suggested that:

“There is an opportunity to build a better relationship between you and the public – you deliver jobs, homes and infrastructure and yet there is still a tension between you and local communities and planners. You need to showcase what you do and I see it as an important part of my role to help you do this.”

It is unlikely that this is news to an industry that traditionally not only hides but also tends to bury its light under a bushel. Back in the late nineties the New Homes Marketing Board (NHMB) conducted research, which among many other positive stories discovered that the only organisation planting more trees than the homebuilding industry was the Forestry Commission. Perhaps it's time for homebuilders to resurrect the NHMB and sort out their image.

However, Hopkins does believe the future looks good for the industry. “You can look forward to a sustainable period of growth, perhaps some of the best times we have seen for decades. However, there are still challenges – land, finance and planning,” he concluded.

Garden City principles explained

The recent launch of the government's prospectus *Locally-Led Garden Cities* has focused attention on the importance of the Town and Country Planning Authority's garden city principles and the role that the principles play in creating high quality new places to live.

However, many are now asking how garden city principles, first developed in 1903, relate to current planning and land ownership challenges.

In response, the Town and Country Planning Authority (TCPA) has launched *The Art of Building a Garden City: Garden City Standards for the 21st Century*. The document explains what the garden city principles mean in the 21st century, and calls on the government to play an active role in enabling and coordinating the delivery of inclusive and sustainable new communities.

The TCPA has consolidated the key lessons learned from its previous research into the challenges of delivering garden cities, and includes explicit details of what each of the principles entails, and how it believes the principles should deliver new communities.

Attending the launch in London, TCPA Interim Chief Executive Diane Smith said: “With planning in England currently in a precarious state, we strongly believe that the garden city principles can offer a framework for good planning for the benefit of all communities. The inclusion of the TCPA garden city principles in the DCLG locally-led garden cities prospectus was a clear endorsement of the



standards for which the TCPA has long campaigned. However, to date there has been no commitment to making these principles part of government policy. We therefore feel that it is vital that all who wish to be involved in the delivery of garden cities have a thorough understanding of what the principles mean today and how – with the correct level of preparation and organisation – they can be used to create the types of beautiful, inclusive new places that can deliver significant benefits for current and future generations.”

EVENTS

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/

Manchester Furniture Show

13 - 17 July, Manchester
www.manchesterfurnitureshow.com

SKIN DEEP exhibition

Until 25 July, London
www.buildingcentre.co.uk/galleries/galleries_cafe.asp

Medellin Experimental Social Housing competition

Until 10 September
en.archmedium.com

National Housing Federations Annual Conference and Social Housing Exhibition

17 - 19 September, Birmingham
http://annual.housing.org.uk/

100% Design

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

LANDSCAPE Show

23 - 24 September, London
www.landscapeshow.co.uk

Homebuilding & Renovating and Home Improvement Show

26 - 28 September, London
www.improveyourhomeshow.co.uk

Timber Expo

7 - 8 October, Birmingham
www.timber-expo.co.uk

SECTOR GROWTH

Housebuilding growth encourages NHBC expansion

The NHBC has reported the growth of new home registrations by just over three per cent to 34,239 in the three months from February to April 2014. Private registrations in the UK lifted two per cent to 25,046 compared to February to April 2013, while registrations for public sector housing rose seven per cent to 9,193.

April's registrations were the highest April total since 2007 at 11,912 – a four per cent increase against the year before – and encouraged NHBC's Commercial Director Richard Tamayo to say it was 'comforting' to see a rise on 2013's high volumes. He added:

"As production ramps up across the country, it is vital that we are able to provide the support and guidance to the industry that is needed at this time as builders strive to meet the growing demand for the new homes the UK clearly needs."

Part of this NHBC support will come in the form of more than 100 frontline technical jobs to help housebuilders as they increase volumes in response to the improving market.

The recruitment drive will see the NHBC acquire 80 new building inspectors and create new management roles, as well as taking on more surveyors, engineers and special project managers. In addition the NHBC will also create a mobile quality team for housebuilders who need extra inspection assistance. The team will cover areas of high demand and support developers with more complex projects.

Redrow supports WW1 Centenary Poppy Campaign

Pupils from Knockhall Community Primary School, Greenhithe, and Redrow Homes teamed up recently with the Royal British Legion to sow poppy seeds at the entrance to the new Ebbsfleet Green development, formerly the National Grid Northfleet West Substation.

Redrow is supporting the Centenary Poppy Campaign, which was an idea developed by the Greenhithe and Swanscombe Branch of the Royal British Legion. The simple initiative to see poppies bloom around the country captured the imagination of the public, including the Prime Minister who supported it being rolled out nationally.

Ben Lee, spokesman for Redrow Homes (South East), said: "Redrow Homes is proud to be supporting such a prestigious campaign and looks forward to seeing the poppies in bloom in August. The planting of poppies is a fitting reminder of the civilians, servicemen and women who lost their lives in World War One."



News Editor David Mote with pupils from Knockhall Primary School and representatives from Redrow and the Greenhithe Royal British Legion

Having helped the pupils sow the seeds, Greenhithe and Swanscombe Royal British Legion Chairman, Phil Berry said: "We are delighted that our local primary school has joined forces with us and Redrow Homes to plant the seeds around their school and in the Ebbsfleet Green development."

NEWS BYTES

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

Dominvs residential Westover Hill project shortlisted for International Design Awards...
Ref: 82447

A third of new homes could be exempt from zero carbon standard...
Ref: 43796

Sanctuary Group formal training academy helping local people into employment...
Ref: 54250

COMMENT

Is the housing sector's recovery a real test of building standards?

By Brian Kilroy, business development manager at BLP Insurance



More than 226,000* new homes were built at the height of the UK housing market boom in 2007. By 2009, complaints to the National Housebuilding Council (NHBC) concerning alleged defects had reached 64,000 – the highest figure on record. In the push to meet the demands of the house buying public, standards had inevitably paid the price. With the market picking up again and activity growing towards pre-recession levels, the risk that history might repeat itself and build

....Continued on page 18

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standards start to fall is a very real concern.

The banks have had their wings clipped by the credit crunch and during the recession even long-standing construction clients were being turned away. An almost wholesale halt in traditional bank funding and a stark drop in buyer confidence saw the number of completed units fall to only 137,000* in 2010 – the lowest number since the 1920's.

During the recession, a number of private specialist funders came to the fore that had a better understanding of the construction game. These independent lenders, who had access to private capital and investment funds, were charging high and ensuring their investments were safe through increased build standard monitoring and a much higher degree of due diligence.

More secure insurance cover and warranty provision

In essence there was less money to go round and the terms of securing money became more onerous. Not just in regards of repayment or lending conditions but also in the requirement for bank monitoring, more secure insurance cover and warranty provision. Lessons had been learnt and any investment offered had to be secured through increased layers of protection.

Funders demanded better monitoring of

builders' designs, and on-site workmanship, guaranteed through longer and more frequent site inspections.

Builders who could demonstrate a more consistent build track record and greater experience were able to secure funding. Many builders had to keep their teams busy, which inevitably meant a better build. They had fewer jobs on the books so quality effort could be focused on fewer schemes. This extended to other professionals, including architects and lawyers, who also saw their clients reduce. This meant that they too could concentrate on the fewer developments they were working on. As a result, building standards significantly improved while times were tough.

Economic conditions also saw the market turn in favour of the buyers who now held all the cards. Developers had to differentiate their product offering through better specification and the heightened quality of the homes they were trying to sell.

New challenges to quality build

As the construction market continues to gather pace these challenges will cease to have such an influence. Funding has already become easier to secure and schemes, such as Help to Buy, have created increased success at bringing new buyers into the market. As confidence has grown, more

traditional lenders have also returned to the market and risk orientated terms and conditions of lending have relaxed. Funders have even started to allow buyer deposits to be used towards the cost of the build.

The lack of building materials has resulted in lower quality replacements from overseas filling the gap left by British manufacturers that ceased operating during the recession. The industry is also seeing the adoption of innovative and often complicated build techniques that workforces have difficulty implementing. There is also the shortage of experienced labour, which has resulted in the housing sector being forced to fast-track less experienced workers and apprentices. More needs to be done to ensure that young people coming into the sector are the right quality and have the new skills needed to support the industry.

Things are certainly looking up for house building in the UK. However, there are key questions that need to be addressed if we are going to ensure that the recovery in the market is long-term. The housing sector must ensure that build quality does not wither as the market gets stronger. The quality practices and the focused build inspections adopted when the market was slow and funders were more risk adverse must remain as part of the housing sector's DNA.

* Office for National Statistics (ONS)

HELP TO BUY

Government heralds Help to Buy success

According to government figures, almost 20,000 households have purchased a home under the Help to Buy equity loan scheme in its first 12 months. The statistics show that 19,394 sales were made under the initiative since it was launched in April 2013.

The Help to Buy mortgage guarantee scheme has also generated 2,572 sales from its launch in October to the end of January.

Housing Minister Kris Hopkins said: "Thousands of people have now achieved their dream of becoming homeowners through Help to Buy."

However, Prime Minister David Cameron has agreed that the scheme may need modifying in the future.

Speaking on Radio 4's *Today* programme, he stressed that the average price of a home sold under Help to Buy is £160,000 and that 80 per cent of Help to Buy transactions have been outside of London.

However, he agreed with Bank of England Governor Mark Carney's view that the housing

market was a threat to economic growth. But he also said that Carney had called Help to Buy 'well-targeted' and that it had helped tens of thousands of people who can afford mortgage payments but cannot raise a big deposit.

It cannot be denied that Help to Buy has helped the housing industry and Taylor Wimpey CEO Pete Redfern explained:

"The Help to Buy equity loan enables us to build more homes on the sites we have already got open and has given us more confidence to invest in future sites and infrastructure which creates more jobs and economic activity locally."

However, Nationwide has described Help to Buy as 'playing a supporting rather than starring role' in the recovery of the UK housing market.

The building society said that transactions under the scheme in Q1 2014 amounted to around 9 per cent of total mortgage completions for the period, with 6,526 mortgages completed under the equity loan and 6,327 using the mortgage guarantee initiative.

Nationwide's Chief Economist Robert Gardner explained: "Low mortgage rates and growing buyer confidence on the back of improving labour market conditions and the brighter economic outlook are probably playing a much greater role in stimulating buyer demand."

Prime Minister David Cameron has agreed that the scheme may need modifying in the future



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BRITISH HOMES AWARDS

The 2014 Sunday Times British Homes Awards shortlist announced!



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. This year's competition in conjunction with the Passivhaus Trust will offer an opportunity to challenge architects to design a family home to energy efficient standards. I very much look forward to seeing all the submissions later this year."



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 and in the process recognise, endorse and showcase exemplars of best practice.

The EcoHaus challenge

Building on this successful legacy and in partnership with the AJ, the Passivhaus Trust, Kingspan Insulation, Viessmann and Habitat First Group (who champion design excellence and the preservation and encouragement of the natural habitat), this year's British Homes Awards' competition – EcoHaus – challenged UK architects to design an aspirational family home to Passivhaus standards for a waterside site owned by the Habitat First Group.

Chaired by Professor Robert Adam of ADAM Architecture, the panel of judges have shortlisted eight concepts which are now on display until the end of July in an exhibition at the Building Centre, Store Street, London.



- Naust (Haus) – Artform Architects
- Wasserhaus – Brightspace Architects
- Sundrop – Fluid Design
- COR3 Living – Shelton Hawkins Architects with Matthew Barnes
- The Tree House – Jon Broome Architects
- Passivpod – Koru Architects
- The Boardwalk House – NPS Leeds
- Wrap-around-Haus – Stride Treglown Architects

These designs were presented for reader vote within *Sunday Times Home* on 22 June and the design that secures the highest number of votes will be developed by the Habitat First Group at one of their UK sites. See and vote for your favourite at www.thesundaytimes.co.uk/bha until 31 July.

Widely regarded as the industry's most respected accolade, *The Sunday Times* British Homes Awards Homebuilder of the Year is awarded to the homebuilder or developer whose portfolio of entries across the awards' categories demonstrate a single minded focus and commitment to sustainable regeneration, the establishment of new communities, strong architectural design and landscaping, innovative construction methods and build quality and finally environmental initiatives. Shortlisted for this prestigious Award:

- Barratt Developments
- Berkeley Homes
- Crest Nicholson
- Countryside
- Grainger Plc
- St Edward
- Telford Homes

The Homebuilder of the Year and all category winners, together with the winning EcoHaus design, will be announced at the presentation of the 2014 British Homes Awards at the London Marriott, Grosvenor Square on Friday 19 September and will feature within a 12-page British Homes Awards supplement published within *The Sunday Times Home* on 28 September.

See Great Designs Building a Better Britain at www.britishhomesawards.co.uk/shortlist

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LANDBANKING

HBF continues to explain housing realities

The Home Builders Federation (HBF) has been busy providing common sense responses to counter 'expert' comments that have not been helpful to the housing sector and economy's continued recovery.

Following Deputy Prime Minister Nick Clegg saying Help to Buy should be curtailed if necessary, HBF Executive Chairman, Stewart Baseley, explained: "The Help to Buy equity loan scheme has supported demand for new build homes and its extension provides certainty about longer-term demand. This is allowing the industry to plan ahead, rebuild capacity lost in the downturn and deliver. This is providing desperately needed homes and also creating jobs on sites across the country and in the supply chain.

The HBF then went on to de-bunk landbanking myths by demonstrating that housebuilders are not hoarding land.

Launching a report, *Permissions to land – de-bunking the landbanking myth*, the HBF said its research showed that 63 per cent of land owned by Britain's larger homebuilders is on sites currently under construction. The Federation also explained that with the nature of large sites, homes would be delivered at various stages of completion and could take years to build out.

The report found that most of the remainder of the land was in the planning pipeline without an implementable consent. Only 4 per cent had an implementable planning permission with work not yet started on site and 31 per cent of the plots (68,500) were on sites that had only outline permission. This means that housebuilders cannot legally start building, or are being delayed while they wait for planning conditions to be discharged. This translates to around 185,000 plots in the planning system that cannot be built on.

Baseley believes that "this report is just the latest of many to de-bunk the myth that homebuilders hoard land. When you look beyond the rhetoric and the lazy accusations, the facts are quite clear: housebuilders do not hoard land or landbank unnecessarily. The debate really needs to be about how we get the land in the planning system through more quickly to build the homes we need and not about myths."

PLANNING

Going round the houses

By Paul Graham, founder of Planning Pipe, provider of cost effective, bespoke construction leads



Enter garden cities as the latest act in the long-running variety performance of the 'UK Housing Crisis'. Following on from Planning Reform (no discernible audience impact) and Help to Buy (rather too much of the wrong impact), garden cities received box-seat support via the Wolfson Prize – whose five finalists were recently announced.

The 2014 Wolfson Economic Prize awards £250,000 to the best answer to the question 'How would you deliver a new garden city which is visionary, economically viable, and popular?' The promise of fixing – as one of the finalists put it – the "land-strangling planning policies, and intransigently-negative attitude towards development" is enough to make the property and construction industry sit up and pay attention.

The concept of a prize – indeed much the concept of a garden city itself – allows for a representing and repackaging of the longstanding issues of housing supply and demand. With competitions and events, so the theory goes, comes excitement and winners. Certainly the Wolfson prize can never be accused of not trying to address current contentious issues – the 2012 prize focused on how the Eurozone could be safely dismantled.

A number of the 2014 finalists took the opportunity to highlight some of this country's most horrifying housing statistics. So for the record, the UK is Europe's densest populated with the highest population growth. As a country, we build less than half the numbers of new

homes that we require and half that of France. Despite longstanding and virtually universal agreement from politicians, industry and citizens that we need to build more homes, the UK has consistently failed to meet population growth by at least 20 per cent for at least the last 10 years. Average UK house prices are nearly 10 times average incomes – in London, over 13 times. Around 80 per cent of the UK cannot provide affordable housing according to leading charity Shelter. At the same time we have built on less than 10 per cent of the UK's available land mass. As Bank of England Chairman Mark Carney recently put it – "deep, deep structural problems".

So if we can all agree on the problem, what do the finalists offer as solutions? While Shelter did suggest the Hoo Peninsula in Medway, Kent as one prime candidate location, the finalists main focus was on how rather than where. Most recognised that several locations were required – the potentially frightening thought of one Milton Keynes per year for 10 years. All in their different ways touched on the apparent simplicity of a solution – central government direction to build securely on green belt land for the long term, with the agreement of financially incentivised local communities.

The themes found much common ground. Central government must be involved as a central plan is required and the legislative changes required stretch beyond local politics. Green belt land must be involved as it falls by definition within the metropolitan areas of greatest housing demand. Local communities must also be significantly involved and incentivised to support more new homes in their localities.

While it is easy to remain cynical about the obstacles, HS2 demonstrates there can be political consensus to enable long term controversial projects. A significant proportion of green belt land is used for intensively farmed land. This fact forms the basis of a genuine discussion about the extent of the value of green belts to local communities.

The 50 to 80 times uplift in agricultural value that planning permission provides, could provide part of the means by which local communities can be financially incentivised.

Politicians have generally steered clear of tackling development head-on. They have shunned discussion of the peculiarly UK issue of green belts and done little to counter the view of houses as assets to be protected rather than places to live in. Instead politics seems to have recently concerned itself with policies that will not, if truth be told, make any significant difference to our housing problem.

The Wolfson reward of £250,000 will not create a new garden city on its own. As one finalist rather frankly stated: "It is probably impossible to create a garden city of any scale from scratch in the current economic climate."

The current political climate provides equally

....Continued overleaf

little cause for optimism. Attacking the central issues of the housing problem would require politicians to summon up the courage to take on the fears of both the green lobby and those of current homeowners – on behalf of those who cannot afford to buy a home. For the moment the former's votes heavily outweigh the latter.

What the Wolfson prize finalists do show is that if political leadership is forthcoming and can help frame the debate correctly, there is a high degree of convergence in both analysis of the problems and possible long term solutions. The big question that remains is how long it will be before we see Westminster leadership take to the centre stage with the central issues?

More information is available from Planning Pipe, provider of cost effective, bespoke construction leads at www.planningpipe.co.uk



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Ref: 48972

Barbour ABI response to ONS Construction Output figures for April and New Orders for Q1 2014...

Ref: 38960

Forward thinking Sedgefield development plan submitted to Durham County Council...

Ref: 63118

Housebuilders & Contractors – RICS points to stringent lending stems demand...

Ref: 91291

TNQ shapes corridor of change in Colindale...

Ref: 15364

McCarthy & Stone announces record new planning consents...

Ref: 65796

Turley secures outline permission for redevelopment of Belfast Harbour...

Ref: 22935

Redrow go for growth with executive board appointment...

Ref: 53757

One Housing workers on strike in 'victimised rep' dispute...

Ref: 17951

MANSION HOUSE SPEECH

Chancellor confirms housing economic pillars of wisdom

In his annual Mansion House speech the Chancellor confirmed two key economic pillars that would control house price inflation and create the thousands of homes the country needs.

He confirmed that the housing market does not pose an immediate threat to the country's current financial stability but that it could if the government does not learn from the lessons of the past. Based on the importance of economic security 'coming first', the Chancellor stated that 'we need to act now to insure ourselves against future problems before they can materialise'.

As part of this 'insurance' the government will give the Bank of England new powers over mortgages, including the ability to control the size of mortgage loans against real family incomes. This control will ensure banks do not allow homebuyers to over stretch themselves financially by providing a mortgage they cannot maintain.

The Chancellor also agreed that there needs to be a lot more homes built in Britain and that property inflation should be controlled by ensuring growing demand is met by growing supply. To accelerate the construction of new communities the government will require councils to put development orders on over 90 per cent of brownfield sites suitable for housing.

These new 'housing zones' will benefit from half a billion pounds of financial assistance 'ring-fenced' to support the initiative.

Concluding his speech the Chancellor confirmed:

"We will build the houses Britain needs so that more families can have the economic security that comes with home ownership."

These housing 'pillars' of economic wisdom were not unexpected and followed the International Monetary Fund's concerns about the impact UK property inflation could have on the economy and the restrictions on land coming forward for new home construction.

All fairly positive stuff unless you live in a rural area, with very limited ex industrial brownfield land, or in the centre of a city where investors who do not need a mortgage are pushing up the price of property. However, this must be good news for areas not so sought after by investors, where affordable homes are so desperately needed.

OFFICE FOR NATIONAL STATISTICS

Output in the Construction Industry, April 2014 and New Orders Q1 2014

The latest estimates of output in the construction industry for April 2014 and for New Orders for Q1 2014 has been released by the ONS. Output is defined as the amount charged by construction companies to customers for value of work (produced during the reporting period) excluding VAT and payments to sub-contractors.

Key points are as follows:

- The seasonally adjusted estimate of construction

output in April 2014 rose by 1.2% (£113 million) when compared with March 2014. There was a slight rise of 0.9% (£55 million) in new work and a larger increase of 1.6% (£57 million) in repair and maintenance.

- The year-on-year picture is also one of growth. Compared with April 2013, construction output increased by 4.6%, all new work increased by 4.9% due to strong increases in

....Continued on page 24

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new housing and private industrial work. Repair and maintenance increased by 4.2% over the same period.

- The second estimate of GDP for Q1 2014 published on 22 May included an estimate of construction growth of 0.6%. This has been revised up in this release to an increase of 1.5%; late survey data particularly for March 2014 is the cause of this revision.
- This revision of 0.9% results in an increased contribution to GDP growth of 0.09 percent-

age points compared with the previously published contribution of 0.01 percentage points, meaning that if all other components are unchanged, GDP could potentially be revised by 0.1% percentage points.

- Construction new orders in Q1 2014 were estimated to be 6.3% lower than Q4. There were falls in orders for public new housing (-45.7%), infrastructure (-16.5%), private industrial (-14.6%) and private commercial work (-1.9%). Public other new work and private housing new orders both increased

by 6.8% and 2.8% respectively.

- The fall in public housing was the largest fall since the series began in 1964. However, the volume of new orders of public housing was not as low as in Q4 1990. A possible reason for the fall in public housing new orders is that investment in housing associations is coming from private investment rather than a public source.

Visit the website www.hbdonline.co.uk and enter Ref: 77655 for more information.

HOUSING ZONE

Boris to back Battersea regeneration with housing zone status

The neighbouring Winstanley and York Road estates in Battersea have been named as a front runner to become one of the Mayor of London's very first 'housing zones' which will benefit from a range of support to boost regeneration. It would mean the Mayor, the Greater London Authority, Transport for London, Network Rail and other public authorities would prioritise the area and work with the council and local community to deliver a major regeneration programme.

Ravi Govindia, leader of Wandsworth Council, said: "Working with local residents we are developing an ambitious masterplan for these two estates that will offer enormous benefits to the community, provide much needed housing and vastly improve the local environment.

"We set out our plans to the mayor who has given us a resounding endorsement by highlighting the estates as a front runner for housing zone designation. Boris has recognised the benefits we can unlock right on the doorstep of the Clapham Junction transport hub.

"Once these zones are set up they will be the focus of a co-ordinated response from the public sector including Transport for London and Network Rail. This would help us to deliver an exceptional regeneration programme in this part of Battersea working closely with the local community, local councillors and other stakeholders.

"There may also be opportunities to share risk, develop flexible tenures to meet local needs, access funding to support infrastructure improvements and offer greater freedoms over how the project is financed. This could include

using the proceeds from Right to Buy sales to invest in new homes.

"All this would put our plans to improve the Winstanley and York Road estates on a surer footing and help us create a much better quality

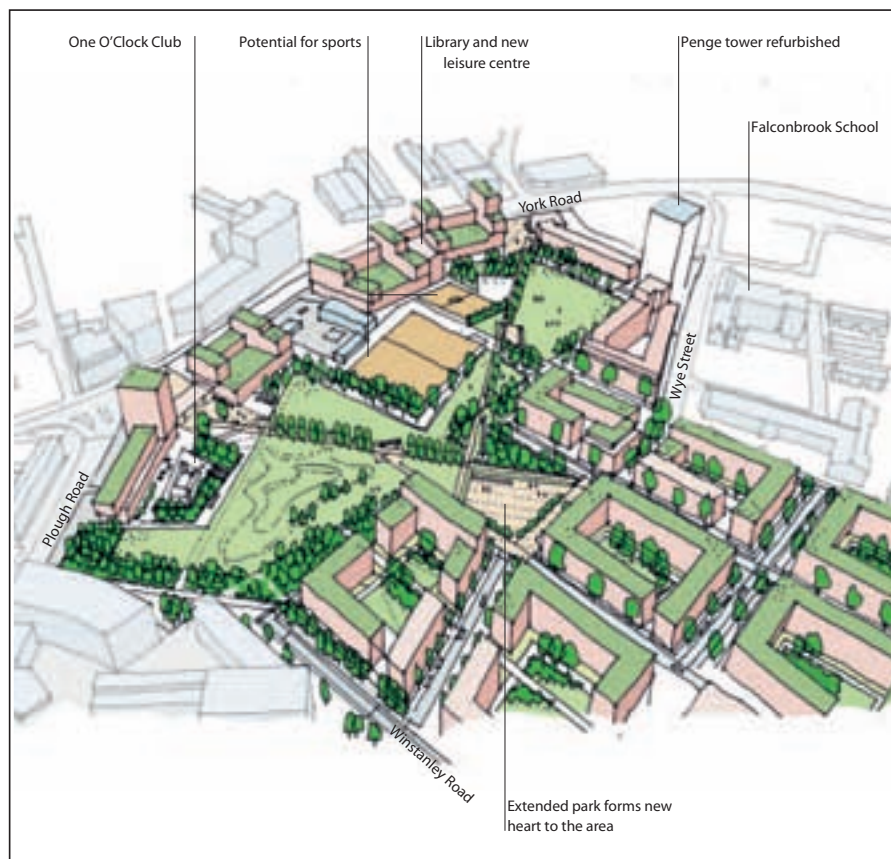
of life for the people living here."

The council has worked closely with ward councillors, local residents, residents' associations and community organisations to develop a masterplan for the Winstanley and York Road estates that works for the community as a whole.

The collaborative approach and high levels of local support were key factors in the mayor's decision to identify the project as a front runner. The council remains committed to maintaining the collaborative approach to developing the scheme further.

Housing zones are part of the Mayor's new draft Housing Strategy that puts forward a range of measures to boost housing supply, stimulate building and produce more low cost homes.

You can find out more about the masterplan at www.wandsworth.gov.uk/winstanleyyorkroad



Editor's Focus

1. Purus

Purus, the Swedish wet room drainage manufacturer, has been selected to provide floor gullies for the 67-bedroom Lord Street Care Home in Redcar, Cleveland. Purus worked alongside Crestbrook Heating to select the BBA-Certified Minimax gully for the two-storey development. The Minimax is not only the world's shallowest wetroom drain incorporating a NOOD no-odour combined mechanical and water trap; it is also extremely simple to clean and maintain. The patented NOOD trap does not allow any foul air to come up the trap even when dried out.

Enq. 109

2. ESG

ESG's Solarchromic™ is the UK's leading climate control glass. By minimising solar heat gain in the summer, internal rooms temperatures are kept a much lower levels reducing the need and cost of expensive air conditioning units. In the winter the glass can work in the opposite way, with the tint on the glass helping to insulate and lower heat loss through the window; again reducing the need for expensive heating and helping to lower energy bills. Available in passive and active solutions, ESG Solarchromic glass allows you to take control of your energy bills.

Enq. 110

3. Planet 14

Plastic piling: Planet 14 uses an innovative plastic pile system which is made from 100 per cent recycled plastic. The product is also manufactured solely in the UK. The product is non-degradable and lends itself perfectly to the reinstatement of river banks, ponds, lakes, moats, jetties and marinas or where water erosion may occur. This product is strong and very eco-friendly – no wildlife can be affected by this product. Planet 14 is able to supply the plastic pile system or supply and install. For more information, please visit the company's website

Enq. 111

4. Victoria Plumb

Victoria Plumb Trade is helping to take the legwork out of bathroom design with its own specially designed bathroom bundle packs. Installers working on a cloakroom, en suite or family bathroom project can choose from over 40 carefully selected bathroom bundles. Each pack provides the optimum combination of toilets, basins, taps, baths and shower enclosures for your bathroom project, with some bundles less than half the price you would pay for all elements individually. For Victoria Plumb Trade Customers, there are plenty of benefits to enjoy.

Enq. 112

5. COREgravel

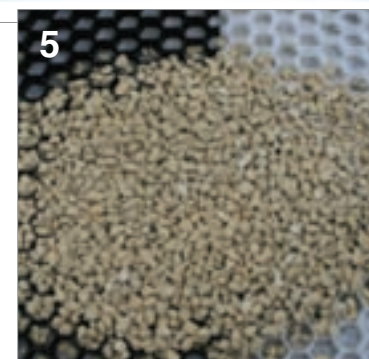
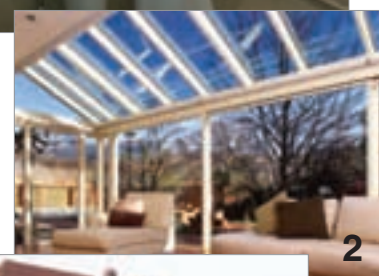
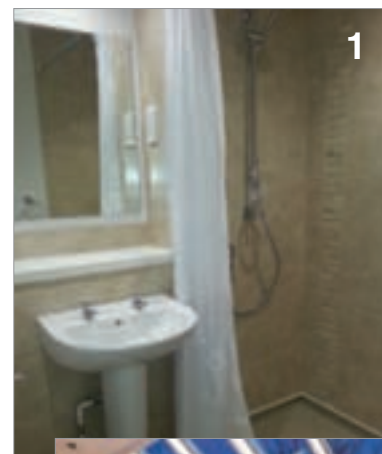
Gravel is one of the most attractive, economical and versatile surfaces on earth. But without help, it's inclined to move around, creating ridges and ending up where it shouldn't. COREgravel® is the solution. It creates a naturally porous stabilising base into which the gravel sits – and stays. It's easy to lay, inexpensive and very effective. With products now available at leading garden centres and Builders Merchants nationwide, and a new range of artificial grass and wood plastic composite products for 2014, COREgravel is well worth keeping an eye on.

Enq. 113

6. United Trust Bank

Property Development Director Paul Keay says: "Talk of a house price bubble may be over-egging the cake somewhat but there's no doubt the property market is seeing some encouraging growth. United Trust Bank has seen a significant upturn in proposals from developers looking to take advantage of opportunities provided by such initiatives as 'Help to Buy' and the relaxation of permitted development regulations. As a result we've doubled our development finance lending and are still keen to talk to developers with well-planned projects seeking competitive and flexible funding."

Enq. 114



Process improvements from BBA



Feedback from clients is vitally important to the BBA to help improve the processes it uses to assess construction products and installers. This type of information is collected in a variety of ways from face to face meetings with

customers to telephone and online surveys. All this data is then collated to analyse re-occurring themes and solutions are sought to improve our customers' experience. A case in point is the recent introduction of editable draft certificate PDFs which are sent for client review. Before, this process could be time consuming for clients to mark up by hand or itemise a list of changes via e-mail.

01923 665300 www.bbacerts.co.uk

Enq. 115

HELIFIX moves to London office



Helical fixing manufacturer and masonry repair specialist, **HELIFIX**, is proud to announce that it has relocated to an impressive new office facility in London. The Helifix team is now located at The Mille, 1000 Great West Road, London TW8 9DW, just a few miles from its former premises in

Acton. The company's telephone numbers and email/web addresses are unchanged. The new premises are more accessible to visitors and staff, offering easy access from the M4/A4 interchange, Boston Manor tube station, Brentford Rail Station and Heathrow Airport.

020 8735 5200 www.helifix.co.uk

Enq. 117



Innovation at the TTA awards

The TTA Awards, recently held in London for the first time, have recognised the best and brightest individuals from the industry, the most innovative new products and the sector's best and most interesting projects. Many of the leading companies in the industry attended – manufacturers, contractors, distributors – attracted by the 'London Calling!' theme. Organised by **The Tile Association**, the event had a fresh new feel for 2014 and is now definitely the 'must-attend' event of the year for the tiling industry. Hosted by Emma Jesson from ITV, the day also raised over £3,000 for the Association's nominated charity of the year, The Children Today Charitable Trust. The increasingly high profile TTA Awards once again attracted some of the biggest names in the industry as event sponsors. For the TTA, the 2014 Awards mark the beginning of a new chapter in the Association's growth. TTA Chairman, Ian Kershaw, says: "I look forward to welcoming everybody again in a year's time, when we will be looking back on what promises to be a very busy year for the TTA, with new branding, new website and a host of other initiatives which will enable us to represent our members' interests even better."

info@tiles.org.uk www.tiles.org.uk

Enq. 119

Hartman heads up ITW Industry



ITW Industry welcomes Jon Hartman, who joined as General Manager late last year. At 32, Hartman is already a proven company leader – transferring from Stokvis Tapes (an ITW manufacturer of adhesive tapes) where he held the position of Managing Director as he transformed the company's profitability.

Hartman is now responsible for ITW construction operations in the UK, Ireland and South Africa. In his first four months, Mr Hartman has set aside time to visit and get to know his employees, customers, suppliers and job sites to gain an understanding of business and the industry in general.

01872 245476 www.itw-industry.com

Enq. 116

QPSL launch new website



QPSL, a leader in the building products market with the brands Quantum Flooring, Dacatie and Qwood, has launched a new easy to use website (www.quantum-ps.co.uk). The website is mobile ready for contractors

and specifiers to use out and about. The site also contains all the product information you could ever want from specification documentation to cleaning guides. The website offers an intuitive tool for those involved within the built environment. It allows the user to quickly identify the correct QPSL product for the job, locate their local stockist and also quickly request free samples.

0161 627 4222 www.quantum-ps.co.uk

Enq. 118

Garry Martin joins Gerflor



Garry Martin has joined global vinyl flooring manufacturer **Gerflor** as Sales Manager, Private Sector Housing, in a new role dedicated to the housing expert's business in this sector. He joins with six other new starters as part of the Gerflor Group's expansion plans for its UK operation based in Warwick. Garry was an engineering manager for the British Army before a sales and new business development career in the building industry. He said: "I am

looking forward to coupling my experience with Gerflor's innovative product portfolio and excellent service delivery record."

01926 622600 www.gerflor.co.uk

Enq. 120

The Roofing Awards winners revealed



On Friday 16th May, the ninth annual Roofing Awards took place at the Hilton Metropole in central London. A record 700 guests arrived at the Hilton to be a part of this prestigious industry event, which was jointly hosted by TV Presenter and Interior Designer Linda Barker and NFRC Chief Executive Ray Horwood. The Roofing

Awards brings everyone within the industry together and NFRC wishes to thank the event sponsors for their continued contribution, in particular SIG Roofing and Roofline. The full list of winners can be viewed on the NFRC website.

020 7448 3187 www.nfrc.co.uk

Enq. 121

Eco & Green Products Supplement

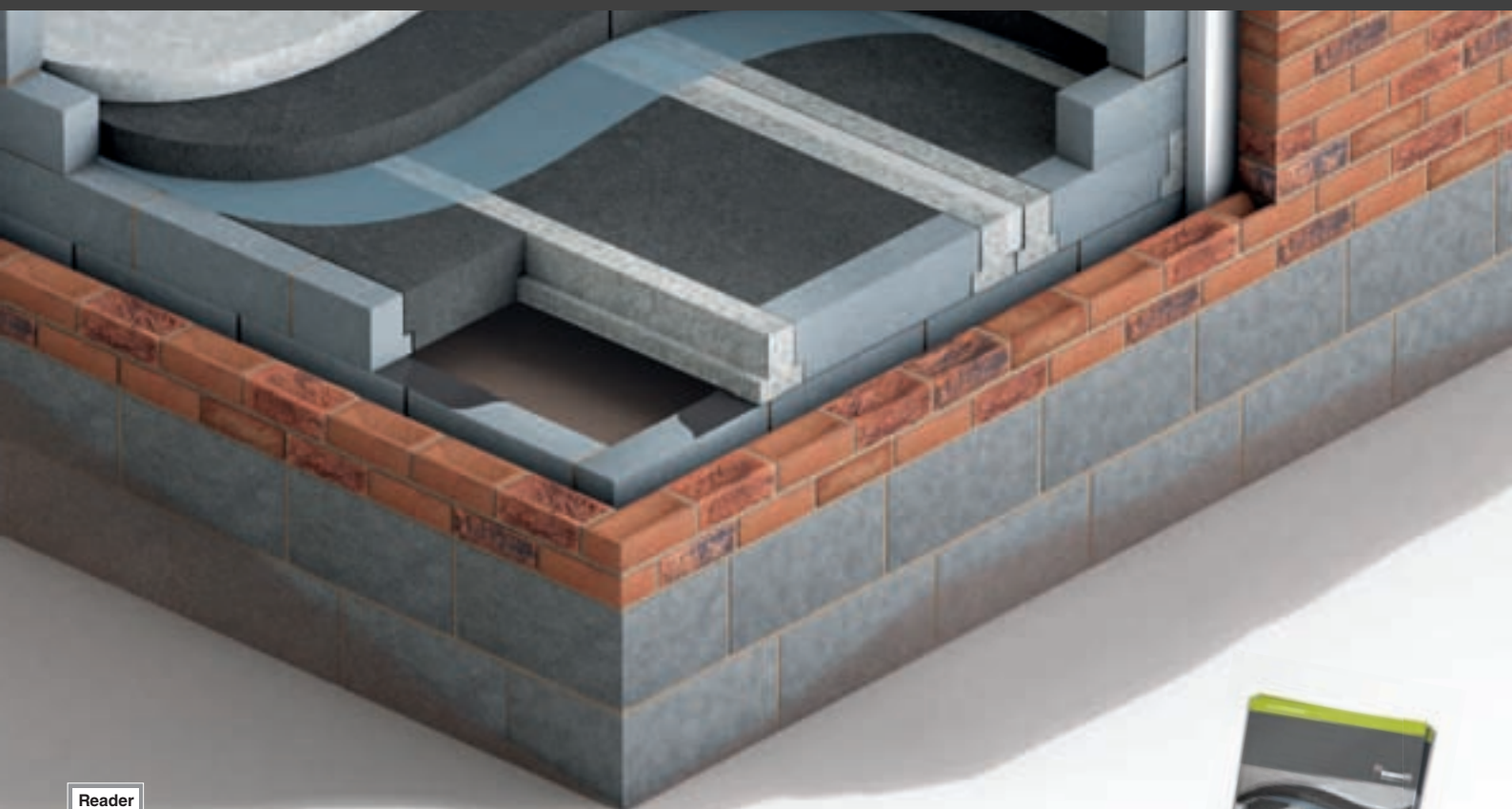
HbD

This annual Eco & Green Products supplement showcases the latest products and innovations from the last year

Hanson Building Products

NEW JETFLOOR® Insulated Ground Floors

 **Hanson**
HEIDELBERGCEMENT Group



Reader
Enquiry
301

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Enq. 302

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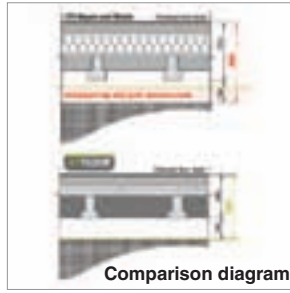
wilo

Enq. 303



SAiGE Longlife Decking is a supplier of composite decking throughout the UK. Its decking is an environmentally sourced, long lasting alternative to traditional timber decking. The decking is made from 50 per cent recycled wood and 45 per cent recycled plastics (the remainder being made up of colour pigments and anti mould and fungal properties). SAiGE decking is available in both wide and narrow grooves and provides the end user with a truly unique and contemporary option for their garden. Low water absorption rates, anti-slip properties and minimal maintenance make it the perfect choice for any garden.

Enq. 304



Comparison diagram

New Jetfloor is the latest version of a market leading insulated ground floor solution from **Hanson**. It has developed New Jetfloor to further improve productivity on site and provide certainty of compliance with UK building regulations and European standards. New Jetfloor now consists of EPS infill blocks, which no longer go beneath the floor, but sit between the floor beams with a layer of EPS sheet insulation laid over the top, finished with 70mm of RC25/30 structural concrete. The remodelled system has more regular shaped infill blocks and fewer components making floor layouts much easier to install.

Enq. 301



Designed and built in the heart of the Devon countryside, **Arada's Ecoburn^{plus}** range of stoves are visually astounding with an extensive viewing glass and leading efficiency ratings of more than 80 per cent. The range offers outputs from 4kW up to 11kW with each featuring Arada's patent pending Flexifuel System, giving stove users the flexibility of burning wood or solid fuel without compromising on heat output or efficiencies. Arada's dedication to engineering excellence and performance has meant that it is prepared to offer an industry leading lifetime guarantee for each Ecoburn^{plus} stove body as standard.

Enq. 302



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. 305

SAiGE

Longlife Decking

Decking

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Enq. 304

New

Innovative pre-formed lead covered dormer in development >

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

- improved speed of installation, with factory made quality control
- flexibility and crack resistance that will cope with building movements
- thousands of pounds of perceived value to a home

The Lead Sheet Association

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

For more information visit the link below or email simontate@leadsheet.co.uk

www.leadsheet.co.uk/dormer

Enq. 305



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Enq. 306



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Enq. 307



Arrow Valves

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Enq. 308



AquaTech Pressmain

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email: dlg@aqpm.co.uk www.aquatechpressmain.co.uk

Enq. 309



Arrow Valves Ltd has introduced a Rainwater Header Break Tank (model AB18T) to supply rainwater under gravity.

The unit features mains water backup in case of insufficient rainwater supply or during electrical power failure.

The AB18T with sufficient head is suitable for Fluid Category 5 applications including: toilets, clothes washing machines, Hose Union taps and underground/surface irrigation.

The unit is supplied with drip bays and brackets ready for wall mounting.

Enq. 308



Visually stunning, practical and unique, the **Inhus** has everything you are looking for in a contemporary garden room, garden office, garden studio and garden lodge.

You can choose a standard size building or the company can do a bespoke build to fulfill your requirement at no extra cost. Inhus has been designed and developed by specialists in the garden room industry. Utilising a combination of technical construction expertise, architectural design knowledge and a flair for creating beautiful garden structures, Inhus is the versatile garden room which graces gardens.

Enq. 307



A heating and hot water system's efficiency is paramount to the energy compliance of a building. **Pegler Yorkshire's** energy efficient solutions for centralised boiler plants include Heat Interface Units (HIUs) from the renowned Meibes range. A HIU has many benefits over decentralised systems such as improved energy efficiency, improvement to SAP ratings, no gas installation throughout the building, ease of access to heating plant for maintenance and a simple integrated solution of low carbon and renewable heat sources, making it easier for planning consent. The Meibes HIU range benefits from a number of models.

Enq. 310



Architects and developers have told **Q Lawns** that they need a green roofing system that is easy to install, instantly beautiful and simple to maintain. Enviromat sedum matting offers all that and more. Its green roof build up is one of the least heavy of all of the green roof systems available today. It is based on simple, light weight components that are easily lifted on to a roof and simply unrolled like carpet.

Whether you are a commercial roofer or a gardening enthusiast wishing to bring more wildlife into your patch, you will find that Enviromat gives very satisfying results.

Enq. 306



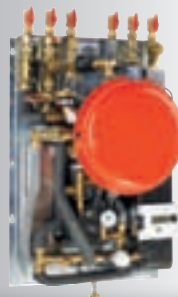
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Pegler Yorkshire

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- ✚ No disruption to occupants with no requirements to access individual apartments for annual gas servicing



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Enq. 310

The star of the show goes online



Supplier of sustainable and ecological products for the construction and refurbishment industries, Eco Materials Online, a division of Marmox, has launched a new super-fast website that is both informative and easy to navigate.

The website, although of course a modern concept, features a product that has very much stood the test of time and is referenced under the two main headlines on the homepage of breathable insulation and acoustic insulation. Heraklith boards, breathable thermal and acoustic insulation panels invented by Heraklith over 100 years ago, are the star of the show.

01634 835297 www.ecomaterialsonline.co.uk

Enq. 311

DBM offers 20 per cent energy savings



Save up to 20 per cent on your home heating and hot water bills with Marshall-Tufflex's award-winning Domestic Boiler Manager system. DBM controls the firing cycle of gas, oil and LPG boilers, reducing unnecessary boiler firing (dry cycling). Not only does this

typically reduce boiler running costs (subject to usage pattern), it also prolongs the lifespan of boilers because they do not have to work as hard. The unit takes around 90 minutes for a qualified electrician to install. DBM is Energy Saving Trust Recommended and a recognised technology that can be installed under the Green Deal.

01424 856610 www.marshall-tufflex.com

Enq. 313

Vortice helps project reach targets



Close to the core of the wonderful Woburn Estate with its famous safari park, grounds and majestic Abbey, lies Maryland, a fabulous development of houses and apartments by Kebbell Homes. Ventilation systems for the development have been supplied by European market leader

Vortice. Its popular HR400M heat recovery systems are used throughout the project. Vortice heat recovery systems have impressive performances, with thermal efficiencies achieving the low 90 per cent range and with excellent specific fan power ratings. For more information on the range of heat recovery systems, visit the website.

01283 492949 www.vortice.ltd.uk

Enq. 312

Quiet efficiency: Xpelair's new range



Xpelair Ventilation Solutions has launched a new highly efficient range of single inline box fans. This builds on the success of Xpelair's customised solutions by incorporating energy efficient technologies and modern control strategies within a standard range of nine models. The XSD EC box fan is one of the most energy efficient models on the market, bettering

the demands of the stringent ERP 2013/15 directive, which calls for tighter energy reduction targets and a commitment to reduce energy usage. The XSD delivers on both accounts, while future-proofing for further energy reduction requirements over the coming years.

Enq. 314

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Enq. 315

Vent-Axia donates ventilation



British ventilation manufacturer Vent-Axia is delighted to announce that it has donated ventilation equipment to the innovative Waste House project. The Crawley-based firm was thrilled to supply a Sentinel

Kinetic Plus Mechanical Ventilation with Heat Recovery (MVHR) unit to Britain's first house made almost entirely from thrown-away rubbish. Product Marketing Manager – New Build Residential, Ian Mitchell said: "At Vent-Axia we are delighted to be involved in such a worthwhile project that will act as an exemplum for future sustainable design and construction helping build the houses of the future."

0844 856 0590 www.vent-axia.com

Enq. 316

Award for Kingspan Environmental

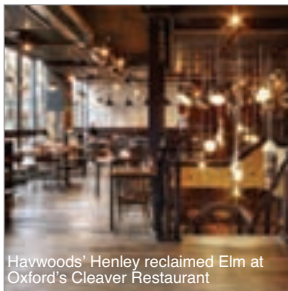


Kingspan Environmental is celebrating winning the Best Offsite Business Partner Award in the Barratt / David Wilson Partner Awards 2014. The awards aim to recognise the commitment and dedication of Barratt's partners and subcontractors and the key role they play in ensuring that

everyone involved in the developments achieves their goals. Kingspan, the UK's leading supplier of environmental solutions, holds the national specification to supply hot water cylinders and solar thermal solutions to Barratt Homes' sites across the UK.

0845 260 0258 sales@kingspan-renewables.com

Enq. 317



Haywoods' Henley reclaimed Elm at Oxford's Cleaver Restaurant

With an ever-evolving portfolio of over 1,000 products, **Havwoods** are continually searching for and researching products which are innovative, both technologically and aesthetically. Reclaimed wood has long been a favourite among designers, but a total lack of uniformity makes traditional reclaimed timber planks extremely difficult to install. The solution is timber which has been made into engineered boards. The Havwoods Henley engineered reclaimed timber range offers reclaimed wood, primarily oak, backed by either high quality ply or double layers of softwood.

Enq. 315



Specifiers are increasingly impressed by the excellent quality of **Wilo** small circulator pumps, their reliability and the energy efficiency that comes as standard. The Wilo-Yonos PICO has already won over large numbers of developers, housing associations and installers that have either switched to them for individual replacement pump projects or have specified the Wilo option for large scale pre-emptive pump replacement programmes. Wilo-Yonos PICO is quick to install, easy to operate and includes a large display showing the current power consumption in real time as well as the cumulative kWh.

Enq. 303



Aquatech Pressmain supplied and installed the rain water harvesting system for the new visitors centre 'Little Paradise' at Salisbury Cathedral. Little Paradise is the first permanent new build at Salisbury Cathedral since the 15th century. A purpose designed building providing new toilet facilities with water supplied via the rain water harvesting unit, it marks a significant milestone for the cathedral, as it looks to deliver a long term programme of improved facilities for its congregation and visitors to the Cathedral and surrounding Close. Aquatech Pressmain were delighted to be involved with such a unique project.

Enq. 309



The Hermitage, a detached red-brick building built in 1863 was recently refurbished using **Swish Building Product's** low maintenance UPVC decorative bargeboards.

Retaining the property's character was a key factor when carrying out the refurbishment. Swish was able to come up with a solution to reproduce the particularly ornate style of fascia that is in keeping with this period.

The flexibility and versatility of Swish UPVC makes it an ideal product for all applications, whether new build or refurbishment.

Enq. 323

New catalogue available from Vectaire



Vectaire has published a new catalogue detailing its range of high performance, economical, residential ventilation units with EC motors. It describes Whole House Heat Recovery Units for installation in lofts, cupboards or ceiling voids with up to 93 per cent heat exchange efficiency, and which control condensation and pollution by providing low level, continuous ventilation in up to seven rooms.

Also detailed are the WHHR Mini DC and the slimline Microbox DC, particularly suited for apartment installation. Models have various control options. Finally, the Elegance and Elix are dMEVs available for installation into toilets, bathrooms, utility rooms and kitchens.

01494 522333 www.vectaire.co.uk

Enq. 318

NEWS BYTES

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

NIA and its members promote revamped Green Deal

Ref: 84097

New award announced for green buildings...

Ref: 86902

Stewart Milne Timber Systems helps deliver UK's first eco town...

Ref: 14030

Huge demand expected for the release of award-winning eco homes in Nottingham...

Ref: 15935

The Chartered Institution of Building Services Engineers expands leading climate change and thermal comfort design guidance offering...

Ref: 25811

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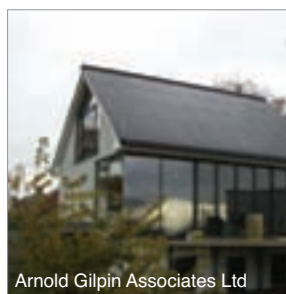
Modern heating technologies place enormous demands on a chimney system. Designed for the new generation of air-tight homes, **Schiedel Absolut XPert** is the first Passivhaus certified chimney system worldwide. Air tightness is built into the system. Suitable for use on all fuel types, with its GW3 rated ceramic profiled liner, Absolut XPert offers condensate resistance even after a soot fire. Thermal performance of the appliance is optimised through the provision of combustion air at the right temperature through the integrated insulated shaft. For further details on the product, please visit the company's website.

Enq. 321



MCS certified and wholly owned subsidiary of the UK Daikin Distributor **Space Air Solutions Ltd** can assist clients with their applications for the domestic Renewable Heat Incentive (RHI). Commercial Director, Mark Houghton commented: "The domestic RHI is stimulating the take up of Daikin Altherma renewable heat technologies. Our comprehensive range of MCS certified air source heat pumps are already selling well, particularly in areas that are off the mains gas grid. The RHI extends the appeal of air source heat pumps to the gas boiler replacement market as well."

Enq. 322



Arnold Gilpin Associates Ltd

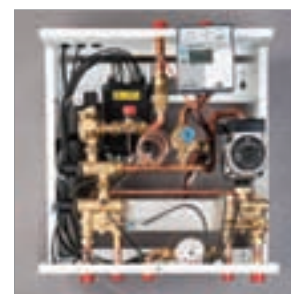
Spirit Solar supplies bespoke solar photovoltaic roof systems.

A typical four bedroom roof will generate up to 6000kWh of electricity per year, earning up to £900 in feed-in tariff income for 20 years and provide free electricity to the occupier.

With its integrated design, the solar roof will sit flush with the roof covering to minimise the visual impact of the panels and give a modern and contemporary feel to any new build property.

Spirit Solar can fit to any roof using this highly customisable system.

Enq. 324



The new Econoplate "H" Series interface unit from **Stokvis** has been developed in response to the expanding use of district heating schemes and centralised/satellite plant rooms. This allows simpler, effective and flexible integration of low to zero carbon technology at the central plantroom and overall energy efficiency can be increased. Director Paul Sands explains: "Where you are looking at flats, sheltered schemes or student accommodation, it is a lot simpler and safer to have a district boiler, rather than individual units requiring annual gas inspections and servicing."

Enq. 326

UK firm exceeds green efficiency targets for 2022 – eight years early!



Landy Vent UK Ltd is another success story of British innovation. The EccoStove uses a unique Silicon Carbide material mix, which not only stores heat but also releases it evenly throughout a typical three/four-bedroom house, with only one stove and without any need to connect to the house heating system or the need for fans. Not only is the EccoStove unique in its design, but also the ratio between the stove size and slow release heat output is what starts to get interesting. With new efficiency and pollution standards being introduced to set targets for 2015 and ultimately 2022, the EccoStove already exceeds these targets. The EccoStove 678EC has a tested efficiency of 88 per cent, exceeding the 2022 target by 23 per cent, while the EccoStove 730EC has a tested efficiency of 86.9 per cent, again exceeding the 2022 target by 21.9 per cent. The EccoStove range is entirely manufactured in Britain by Landy Vent UK Ltd, situated just outside Birmingham. Following on from the UK patents, David Ashmore, Managing Director confirmed: "We also now have applications pending for, and sales being made in Europe, Russia, Canada and America. These are exciting yet challenging times for the wood burning industry and we're pleased to be at the forefront."

sales@heatstoreltd.co.uk www.eccostove.com

Enq. 319

Specflue unveils pellet cooker range



Specflue will be launching a new range of pellet cookers to the domestic market this autumn. Manufactured by J. Corradi through MCZ and distributed by Specflue, the Neos Pellet Cooker will be a first for the UK. This is a smarter, more eco friendly addition to the family of range cookers. The appliance can be used to cook all year round and acts as a room heater. One of the models, the Neos 155 PGE, also comes with both pellet and electric ovens, eliminating the need for an additional cooker in your kitchen for use in the summer. The pellet cooker provides all the practical benefits of pellet stoves and boilers. It is controllable, energy efficient and the fuel can be easily stored.

The pellet cooker is also competitively priced and can be installed in any home, as long as there is the necessary space for the flue. Initially, there will be two pellet cookers available; the Neos 90P with a ventilated pellet oven only, and the Neos 155 PGE, which, in addition to the two ovens, has the option of gas, electric, ceramic or induction hob.

0800 9020220 www.specflue.com

Enq. 320

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Enq. 321

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Enq. 322

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BUILDING PRODUCTS

Enq. 323

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Enq. 324

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Enq. 325

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Enq. 326

Time to switch on

Janet White, Aqualisa's marketing communications manager, explores the history of digital technology being introduced into bathrooms and its subsequent – if not immediate – welcome reception from housebuilders and end users alike

First, it was all about showering; then came bath fills and in rapid succession, a series of desirable add-ons – including remote and wireless controls, programmable options and most recently, diverter technology. Their common denominator? Digital technology.

Incredibly, digital technology has now been with us for over a decade. What's more, digital – like all truly innovative technologies – has continued to evolve. Initially dismissed by many as a novelty, in 2014 you would be hard-pressed to find a shower manufacturer without a digital product offering. Indeed, from the developer to the end-user, today's digital showers and bath fills represent inclusivity, affordability, reliability and ease of installation that is second to none.

As a housebuilder, those are attributes that, when combined, represent a significant clutch of USPs. However, while digital technology has unquestionably been one of the bathroom sector's biggest product stories in years, not everyone has the opportunity to stay as up to the minute with the latest products as they'd like.

While it has taken the bathroom a little longer to catch up with other areas of home technology, such is the accessibility of the latest generation of digital products, that the rise of the technology-driven bathroom has become unstoppable. The bottom line is, can you, as a housebuilder or developer, really afford not to know?

Let's look at the history of digital technology, after all, it didn't take off straightaway. Certainly for the mainstream developer, the concept of a shoebox sized device (and a remotely sited one at that) being able to control both flow and water temperature with exacting, thermostatic precision proved somewhat unusual. Meanwhile, shower manufacturers, while impressed, adopted a 'wait and see approach.'

Gradually, the many advantages of going digital began to register and pioneering developers such as Hillreed Homes and Asprey Homes, whom had previously been committed to installing conventional showers with mechanical valves, experienced 'light bulb moments', when they made their decision to go digital.

...Continued on page 39



This shower features a button that allows the user to switch effortlessly between the shower's drencher head and adjustable height shower. An LED display on the shower's control acts as a visual cue to the user – flashing as the water warms up and then holding steady once the water has reached the selected temperature

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Enq. 122



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Enq. 123



Adding a remote control to a digital showering or bathing installation is a great feature – and genuinely practical. Users can switch their shower on without getting splashed with cold water, while those running baths can do so without even going into the bathroom – providing the plug is in place

“From the developer to the end-user, today’s digital showers and bath fills represent inclusivity, affordability, reliability and ease of installation that is second to none.”

Invariably, these were triggered by the understanding that by choosing digital, a shower installation could be completed in just a few hours. It is also the perfect technology for products that require first and second fixes; digital controls and their behind-the-scenes requirements can be easily fitted and then forgotten, while the remainder of the bathroom – e.g. tiling and sanitaryware – comes together. For developers needing to find the quickest way of fitting two showers into every house of a 25-property project, the simplicity of this new technology proved to be a revelation.

From the end-user’s perspective, the advantages of digital have always been impressive – and arguably have become better and better as the technology has developed. Just over a decade ago, people were used to fumbling with unwieldy shower controls, dealing with fluctuating flow and would often think nothing of standing under their morning shower, putting up with temperatures that varied from icy to scorching hot.

Understandably, a digital shower, with its one-touch, start/stop push button control and an LED display that indicates when the shower is ready, makes a positive impression that negotiators loved to use as a selling feature. And this was only the beginning. Wireless remote control was launched relatively early on, allowing the user the convenience of switching on their shower from outside the showering area without getting



This digital divert bath is an accessible way to offer digital showering and bathing. A simple button on the shower’s control allows the user to switch, in an instant, and with no impact upon water flow or temperature, between the shower and the bath fill. It’s a superb solution for family bathrooms and an excellent choice for when space dictates that showering and bathing must be combined

splashed. Novel – yes. Practical – enormously. And a huge asset for developers needing to factor in inclusive bathroom schemes or tap into the trend for wet room style bathrooms.

Programmable digital showers and bath fills came next, with high end products offering multiple pre-sets that could store users’ favourite flow and temperature combinations. Eco-modes on processors were also introduced, satisfying both conscientious consumers and legislative requirements, such as those stipulated by the Code for Sustainable Housing. Further eco features and thoughtful, user-orientated features such as pause buttons, timers and warm-up features have also all been made available.

Most recently, digital diverter technology has been introduced. Enabling switching between different outlets (e.g. two different shower heads or a shower head and a bath fill) at the touch of

a button and with no impact upon water flow or temperature, it makes a digital shower, bath fill or both, a viable, straightforward-to-install option that delivers exactly what every hard-working family bathroom needs: versatility.

And behind the bathroom wall, digital diverter technology does away with the muddle of pipework and manual diverter valves typical of a conventional, dual-outlet installation. Instead, there is a diverter box, which is simply fitted in-line with the product’s main processor box.

From the beginning, digital set out to do something that other showers couldn’t and today, the technology delivers all this and much, much more. For developers and housebuilders, digital technology has been a breath of fresh air; one of those rare eureka moments that truly benefits everyone. So, if you haven’t already, has the time finally come to switch on?

Enq. 124

New Henrad towel rails launched



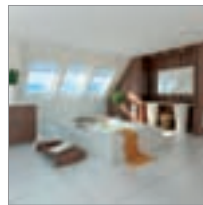
Henrad – a brand of the **Ideal Stelrad Group** – has come of age with the launch of four exquisite new towel rail radiators, any of which would be a stunning addition to any home and at very reasonable prices. Within the current portfolio, the Compact range is unsurpassed, offering over 140 variants to meet every need. And, representing the demand for leading-edge design, the Verona, Everest Line, Alto Line and Column

styles are established designer options. Henrad has now added some stunning new products to give even more choice for the home. All come with a five year manufacturers warranty and flexible installation.

0844 543 6200 www.henrad.co.uk

Enq. 125

FAKRO PVC roof windows



FAKRO PVC centre pivot and top hung and pivot roof windows, for bathrooms, wetrooms and areas of high humidity, are available in white, pine or golden oak. Options also include triple-glazed and conservation style windows. With its handle in the base of the sash, the PPP preSelect® can be switched from top hung to centre pivot

opening using a switch in the frame. You can therefore stand in an open window and rotate the sash through 180° to clean the outer pane. Both windows have an installed U-value of 1.4W/m²K, a patented triple seal system and an acoustic value as low as 31dB.

01283 554755 www.fakro.co.uk

Enq. 126

Improved slim line Domus Radial



Polypipe Ventilation is pleased to announce the launch of its next generation of Domus Radial duct systems. Domus Radial was introduced by Polypipe Ventilation as an alternative to traditional branch based ducting systems.

Instead, Domus Radial allows each room vent to be served by one duct which connects directly to a central distribution system splitting the air from the Air Handling Unit. In specific market applications, the system benefits from less air leakage, improved air flow, easier installation and commissioning, plus a quieter system. For more information, visit the website.

Enq. 127

wedi Solso takes care of PVC



wedi has launched a floor-level shower system developed especially for PVC coverings. wedi Solso is the unrivalled shower floor system for wet areas. The wedi Solso comes as a fully integrated sealed drainage unit, which allows the PVC surface to be easily connected

directly to the drainage system and is 100 per cent water-proof. This means that there is no chance of any water flowing backwards and seeping under the PVC. As a result of its incredibly strong stability, it is suitable for very high pressure point loads. With 2.5 N/mm², this system enables trouble-free use for wheelchairs and zimmer frames etc.

0161 864 2336 www.wedi.co.uk

Enq. 128

Domus Thermal announced as finalist

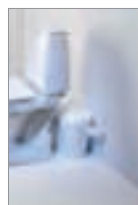


Following success at last year's Housebuilder Product Awards, **Polypipe Ventilation** is pleased to announce its unique Domus Thermal duct insulation solution is again a finalist in this year's Best Services Product category. Domus

Thermal is a patented system that significantly improves the thermal insulation of round and rectangular ventilation ducting in domestic properties, thus reducing heat loss and preventing the formation of condensation. The Housebuilder Product Awards are being held on 2nd July and Polypipe Ventilation is hoping for a successful outcome two years in a row, having won last year's award.

Enq. 129

The solution that really adds up



The summer holidays are just around the corner and this means any extra spending money is especially welcome. **Grundfos** is here to help and until 31st July 2014, each purchase of any model SOLOLIFT2 will earn you £25 Love2Shop vouchers. With just five models covering all kitchen and bathroom application needs, the SOLOLIFT2 range – a powerful, reliable and service friendly macerator range from

Grundfos – will have the solution you need. So whether you need to replace any model of macerator or have a new domestic sanitary application such as a new toilet, shower, or a bathroom or utility room where there are pipework limitations, SOLOLIFT2 can deliver.

01525 850000 www.grundfos.co.uk

Enq. 130

A New Hidden Waste Expressions Shower Trays Range



■ Hidden waste system
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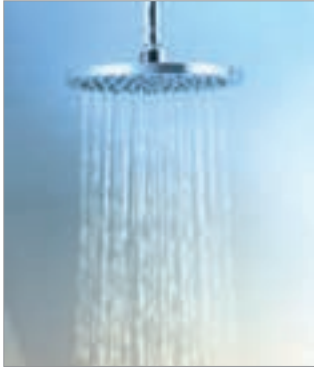
HIDDEN WASTE

*Marleton Gross Limited Trading as The MX Group


www.mx-group.com

Enq. 131

Focus on air power as Croydex launches sensational water saving



Bathroom accessories specialist **Croydex** has launched an innovative new design that harnesses the power of air to deliver an invigorating shower sensation while reducing water consumption.

Product and Procurement Director at Croydex, Peter Pegden, says: "Our Aqua Air range of showering products work by drawing in air and blending it with the water flow – making each droplet bigger and softer. It is an ingenious design, making uninspiring and expensive showers a thing of the past. Our firm commitment to the Water Label means that efficiency is always a priority. The water and energy saving aspects of Aqua Air make it a perfect match for Croydex – complementing our existing range of water efficient shower heads."

The collection features 14 designs, each finished in chrome or white. Options include the impressive Aspley Ultra Flat overhead showerhead and the Carter 3 function hand shower. For more information, contact Croydex directly or visit the company's website.

01264 365881 www.croydex.com

Enq. 132

Mapei Kerapoxy CQ



Mapei is renowned for its colourful approach to grout development, inspiring designers worldwide. Kerapoxy CQ – the new, environmentally-friendly, high performance epoxy resin grout – combines Italian designer flair with high performance technologies to create the ultimate in grout solutions. Utilising colour quartz technology significantly increases the grout's colour stability in a wide range of applications, from swimming pools, terraces, commercial and domestic kitchens through showers and wet rooms. It is also an important breakthrough in preventing staining to tile finishes during the wash-off process. The grout is easy to mix, apply and clean off, can be used in joints as narrow as 2mm and, furthermore, emits extremely low levels of VOC, conforming to GEV EMICODE EC1^{plus}, a hugely important factor when measuring indoor air quality. Kerapoxy CQ is suitable for grouting tiles fixed to walls and floors in virtually any internal or external tiling situation. This performance is available in an impressive 21 vibrant colours, 11 of which are unique to Kerapoxy CQ, with many being designed to enhance a project's appearance e.g. ocean blue for swimming pools. In terms of technical performance, it complies with BS EN 13888, being classified as RG.

0121 508 6970 www.mapei.co.uk

Enq. 133



Washroom solutions from Latham's

As part of its new range of washroom solutions, **James Latham** is now offering moisture resistant, high performance melamine faced chipboard (MFC) as well as a range of matching compact grade laminate. The moisture resistant MFC incorporates two decorative melamine surfaces which are bonded to both sides of the high density chipboard under high pressure and temperature. They will be offered in 10 decors. Also available, is a selection of matching compact grade laminate in 14 different decors. Compact grade laminate offers the ultimate performance in the most demanding environments. The panels are resistant to impact and have surfaces and cores that are totally impervious to water. Both of these new range additions will be colour co-ordinated with Latham's existing range of high pressure laminates (HPL) and 2mm thick ABS edgings. James Latham's Group Product Champion for Melamine, Paul Morson, commented: "These latest additions, of both moisture resistant MFC and matching compact grade laminate mean that we can now offer a true 'one-stop-shop' washroom solutions package to our customers."

Enq. 134

No odour floor gullies by Purus

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PURUS

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www.purusgroup.com

Mini Brage 50 floor gully

Enq. 135

Slimming down for summer



Look out for the stylish new Indus and Lennox shower valves from **Hudson Reed**, which feature an ultra slim profile combined with thermostatic technology for anti-scald protection. The shower valves are available in two designs – rounded for those who prefer curved brassware or pure square for a truly minimalist feel. Choose from standard twin control valves to operate a slide rail kit or fixed head, or opt for the twin with diverter for the luxury of

multi-option showering. With retail prices for the twin valves at £272 and the twin with diverter at £302, the new showers are an affordable way to bring extravagance to your bathroom.

01282 418000 www.hudsonreed.co.uk

Enq. 136

Want a wow bathroom?

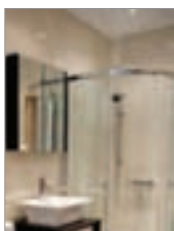


Lustrolite acrylic high gloss wall panelling, available from **Abacus Manufacturing Group**, is a brilliant alternative to tiles in the bathroom. It can be installed over new or existing wall finishes quickly and can be cut and drilled on site. It looks the same as glass

panelling but is a multi-layer acrylic that weighs less than a third of a traditional glass sheet and has 20 times the impact strength. It is highly scratch and wear resistant and has as a 10 year guarantee. Lustrolite is impervious to moisture and can be installed over new or existing wall finishes. It's also highly resistant to harsh chemicals like bleaches and solvents, and is easy to clean.

Enq. 137

Freefoam increases Geopanel range



Freefoam Building Products announced the launch of new colours to its popular Geopanel internal panelling range. Following feedback from customers, the new colours include grey, blue, green and beige marble, a stunning red diamond stone and travertine diamond stone. The Geopanel interior decorative panelling system includes both a standard 250mm panel for walls and ceilings and a one metre wide panel

perfect for showers. The high gloss tongue and groove PVC panels are available in contemporary and traditional shades with matching finishing trims in white or silver to ensure a clean professional finish.

01604 591110 www.freefoam.com

Enq. 138

Village life in London's East End



Just because a home is affordable, it doesn't mean it can't have a show-stopping bathroom. That has been amply demonstrated on the first phase of a new development in London's East End. 160 apartments in Lighterman Point feature wall hung sanitaryware thanks to **Multikwik** frames, set in handsome stone tiled bathrooms. Multikwik sanitary frames can be supplied with a wide range of stylish, sleek, flush-plate designs and on this development the client selected a stainless steel

plate to fit in with the high specification bathroom fittings and finishes. Multikwik sanitary systems offer complete design freedom.

01622 852654 www.multikwik.com

Enq. 139

Expressions shower tray range by MX



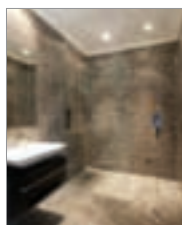
One of the UK's leading shower tray manufacturer **MX Group** has launched its latest shower tray range into the marketplace. The Expressions range has been designed to provide the maximum showering area, incorporating a

discreet, hidden waste system, yet the trays drain via a standard shower waste. The level waste design incorporates a standard waste outlet and allows easy access to clean, maintain and service without the need for an expensive gully waste system. The Expressions shower tray range is available in a range of popular shapes and sizes, making it an extremely attractive, yet highly practical shower tray design for the bathroom.

01684 293311 www.mx-group.com

Enq. 140

Future proof homes with a wetroom



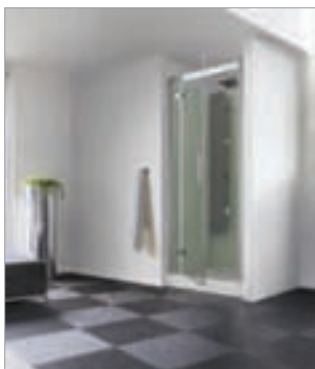
Housebuilders can offer ultimate flexibility when it comes to bathroom design by incorporating an effective wetroom drainage system into the build. Howard Ball, Sales and Marketing Manager at **CCL Wetrooms**, says: "Wetrooms continue to grow in popularity. As an open-plan alternative to the traditional bathroom, they provide a space-saving, design-led solution perceived as a high-end

feature. More significantly, wetrooms offer accessibility, a feature that will become increasingly important as our population continues to age and the housing market shifts to accommodate changing needs."

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

Enq. 141

Saniflo reveals the beauty and benefits of shower cubicles



Cubicles offer a swift and hassle-free showering solution for any shape or size of bathroom and en suite. In most cases, you can have a watertight enclosure (without using silicone), complete with the shower, controls and doors fitted in less than two hours. The quality and reliability of the products used are essential. The Kinedo range of superior quality shower cubicles has been designed by the team at **Saniflo** to offer a comprehensive range of complete showering solutions for all applications. And now, thanks to the new Sanifloor you can have a Kinedo cubicle or other level access shower or wetroom in situations where gravity drainage is not an option. The Sanifloor from Saniflo is a shower waste with a dual function suction pump and sensor that sucks waste from the gully and pumps waste water away up to 3m. The discharge pipework is 32mm wide and the flow rate of the suction pump of 25l/min at 3m is compatible with the latest waterfall and rainshowers. There are three models available, each with an integrated non-return valve to ensure water never backs up in the pipes, and a sensor, which is activated when water in the waste/gully reaches a certain level. This automatically starts the pump to discharge the waste water.

020 8842 0033 www.saniflo.co.uk

Enq. 142

Bespoke frameless shower screen



Aqata has launched a brand new bespoke frameless shower screen, increasing its line-up of bespoke, made to measure showering solutions for 2014. Characterised by spans of stunning frameless glass, the new bespoke shower screen offers the ultimate in minimal styling and is ideal for contemporary wet room style interiors.

Distinctively frameless, the new shower screen is secured to the wall and ceiling (if required) by high quality polished chrome brackets, removing the need for wall profiles entirely. With the shower area completely opened up to the room, a feeling of light and space is created which enhances even the smallest of spaces.

01455 896 500 www.aqata.co.uk

Enq. 143

New brochure reflects quality range



Ultra Tile, the premium adhesives, grouts and ancillaries brand from the Instarmac Group, is delighted to announce the release of its new brochure. The brochure details Ultra Tile's comprehensive range and incorporates its popular installation guides, offering project guidance

that includes tiling onto calcium sulphate screeds. The brochure's release comes alongside the imminent launch of its new fibre-reinforced tile adhesive, FibreGrip FX, details of which are featured inside. Email Ultra Tile to request your copy of the new brochure.

01827 872 244 ultratile@instarmac.co.uk

Enq. 145

New chisels from Hultafors



The new heavy duty butt chisels, from Hultafors, are superbly crafted tools with high quality steel blades that have EPD rust protection (Electrophoretic Deposition). Sharp, tough and totally reliable, these chisels combine maximum sharpness with hard-wearing durability. They're perfectly sharpened with high-quality Japanese steel blades and heavy-duty handles designed for

hard hammer blows. The EDC Chisel is available in eight blade widths, while the Gougers are available in two styles to suit whatever job you have in hand. As with all Hultafors tools, these are top-quality, precision tools designed to last a lifetime.

Enq. 147

Snickers Product and Price Catalogue



The new Snickers Product and Price Catalogue has loads of new garments and accessories for working effectively wherever you are on site – whatever trade you're in. You'll find quality, innovation and top class functionality in every garment – the sign of a brand that knows what it takes to get the job done properly. Whatever the task, whatever the season, the Snickers Workwear system provides the ultimate solution to make every man and woman's workday easier and safer.

Get to know the cutting-edge range from Snickers Workwear... in every stitch, it's miles better.

Enq. 148

Bespoke solutions from On The Level



On The Level is the one of the only manufacturers in the UK to produce bespoke solutions for concealed wet floor shower trays in any size or shape. The patented Birch ply underfloor shower formers are easy to install and ideally suited for special needs applications such as care homes, hospitals

and specially adapted domestic bathrooms. On The Level formers are BSI approved for a safe load of more than 60 stone (380kg) and their shallow depth of just 24mm allows them to fit flush into most floor types. Its specialists are happy to explain the product and give technical advice, on site if required, to devise solutions for specific projects.

01252 373202 www.onthelevel.co.uk

Enq. 144

Shower in style with Multikwik



The new Multikwik trapped shower gully for tiled floors is the last word in versatility. Offering a choice of four grates to go with one of the four gully bodies, it makes it a versatile, lightweight, easy-to-fit product – with an adaptable riser to allow for different flooring heights, diverse connection options and different seal depths. The feature that makes the Multikwik gully stand out from the crowd is its adaptable riser from 25-120mm. This

means the gully can cope with any flooring option without the need to solvent weld another pipe to handle deeper floors. Simply cut the riser to the required size, reapplying the seal and it's done.

01622 852654 www.multikwik.com

Enq. 146

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sales@normid.co.uk

Enq. 149

Toolstation Crabtree accessories



Toolstation has introduced a range of Crabtree electrical switches, sockets and light fittings in its latest Catalogue 55. Crabtree's uncompromising approach to quality has established this brand as a trade favourite, and the new range at Toolstation is sure to be popular. The Catalogue also features over 150 new products plus great deals such as a powerful SIP Airmate Compressor with a seven piece accessory kit for only £99.98; or a

Milwaukee Twin Pack with accessories at just £239.97. Pick up the new Catalogue from one of Toolstation's 150 plus sales counters, order on freephone 0808 100 7211, mobile friendly 0330 333 3303 or visit the Toolstation website at www.toolstation.com

Enq. 150

Dickies new safety footwear range



Dickies, the internationally renowned workwear 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, highly slip resistant and have non-clogging sole patterns. Extra comfort is offered with moisture wicking lining and a removable footbed. Dickies have 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. 152

Liquid Weather offers treatment



Liquid Weather is a revolutionary treatment manufactured by Global Merchandise Limited that is suitable for mellowing all types of masonry. The water based, acrylic resin product can be readily applied by brush, sponge, cloth or spray to instantly tone down new brickwork, masonry, concrete, roof tiles or paving to offer an

authentic aged patina. Importantly, Liquid Weather contains no harmful or aggressive chemicals so is safe to use with normal personal protection gear. The coating is highly resistant to the elements and physical abrasion, so will not require re-applying.

01780 766787 www.liquidweather.co.uk

Enq. 154

A clear and flexible solution from Sika



Expanding its range even further in response to growing demand, Sika has unveiled its latest addition to the Sikaflex EBT+ range with its new 'Clear' three in one product. Combining the properties of an adhesive, sealant and filler to deliver an all in one product that can be used with a wide range of materials, including concrete, brick, mortar, wood, metal, glass, plastic and

resin, Sikaflex EBT+ Clear quickly cures to a translucent finish, making it ideal for use on projects where there is a need to maintain a spotless aesthetic appearance. Permanently flexible and water resistant, Sikaflex EBT+ Clear can be used both internally and externally.

0113 2403456 www.everbuild.co.uk

Enq. 156

Look cool, stay cool with Snickers



It's great working outside in the summer months, but being hot and sweaty is almost as uncomfortable as being cold. So when the going gets hot on site, staying well ventilated is crucial. It helps you stay focused and alert, minimising the likelihood of making bad decisions and putting your health and safety at risk. Snickers' warm weather workwear

combines market-leading fabrics with advanced technology for top class working comfort and functionality. Snickers' high-tech A.V.S. fabric is an innovative mix of polyester and bamboo carbon, which combine to produce a highly breathable material for moisture transportation, UV protection and anti-odour comfort.

Enq. 151

Cedral Weatherboard fixes it

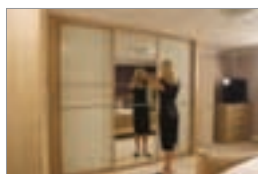


A brownfield development in Walsall, West Midlands, has become a highly sought after location after being fitted with Marley Eternit Cedral Weatherboard. The ease and speed of installation meant that Cedral Weatherboard played its part in ensuring

that the 73 new build homes for affordable rent on Barracks Lane were completed exactly on schedule. As a dry-fix solution, Cedral Weatherboard offers all the benefits of off-site construction, including an ability to be fitted in up to half the time of cement-based render systems. In addition, Cedral Weatherboard can be fitted when inclement weather may otherwise prevent wet trades working in site. It is available in 19 colours and three woodstain finishes.

Enq. 153

Bedroom furniture by Swan Systems



The Swan Systems Sliding Wardrobe Door range is unique. Available in 15 popular frame colours with 300 different door inserts, the doors are now available with soft close. The aluminium extrusion is 4mm – to make mirror and coloured glass doors

– and 18mm – for panel doors. Swan Systems supplies house builders with doors, track and interiors as well as matching bedroom furniture. Create a set of sliding wardrobe doors unique for your project at very competitive prices. Stand out from your competition and offer something stylish your customers expect.

01329 843636 www.swansystems.co.uk

Enq. 155

greenteQ SENSO turn handle



FG SENSO is the latest product from the German greenteQ range to be introduced into the British market by VBH. It is described as an attractive matt brushed stainless steel tilt and turn handle with in-built electronic alarm and climate control functions. The alarm function detects any vibration that may

indicate an attempted break-in. The vibrations trigger a three minute 115 db(A) alarm signal to deter would-be intruders. Power is provided by a standard battery which is readily available from normal retailers. The pre-installed battery gives a service life of approximately two years and 200 days (based on an average of three alerts per day).

Enq. 157



Sealants for tiling

Use of the correct sealants is an important aspect of tiling jobs on many projects which housebuilders are likely to be involved with, says Brian Newell, chairman of The Tile Association's technical committee

because the various components of a tiled assembly (such as the covering, adhesive, substrate) will expand and contract at different rates, according to each component's intrinsic physical properties reacting with changes in moisture, temperature and loading. The differential expansion or contraction of attached components results in internal stresses, which, if not localised by movement control joints, can lead to tiles cracking or debonding.

Correctly placed movement joints can relieve stresses in tiling both in wall and floor areas. Two types of movement joints in walls and floors are structural or non-structural joints. A structural floor joint passes through the tile, screed and floor slab. A non-structural joint passes through the tile and screed only and does not penetrate the floor slab. The two designs will be subject to different movement patterns that influence the choice of sealant.

Generally, sealants with greater movement capabilities, and hence more flexibility, are required for structural joints. The joints need to be of sufficient width to allow the sealant to accommodate the expected movement. The need for non-structural joints around the extreme edges of the floor will depend upon the dimensions of the floor. The sealant needs to have properties that will accommodate all the

...Continued overleaf



Movement joints, tanking systems, natural stone sealants and surface sealants are just some of the areas where the housebuilder may require knowledge of the issues around sealants.

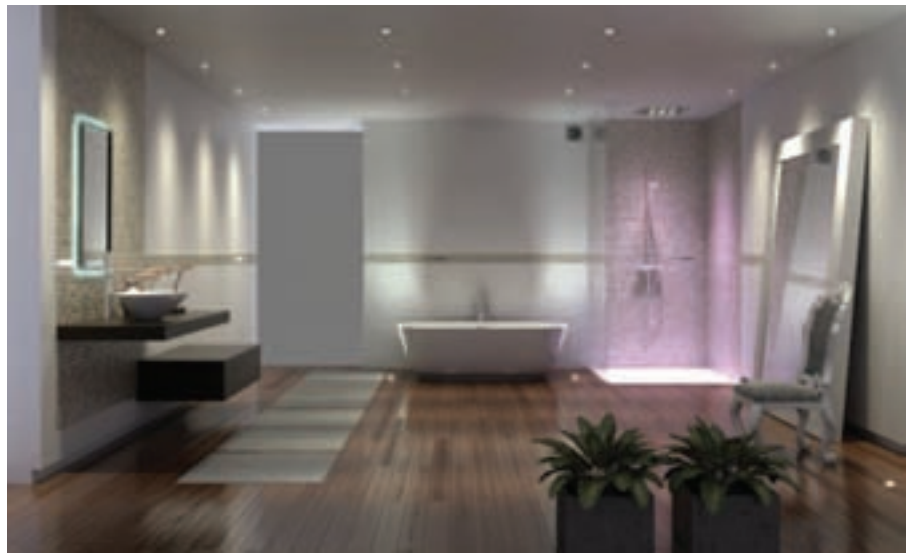
Taking these in turn, failure to get the movement joints correct in a new tiling installation is a common cause of tiling failure. Movement joints should be an integral part of any ceramic tile or stone installation. They are required

conditions of service, and advice can be sought from TTA or one of our specialist manufacturer members' technical departments, all of which are listed on the website www.tiles.org.uk

BS 5385 is the British Standard for the design and installation of wall and floor tiling and provides expert, best practice advice on all aspects relating to tile installation. Guidance on movement joints is detailed in parts 1 (walls) and 3 (floors). Essentially, they should be specified over existing/structural movement joints, where tiling abuts other materials, where tiling is continuous across junctions of other background materials and in large tiled areas, at internal vertical corners and as intermediate joints where stresses are likely to be concentrated.

Tiling in wet rooms is another area where particular attention needs to be paid to the use of sealants. In this case, apart from standard silicone sealants at all junctions of tiling, a waterproofing system should also be installed.

BS 5385 Part 4 recommends that shower areas, particularly frequently used showers, should be tanked (waterproofed) using either a liquid or membrane tanking system, and joint sealants in



the tiling should conform to the requirements of BS 5889 and ISO 11600, the classification of Sealants for Building Construction.

A growing choice of finish for the home-builder is that of natural stone tiles. Often used

in combination with mosaics they can create a stunning effect. However, some sensitive stones may require a different specification of sealant than would normally be used with porcelain or vitrified ceramic tiles.

One disadvantage of most natural stones however, is that, unlike porcelain or vitrified ceramic, they are porous materials and will stain easily. Many stones will require sealing following installation.

“This sealing process can bring benefits, including colour enhancement and can even help to restore a polished effect”

This sealing process can bring benefits, including colour enhancement and can even help to restore a polished effect. Impregnating tile sealers seal down into the porous body of the stone rather than providing just a surface seal. By using such a sealer it will have the effect of reducing both water permeability and future staining. Again, The Tile Association can help advise developers in the correct type and use of sealants for natural stone tiles.

Installers also need to be aware that inappropriate movement joint sealants used with some natural stone can cause edge discolouration to the stone and should be avoided. Specially formulated, neutral cure, silicone sealants are available for use with moisture-sensitive tiles.

TTA is the industry association for manufacturers, installers and retailers of tiles and tiling products. A key aim of the association is to pool the resources and expertise of its members to raise standards in the tiling industry as a whole. Brian Newell is a founder member, director and past chairman of the TTA and is actively involved in developing British, European and International standards. He is also the technical consultant for the European Tile Fixers Association.

Enq. 158





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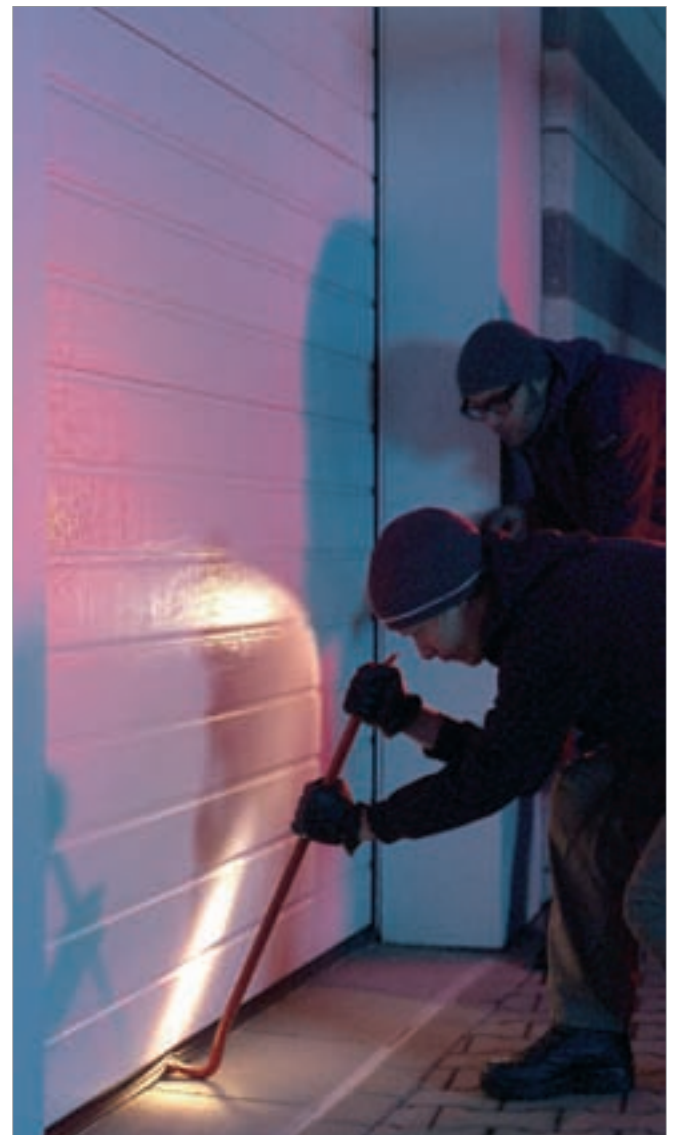
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Enq. 160



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ref: HBD

Enq. 161

'Orangery central' unveiled at Synseal



A brand new Synseal showroom located at the company's Huthwaite headquarters is now open for customers to view. Synseal's Marketing and Technical Services teams have joined forces to create 'orangery central', conveniently located in the heart of the Midlands. Five different orangery design

solutions are displayed. Customers can come along and feel the difference by touching a Celsius performance glass demonstration wall that shows how the specialist Celsius Clear, Celsius One and Celsius Elite glasses dramatically reduce thermal transference and heat loss through the sealed double glass units when compared to standard glass.

01623 443200 www.synseal.com

Enq. 162

A rewarding experience



The SOLOLIFT2 range of macerators from Grundfos are a cut above the rest in terms of delivering leading edge technology. Through the flexibility of their design, their adaptability and performance, they provide the solution to handling

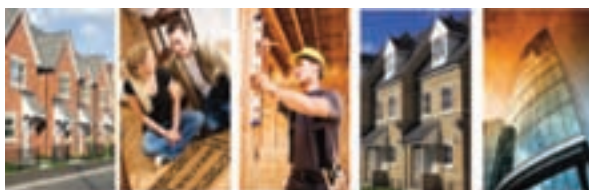
wastewater for any combination of WC, bidet, sink, bath, shower and washing machine. Additionally, the modular design of the new Grundfos SOLOLIFT2 means that servicing can normally be achieved without the need to drain down the system. By way of a thank you, Grundfos is offering a bonus for each SOLOLIFT2 model bought before 31st July 2014 of £25 Love2Shop vouchers for each purchase.

01525 850000 www.grundfos.co.uk/sololift2

Enq. 163



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Enq. 165

Evolution structural warranties



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01799 512 031 www.buildingwarranties.com

Enq. 166

Osmo partners with ESCO Group



Osmo UK, the eco-friendly wood and finishes expert, is pleased to announce that it has formed a new partnership with ESCO Group, a specialist in oak wood flooring, to supply high quality wooden flooring which has been pre-finished with Osmo Polyx®-Oil. This new partnership sees two successful and growing companies

join forces to provide end users, design professionals and flooring contractors with improved products and services. ESCO Group is known for its customisation of producing high quality flooring to order, while Osmo UK is renowned for its top class wood finishes, in particular the Polyx®-Oil range.

Enq. 167

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Enq. 164

Look down – how comforting is that flooring?



Steve Urwin, Tarkett UK marketing manager, says flooring can have a major impact on the wellbeing of people living in sheltered accommodation – for some surprising reasons

It's well-known that the UK's population is ageing – more than 10 million people in the country are now over the age of 65, and that number will nearly double by 2050.

While many elderly people remain healthy and independent, there's no doubt that the need for sheltered housing for vulnerable members of the community will continue to grow in that time.

For property developers and builders, this naturally presents a commercial opportunity as well as the chance to fulfil a societal need. But it's crucial that sheltered accommodation is of a high quality if the people who live there are to be properly supported.

This creates a number of special design requirements to be considered – it's both an ethical and commercial responsibility to make sure a healthy environment is created where vulnerable residents can live as fulfilling a life as possible.

“The aesthetics of floors enter into an emotional relationship with people – identification and curiosity are life-prolonging and activating factors for ill people living in a healing environment.”



Professor Rudolph Shricker of the German Association of Architects and Interior Designers (BDIA)

Some of the requirements are obvious; for instance, plenty of natural light, as few steps as possible and open spaces for socialising. But one factor that is sometimes underplayed is flooring, which can have a remarkable effect on the wellbeing and behaviour of the people who walk on it.

Professor Rudolph Shricker of the German Association of Architects and Interior Designers (BDIA) has studied the effects of flooring in interior spaces on Alzheimer's patients and made some surprising findings.

While many people who require sheltered housing do not suffer from dementia, many of the principles he describes can also contribute to creating comfortable and comforting surroundings.

Professor Shricker says: “The choice of flooring in healthy environments is an important vector for safety. Floors provide safety underfoot in daily walking movement; resistance and anti-bacterial properties solve hygiene problems.

“Today, the large variety of flooring designs offers many options in colours, structures and visual effects.

“The aesthetics of floors enter into an emotional relationship with people – identification and curiosity are life-prolonging and activating factors for ill people living in a healing environment.

“For them, a ‘healthy’ floor gives hope, encouragement and motivation.”

If that sounds a tall order for a simple floor, think about how important it is to have floors which look beautiful, provide a clean, sound surface to walk on and allow good hygiene.

“Qualitative, beautiful and healthy floors give people composure and dignity, contributing to a positive feeling. Floor design can help people to slow down, concentrate, orientate themselves, have fun or move freely,” says Professor Shricker.

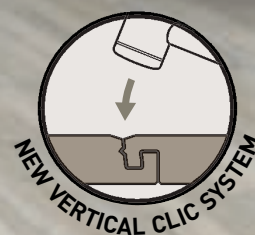
In choosing flooring for your development, practicalities come first, of course. Anti-slip surfaces with an R10 rating are extremely important in preventing falls and broken bones, and ease of cleaning is also high on the priority list.

The right flooring can also provide acoustic protection – noise can be a highly negative factor and has been shown to contribute to sleeplessness, increase the use of pain medication and maybe even cause confusion and disorientation.

...Continued on page 51



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Patterns to choose

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- Non-figurative patterns – they can't be confused with something real

Patterns to avoid

- Large stripes
- Repetitive geometrics such as checks and circles
- Imitations of natural materials such as pebbles or grass, as they can confuse

“Solid and contrasting colours make it possible to distinguish between different zones of the unit and make it easier for patients to orient themselves”

Professor Cornel Siebel of Nuremburg University's Institute for Biomedicine of Ageing

Vinyl floor coverings provide a cost-effective solution to all of these practical considerations, and also come in a wide range of attractive finishes and colours that can easily adapt to the décor of a hard-working interior space.

Vinyl wall coverings are an innovative addition in this area – they can be laid by the same installer as the flooring, which gives the specifiers and architects the opportunity to cut down on time and costs.

To further reduce costs but increase comfort, consider a wet room concept.

Wet rooms provide a complete and extensive system of floor and wall coverings, as well as accessories including drains, threshold strips and sleeves. No longer just lifeless, drab affairs, wet rooms are increasingly available in a variety of engaging patterns and colours.

However, the use of pattern needs to be handled with care. People with dementia can be adversely affected by some colours and patterns – red, for instance, can be over-stimulating, while a sparkle pattern can confuse residents into thinking they are walking on water.

For people with dementia, Professor Shricke says: “It is no longer cognitive and intelligent

interpretations that play the decisive role, but emotional moments and psycho-social experiences.

“Factors of interior space perception such as orientation, safety, movement and balance are now to be integrated in each phase of the interior design.”

When people move to sheltered or housing association accommodation, even if their health is good, they may initially be in a disturbed state because they are leaving their familiar home behind. Once again, attractive and safe flooring can play a useful role in helping them to feel secure and ‘at home’ in the new place.

“Solid and contrasting colours make it possible to distinguish between different zones of the

unit and make it easier for patients to orient themselves – for example, by using an orangey colour for an activity zone,” Professor Cornel Siebel of Nuremburg University's Institute for Biomedicine of Ageing says.

So it can't be denied that flooring plays a role that often goes unconsidered. We all like to feel we've got our feet on solid ground, so home needs to be a comforting and attractive place where we are secure, protected and free to move around safely.

Developers and builders are well aware of the extra demands upon them when creating and designing sheltered accommodation. But the choice of flooring may well be more important than they ever imagined.

Enq. 169



Designer Contracts announces deal



Designer Contracts, one of the UK's largest flooring contractors, has signed an exclusive deal with Bellway Homes to provide floorcoverings for all its new sites in the UK. The deal means that Bellway can access a wide

portfolio of floorcoverings from one source. Designer Contracts MD, Peter Kelsey, said: "We already had an exceptional relationship with the team at Bellway Homes and this only strengthens it further. For the Bellway Group, the deal means that we can provide Bellway divisions with a selection of floorcoverings to suit each site and property type at the most competitive prices."

01246 854577 www.designercontracts.com

Enq. 170

Protection better than cure



For those who spend any amount of time working on their knees, it is vital to ensure that they have the maximum protection to help avoid the onset of osteoarthritis or even knee replacement.

Redbacks are award-winning, non-foam based, work trouser pocketed, safety kneepads which distribute body weight evenly, elevating the knees to relieve back pain and reduce pressure on

knee, leg, ankle and foot joints, while minimising the risk of possible injury from sharp or penetrating objects.

01327 702104 www.redbackskneepads.co.uk

Enq. 171

H+H systems specified in Kent



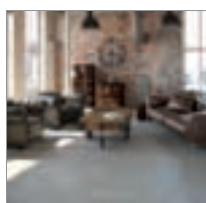
A prestigious development of five luxury apartments has been constructed to Passivhaus principles using **H+H** aircrete Jumbo Bloks, Foundation Blocks and the H+H Thin-Joint System. Oyster Reach in Whitstable, Kent, was built by Masonry Frame

Systems Ltd. Masonry Frame Systems specified H+H Jumbo Bloks for the internal and external walls primarily because they meet the demands of this Passivhaus construction. H+H aircrete blocks offer an advanced thermal performance which adheres to Passivhaus standards. The Thin-Joint system was chosen for its speed of construction.

01732 880520 www.hhcelcon.co.uk

Enq. 172

N&C Mode tile collection catalogue



N&C Nicobond have launched its largest ever tile catalogue featuring even larger formats, the latest trends in interior design and over 100 ceramic, porcelain, natural stone and mosaic ranges available from stock. The impressive, large format catalogue features attractive tile ranges suitable for all project requirements, from

entry level through to unique designer options. The Mode tile collection catalogue reflects the unrivalled service benefits offered by N&C Nicobond, such as nationwide, next day delivery (dependent on delivery schedule), £10,000,000 stock availability and the latest in on-trend tiles suitable for domestic and commercial projects.

Enq. 173

Super Deluxe gives super fine finish



Natural materials have long been a popular choice for stylish interiors and for good reason – but now there is an even better cause to choose an on-trend alternative. Top flooring firm **Tarkett** has launched a new eye-catching wood and tile range called Rhinofloor Super Deluxe. With more than 10 different designer friendly styles, it takes cushioned vinyl flooring into previously unexplored territory. UK marketing manager Steve Urwin said: "Rhinofloor Super Deluxe is a highly-attractive prospect for demanding design schemes due to the combination of on-trend wood and tile designs. With realistic-looking wide planks it offers discerning home-makers, specifiers and architects a high quality product in a style that is in high demand." Available on a roll up to 4m wide, the floor is textured so you can feel the grain. Rhinofloor Super Deluxe is available through nationwide distribution and comes with a 20-year guarantee. Steve said: "We're finding many specifiers are turning to cushioned vinyls to provide a practical, hard-wearing and visually-appealing floor finish that suits even the most demanding of interiors schemes. We're predicting that Rhinofloor Super Deluxe will be a hugely popular product for us, and we think it's an excellent enhancement to our existing ranges."

01622 854 040 www.tarkett.co.uk

Enq. 174

Clever new flooring from Gerflor



The international design influences of global vinyl flooring manufacturer **Gerflor** are evident in its new Texline collection of ready-to-install, loose-lay flooring that couples top class design with cutting edge technology. A showcase of the latest decorative trends in down-to-earth priced flooring for all areas of the home, Texline's attractive wood, mineral and all-over designs are a desirable addition to a new home. Beyond good looks, Texline's clever construction technology provides multiple installation and practical benefits. A patented, Gerflor Fibre technology (GFT) flooring, it is 3mm thick, exceptionally comfortable underfoot and 16db sound insulated. It is also waterproof, R10 slip resistant and its 0.3mm wearlayer has a stain, scratch and indent resistant PureClean™ surface finish. Additionally, low-cost, no-fuss installation is guaranteed by Gerflor's innovative, built-in, GFT textile backing system, together with an interlayer for stability, which permit up to 35 sq m, adhesive-free fitting with minimal subfloor preparation. Texline also ingeniously remains flat and automatically compensates for uneven surfaces, plus it is 90 per cent RH resistant. Compatible with underfloor heating, Texline has a 15 year product guarantee and comes in two, three and four metre widths.

01926 622620 www.gerflor.co.uk

Enq. 175

New F1 floor protection membrane

Protect have introduced a new high performance and multi-purpose coated non-woven membrane designed to provide surface protection to a wide range of floor substrates

The new, yellow, semi-translucent material with integrated lap and sealing tape has a grid printed across the whole surface which promotes simple alignment and installation. The membrane is manufactured from a coated polypropylene non woven spunbond and is 100 per cent recyclable.

Protect F1 will ensure that all floor areas are left clean, dry and entirely protected while works are in progress. The membrane is completely waterproof and resistant to traction and tearing. It's easy to cut and lightweight to handle in 1.5m x 50m rolls and easily brushed/mopped to reduce excessive build up of debris and any associated damage. The integrated lap and seal tapes speed up the installation and provide a seal at the overlap regardless of the conditions on site.

Craig Fyall, director of sales, comments: "Research by the Health and Safety Executive (HSE) has identified over 90 per cent of floor slip accidents in the UK occur on wet floors, mostly on relatively smooth/shiny floors. A minimum pendulum test value (PTV) of 36 or more must be achieved to avoid personal injury claims and ensure a good floor slip resistance obtained on both dry and wet floors. Protect F1 achieves a PTV of 107 dry and 40 wet so achieving never less than a 'low' slip potential."



Protect F1 floor protection membrane is available from roofing, building and timber merchants nationwide or for more details of our products visit our website www.glidevale.com

Enq. 176

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Enq. 177



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Glass trends

Rebecca Clayton, technical sales executive at IQ Glass looks at the changing trends in glazing, due largely to constant innovations in technology

As in all elements of design, trends change over time. This is therefore true of architectural glazing. Various things throughout all areas of life affect these trends, from technology to fashion and popular design.

Minimal framing is still a strong, current trend in architecture and design. Using thin framed sliding doors, frameless structural glazing and hidden supports can create a clean, fully glazed reveal and allow floor to ceiling glass elevations.

Sliding doors will allow the biggest range of minimal framing options available for moving parts closely followed by pivot doors. Sliding doors will give better weather and thermal performance with framings of as little as 21mm. Well-designed sliding door systems can hold massive pieces of glass of up to 12 sq m in a sliding panel to allow large, nearly frameless faces of glazing.

When using fixed glazing structural glass

assemblies will create a frameless glass appearance, the glass spacers and a silicone joint on show where panels meet. For larger glass constructions glass beams and fins can be used instead of framing to support these frameless elements, continuing the fully glazed appearance.

On these thicker elements of glass the use of low iron glass is preferred. Glass has a natural green tint to it which is much more noticeable on thicker elements of glass such as glass fins and beams, which are normally 4 x 10mm pieces of glass. By reducing the iron content in the glass you reduce this greening tint so these thicker elements of glazing appear clearer and less noticeable on a frameless glass installation. Low iron glass is also preferable on large areas of glazing where different glass thicknesses will be very close to each other such as a framed piece of glass next to structural glazing. As framed glazing will use thinner pieces of glass than frameless structural glass there would be a difference in the tint if low iron glass is not used.

This frameless effect is also important at the head and the base of the glass element in both

...Continued on page 57



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“Generally one piece of glass, a picture window will create a striking window feature and is great on properties with a fantastic view”

moving and fixed parts. If you can create a flush floor finish inside to outside the illusion of extra space will be dramatic – the internal space flowing seamlessly into the garden. This is referred to as indoor-outdoor living and is a popular design technique, especially in smaller spaces.

Most slim framed sliding doors and pivot doors will be able to create this seamless appearance across the floor and ceiling tracks.

An emerging trend in architectural glazing is flush glazing. It has become popular with the growth of frameless structural glass assemblies where two structural glass units meet, either in line or on a corner. A flush glazed corner or joint is achieved with the glass covering the spacers within the unit. Opening door and window systems are now advancing to recreate this flush glazed effect on all areas of a build. By stepping the external panel of glass over the framing you can create a flush external finish and hide all the framings and fixings with only framing visible from the inside of a space.

The surrounding glass that covers the frame is generally back painted to hide all fixings and framings, usually in black or dark grey to match the parent design of structural glazing.

Many different types of window and door configuration and combinations are available to give you control over the look and functionality of your flush glazed window and door systems.

These types of windows and doors are fast becoming popular and can contrast brilliantly with traditional brick and timber as well as modern rendering.

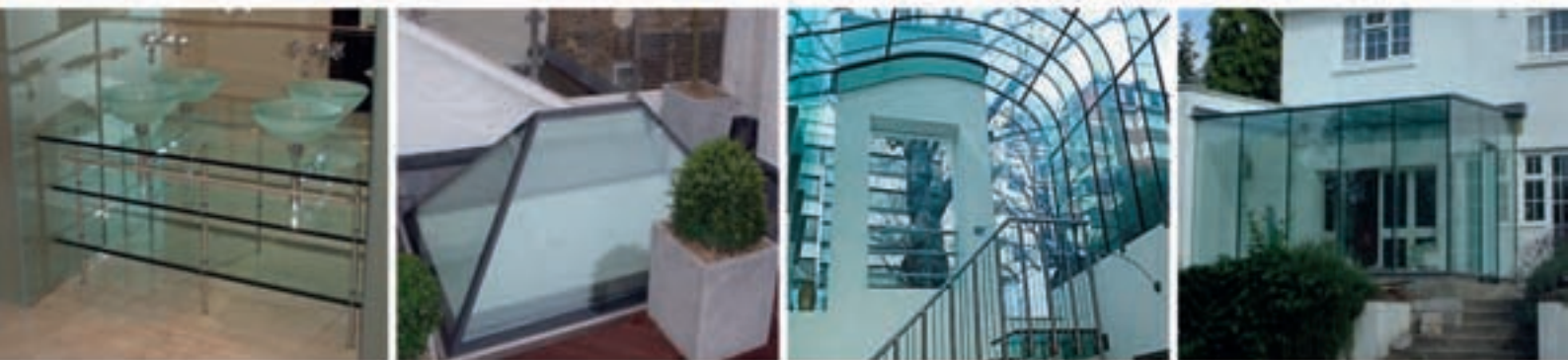
One type of window solution is often underrated and that is the picture window. These are fixed elements of glazing with all frames completely hidden within the building finishes. Generally one piece of glass, a picture window will create a striking window feature and is great on properties with a fantastic view. Essentially, walls frame the view so no framings distract from the image – hence the name ‘picture window’. This works very well with rendered buildings where you can easily hide all fixings.

Enq. 180





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Enq. 182



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Enq. 184

Imagine the perfect bi-fold door



The VEKA UK Group has further demonstrated its position as an industry leader in PVC-U systems with the unveiling of the innovative 'Imagine' bi-fold door. The technical experts at The VEKA UK Group chose to go back to the drawing

board with this product and 're-imagine' what we have come to think of as a standard bi-fold door. The official launch, following the FIT Show, comes after a successful appearance at Fensterbau. Sales and Marketing Director Colin Torley explains: "The new bi-fold was on display at Fensterbau and visitors to the event were very impressed; we received some extremely positive feedback."

01282 716611 www.vekauk.com

Enq. 185

Heat pump selection tool app



Mitsubishi Electric has launched an enhanced version of its popular heat pump selection tool to include calculations for ground or water source applications over 30kW, and extended the platforms available to include the iPhone and Android devices. The simple to use

app offers an easy way for individuals or businesses to see what a heat pump can offer them in terms of reductions in running costs and emissions over gas, oil, LPG and direct electric heating. The app is now available for Android phones and tablets via Google Play, iPhones and iPads via the App Store, as well as continuing on the web.

01707 282880 www.mitsubishielectric.co.uk

Enq. 186

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Enq. 187

Heating solution for period building



Atlantic Boilers has installed its super-efficient electric boilers at the development of a period building. Breakspear House in Harefield, Middlesex is a Grade I listed building. Phase 1 of the development consisted of the main building being converted into nine luxury apartments.

Ideal for each of these highly insulated rooms were the Atlantic Multi-Elec Compacte boilers each rated at 36kW. These units are robustly made to a working pressure of 4BARS and temperatures from 40°C to 95°C. The boiler body has 50mm thick rockwool thermal insulation and a seasonal efficiency greater than 99 per cent GCV.

0161 621 5960 www.atlanticboilers.com

Enq. 188

Avoid hefty replacement costs



UK Spares, an online distributor of spare parts within the electrical heating sector, has added to its substantial range of boiler spare parts, now suitable for commercial, domestic and industrial heaters. With replacement prices starting from just £20, UK Spares stocks a range of water boiler spare parts spanning major brand names from a range of leading

companies. UK Spares removes the need to replace a full boiler for the sake of a broken element, lever tap or solenoid valve. The UK Spares team use their years of knowledge and expertise in order to identify the correct spare part for each individual request.

01454 620500 www.uk-spares.com

Enq. 189

Evinox simplify underfloor heating control for communal schemes



To simplify underfloor heating control for communal/district installations, Evinox has launched an UFH control kit for its ModuSat HIU system. This provides individual room or zone temperature control when combined with Evinox room thermostats. The Evinox UFH control system connects to the ModuSat Heat Interface Unit and the ViewSmart room controller, which then operates as the time programmer. The UFH control system sends a run signal to the ModuSat when there is a demand for heat from any of the room thermostats or a run signal from the ViewSmart controller during the timed period. This allows for each room to be independently adjusted within the timed programme of the ViewSmart controller. For example, an occupant who works from home can turn the heating on by simply adjusting the temperature in the one room they work in, and reduce the temperature in unoccupied rooms if required. In addition to this, using Evinox's SmartTalk remote monitoring system it is possible to adjust individual zone/room temperatures and also provide remote diagnostics. Evinox combines the expertise and independence to deliver lifetime communal heating packages for any project brief.

01372 722277 www.evinox.co.uk

Enq. 190



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Enq. 191

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 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 a 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.

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

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www.quooker.co.uk

Reader
Enquiry
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Quooker®
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Housing Associations and other landlords across the UK are discovering the benefits of getting close to Wilo. In the UK, Wilo has been making giant strides in the pumps market place over the past few years and is winning over converts, impressed by the excellent quality of its pumps especially the reliability and the energy efficiency that comes as standard with these excellent small

circulators. Tenants are seeing immediate energy savings of around £100 a year for all those lucky enough to get one installed in their homes. These annual savings, combined with a comprehensive five year warranty make these little green chaps a very popular choice.

01283 523000 www.wilo.co.uk

Enq. 193

Dow's stockist network extended



STYROFOAM and XENERGY extruded polystyrene (XPS) insulation products are now available from a wider stockist network, offering improved UK-wide coverage for builders and contractors.

Manufacturer Dow Building Solutions

has made the list available on its website at www.styrofoam.co.uk via a handy stockist finder, which enables those looking for the XPS products to quickly search for branches by postcode or location.

Chris Gimson, commercial director for Dow Building Solutions said: "Our distributor network is very important to us, and regularly acts as the interface between us as manufacturers and our customers – contractors and building designers."

Enq. 194

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Enq. 195



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Enq. 196

Ritec launches ClearShield®



Ritec International, pioneers in 'non-stick' glass is launching its ClearShield Eco-System™ for splashbacks. The ClearShield Eco-System is the incredible and proven way for glass splashbacks to keep their sparkle, remain easy to clean and hygienic. Ordinary glass treated with the ClearShield Eco-System is upgraded to ClearShield Eco-Glass™, resulting in a higher quality. Splashbacks will hold a pristine appearance for longer and will always be easier to clean. In addition, ClearShield Eco-Glass is more hygienic thanks to its anti-microbial properties which meets direct food contact test requirements of the EU.

020 8344 8210 www.ritec.co.uk

Enq. 197

Distinctly Abode new MIKRO sink



Abode launches the new MIKRO to its stainless steel range of kitchen sinks. The unparalleled simplicity of the clean lines and patterned drainer of this modern sink creates a unique contemporary design. MIKRO is manufactured in 18/10 stainless steel in 1.0 and 1.5 bowl

models, both with drainers, in reversible sink formats with standard basket strainer wastes. All plumbing pipework is included with the sink. Visit the company's website to view the full range of Abode sinks, taps and accessories.

01226 283434 www.abode.eu

Enq. 198

Dr. Martens – rugged workboots



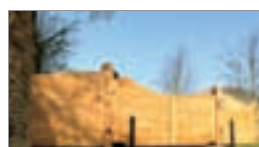
Dr. Martens has drawn on over half a century of boot making experience for its Industrial Range of footwear. Technology has developed considerably over the last few decades but the premise for what is required has remained the

same: comfort, protection and durability. Incorporating style into the equation comes naturally to Dr. Martens and some of its key designs take pointers directly from the fashion lines. The result is a collection of rugged, versatile work boots that combine all the necessary safety elements with authentic Dr. Martens styling for a genuine multi-purpose offering, looking good both in and out of work.

0845 437 3141 www.drmartens.com/industrial

Enq. 199

Concealed automation gates



In a leafy suburb of Suffolk, a large wooden automated swing gate was installed on a private property to add a level of privacy and security. The pair of double wooden swing gates has been automated by Smart Protection

Systems Ltd who chose the FAAC 770 24V underground operators. They are installed into the ground beneath the gates to avoid impacting the aesthetics of the gate. The FAAC 770 24V is an underground electro-mechanical operator designed for gate leafs up to 3.5m. There is maximum anti-crushing protection thanks to the exclusive electronic device and the virtual encoder allows reversal on obstacle detection.

01256 318100 www.faac.co.uk

Enq. 200



Vertical landscaping - a curvy solution

Grass Concrete offer vertical landscaped walling with planting, shape and colour. New to the range is the Betoplus block, with a profiled curve suits the different contours of any external retaining walled area.

The flexibility of Betoplus copes with complex curves, ground embankments, changes of height and site obstructions. Each Betoplus block weighs in at 23kg and 50kg when filled with earth for all varieties of planting and shrubs. Available in red, natural and bluff the Betoplus can reach up to 2.4m high bringing together both structural integrity and vertical landscape options.

Part of the successful Betoconcept range of retaining wall blocks, offering a wide choice of shape, colour and styles to accommodate planting on high or low walls.

01924 379443 www.grasscrete.com

Enq. 201

Antislip decking specified in London



The new vibrant development at One Church Square, Pimlico in London has a glass roof and rooftop garden to make the most of outside space in a city development. Timber was used with steel across the project to deliver an industrial aesthetic.

Western red cedar cladding was used for the building envelope and John Brash timber decking was chosen to complement the rest of the timber use. JB Antislip Plus, graded to C24, was specified with two anti-slip inserts for a high level of non-slip performance. All decked areas that form part of the fire escape route were fire retardant treated to Euroclass B using a non-leachable exterior fire retardant treatment.

01427 675588 www.johnbrash.co.uk

Enq. 202

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Growing concerns

With increased demand for grass paving to driveways, access roads and parking for both commercial and domestic applications, there are certain aspects of both ground conditions and utilisation that building specifiers and installers should consider. By Robert Howden, managing director of Grass Concrete Limited



Today's variety of grass paving systems means that specifiers now have a wide choice of products, together it seems, with an equally wide range of performance and sustainability claims. Without the clear guidelines of an industry standard it is possible to end up with a product that might be fine in the short term, but will not stand the test of time, and in turn, not achieve any degree of sustainability. To combat this a strict fit for purpose policy could be the key to achieving sustainability in any construction project.

When considering a car park in daily use, will the grass cover and the structure stand up to that sort of regime? If the product is to be applied to a slope, will it function as an armouring layer and will it offer grip? These are the sorts of challenging questions that should be asked to ensure correct specification.

This leads on to another question: is the use of grass paving appropriate? Reputable manufacturers should guide clients to whichever system is most appropriate to their need, be it in situ concrete, pre-cast concrete or plastic systems. This

should feature a tailored, fit for purpose response to an enquiry and it also means that inappropriate uses for a particular system are minimised.

Fit for purpose

When considering a design there are a few golden rules that can help the process if applied as a checklist.

"The paving will be rarely used" is a common statement often used to drive down the specification to affordable levels. Think about the potential for unplanned heavy use such as from refuse and skip vehicles. For fire protection appliances think about the need for support on what is likely to be saturated ground conditions – emergency access roads on housing estates and commercial properties have to support the weight of the latest fire and access vehicles. Policy in this respect is also shifting towards the use of combined aerial rescue platforms (CARP), a hybrid of pump appliances and hydraulic platforms. This benefits fire brigades in limiting the required number of appliances, but places a requirement on the developer to provide for minimum loads that shift from 12 to 13.5 tonnes detailed in the Building Regulations up to new

figures that currently stand at 18 tonnes. Consideration to future proofing design to take account of this trend ought therefore to be made.

Many grass paving systems rely upon grass to anchor the system in place, be this through a root network or the skin friction from grass filled joints that help to create a tensile layer. The combination of seasonal variation in growth and frequency of use can often over-stress the grass, which can then see paving units being singularly submitted to compressive loads, so inducing a process of progressive failure. The sustainability of grass cover is best guaranteed by a system that promotes permeability while at the same time ensuring that this process is balanced and not prone to being over-reached in flash rainfall scenarios. The depth and shape of the soil pockets have a critical part to play if grass cover is to be sustained.

It's a growing concern to us that we are being increasingly approached by clients looking to

...Continued on page 67



Above & right shows finished grass reinforcement

"Reputable manufacturers should guide clients to whichever system is most appropriate to their need, be it in situ concrete, pre-cast concrete or plastic systems"



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Enq. 204

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Enq. 205

replace failed areas of cellular plastic pavers, re-emphasising the need for specifiers to consider fit for purpose systems – this is key to the industry reputation of grass paving.

Weight load impact

In most instances, ground reinforcement failure often stems from either an inability to accept weight load or an issue of waterlogging causing loss of grass and weakened support; in some cases both of these problems are evident.

As part of our own commitment to 'fit for purpose' we recommend careful consideration of grass paving types, particularly when likely to be subjected to frequent traffic. A relatively thin layer plastic paver might appear, from manufacturer's test information, to match or exceed the capability of structurally designed reinforced concrete. Such test results are for the most part laboratory derived and assume a level of underlying support that sees the units needing to be crushed to fail. This isn't the normal mode of failure when applied to a job site. This instead is usually by a mechanical failure that sees substrate being pumped through to the surface under a trampolining motion.

This problem becomes more likely where plastic pavers are gravel infill for traffic use – with no grass to provide tensile anchorage, vibration across the surface will naturally cause a sieving effect that can lead to loss of gravel into the base below or the gravel can also rotate with an abrasive effect on the side walls of the plastic grids. In each case the likely outcome is a break-up of the structure.



Ground conditions

Critical to performance will be the below ground conditions. For traffic applications we recommend a sub-base. The depth of the sub-base should be based upon the condition of the ground relative to the required bearing capability. Most circumstances will see a sub-base depth of 150mm as being sufficient, this should be proportionately increased where CBR values of 4 per cent or less are encountered. Care should also be taken in specifying the type of sub-base. DOT type 3 materials may suggest high rates of percolation but they will likely as not draw through the sand blind and topsoil fill into the voided structure below. A type 1 material may have a lesser degree of percolation but it provides a greater consistency both in grading and in availability. For non-traffic applications such as slope protection works, there is no requirement for a sub-base; on very steep slopes the placement and compaction of a sub-base could in any case be problematic. The key requirement on slopes is to prepare the sub-grade to a reasonable line and level; the finished level will tend to reflect that of the formation level.

Excessive use of sand regulating layers should be avoided as this can lead to washout. For water-courses we recommend the installation of a

“We are being increasingly approached by clients looking to replace failed areas of cellular plastic pavers, re-emphasising the need for specifiers to consider fit for purpose systems”

geo-textile of appropriate flow rating below the paving layer. This prevents a loss of sub-grade should any soil pockets be washed out under water flow.

Sustainable urban drainage is becoming an increasingly used term with planners and developers seeking to mitigate the implications for the local storm water network, as well as introducing the prospect of rainwater harvesting for ecological design.

With the notion that grass reinforced systems can permeate at up to 90 per cent the rate of natural grass a safe lag time can be achieved. Storing water within the system with low risk of ponding, until the ground can naturally recharge, is a significant benefit but requires a system that can

offer a sufficient storage head to avoid surface flooding from “quarts into pint pots” issues. Lag time is beneficial in the prevention of flooding and can be extended by introducing an underlying drainage blanket across the full extent of the paved area. The drainage blanket can be used to either attenuate permeation to the water table or be a vehicle for rainwater harvesting.

Our experience tells us that a more uniform percolation process, using a relative thin layer medium across the site can often create a more natural balance. This also helps by minimising the permanent and temporary works implications of digging large holes in the ground. Grass paving systems have an increasing role to play in the development and sustainability of harmonised urban landscapes.

Enq. 206



Lighting up the King's Road with KNX



The Sloane Stanley Estate is proactive and always puts the needs of its tenants and residents first. This has been underlined in a lighting project for a parade of retail outlets at 300-348 King's Road where KNX lighting control technology, developed by KNX Consultants, has been

used as the backbone of a highly innovative facade lighting scheme. The scheme uses a combination of low energy, individually controllable RGB multi-coloured light sources. The lighting can be configured into a variety of eye-catching lighting scenes. Richard Everett, estate manager for Sloane Stanley says: "KNX has proven to be extremely effective for this project."

Enq. 207

Roofshield used for conversion



A. Proctor's Roofshield has been used in the recent conversion of Waterside Maltings in Ditchingham by P J Livesey Group. Roofshield has unique vapour and air permeability characteristics, which allows even the most complex of pitched roofs to breathe – without the need for traditional air

gaps or secondary venting products. The low vapour resistance of 0.065MNs/g, combined with high air permeability, reduces the potential for interstitial condensation as far as possible, and does not require the use of a vapour control layer, thus giving a robust and dependable solution that can be specified with confidence.

01250 872261 www.proctorgroup.com

Enq. 208

Avonside's Scottish presence triples



Expert building envelope contractor **Avonside Group Services** has opened branches in Aberdeen and Edinburgh. Managing Director Tony Burke says: "These two branches triple our presence in Scotland with our branch in Glasgow – known as Versatile Roofing – and enhance proximity to customers, supporting our stance of being a national subcontractor with a local presence."

Housebuilders specify slating and tiling expertise from Avonside in Glasgow. Aberdeen will serve this sector and further Avonside's success on Framework schemes, while Edinburgh will offer pitched, flat and commercial roofing expertise.

0800 731 5982 www.avonsidegroupservices.co.uk Enq. 209

Avant Homes specifies Protan roofing



National housebuilder Avant Homes has selected PVC roofing membrane system manufacturer **Protan** as a preferred supplier for its new product range of four and five-bedroom houses. All of the flat roofs on the four and five-bedroom homes are covered using the Protan SE 1.2mm single ply membrane, which is

hot air welded at joints and mechanically fixed to the roof. Designed to cope with extreme weather conditions without detriment, the membrane achieves durability for up to 30 years. In addition, air leakage is controlled in line with the latest Building Regulations.

01925 658001 www.protan.co.uk

Enq. 210



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Shortlist of rising talent is announced by the Society of Light and Lighting...
Ref: 61300

Out of this world exterior lighting from Christopher Wray...
Ref: 59519

Advanced lighting to save 20 per cent on emissions at Scotland's largest new town...
Ref: 47243

Cumbrian Homes' Howgill Skies development...
Ref: 15942

Cedar shingles roofing solution for listed highland cottage...
Ref: 36263

Russell Roof Tiles launches looks that blend in performance that stands out...
Ref: 11004

Conservatory roofing solutions from Metrotile...
Ref: 18034

High performance roofing solutions tailored to your needs...
Ref: 19620

Bracknell Roofing expands with new Yorkshire branch...
Ref: 70687

Avonside acquires assets of Yorkshire based Dodds roofing and services...
Ref: 87810

Former pool site to be transformed into £6million affordable homes scheme...
Ref: 99231

Wienerberger & Barratt Developments PLC announce Porotherm partnership...
Ref: 81365



Roman House with 21st century technology



Richard Hayward, lead marketing manager for Legrand's range of building automation systems, discusses the use of smart home technology at Berkeley Homes' prestigious Roman House scheme

For the bespoke home and the penthouse apartment, intelligent control systems have become ubiquitous. No longer simply to be impressive, systems that provide smart integration of functions including heating, cooling, lighting, AV and blinds can also enhance a property's energy efficiency and enable the occupier to tailor their space to suit their lifestyle.

At Berkeley Homes' 90-apartment luxury development in the City of London, that need to tailor smart controls to the individual home has been put to the test with the installation of a building automation system within every property. Ranging from studio apartments to three-bedroom penthouses commanding £4.25 million, the scheme features 37 different interior layouts, which has required custom install specialist, RJK, to adapt the system to fit any property size or configuration.

"The building automation system has been specified to continue the theme of this high specification, luxury living through to the functionality of each apartment"

Personalised luxury

Combining one of London's oldest landmarks with contemporary design, Roman House is located adjacent to St Alphage Gardens, a small park that contains a section of the Roman wall that encircled London. The building was originally constructed as an eight-storey office block in the 1950s and the developer's project to transform the property into luxury apartments will

both update the building and restore some of its original features, including a stunning Portland stone facade.

The development's sumptuous interior mirrors the style and prestige of its exterior, with individually designed kitchens, boutique hotel-style bathrooms and a dramatic entrance lobby clad in marble, bronze and lacquer. The building automation system has been specified to continue the theme of this high specification, luxury living through to the functionality of each apartment, with the ability to programme in personalised settings for every occupier.

Specification of the intelligent controls was driven by the need to install a user-friendly system that was intuitive and adaptable as well as smart. The chosen solution has been designed with simplicity of user interface in mind, with an iOS-style swipe or scroll touch screen that enables users to select controls based on room, function or pre-set personal preferences.

...Continued on page 71

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Multiple user interfaces

The building automation system will provide integrated control of underfloor heating, lighting, AV systems, electric blinds and access and security controls in all 90 apartments. In the penthouses the system will also incorporate air conditioning controls.

Full integration enables the system to be programmed to maximise comfort and energy efficiency by incorporating linked events into the settings. For example, it can be programmed to dim the lights and close the blinds automatically when the TV is switched on.

The primary user interface is a 10" touch screen in the living area; a slimline, wall-mounted unit that can be personalised with the individual preferences of several end users for multiple-occupancy. It provides the end user with internet access via the home's Wi-Fi connection and individual user profiles can be personalised with images, customised control settings and personal preferences including music playlists. The end user can make their profile as complex or as simple as they want, ensuring that the system is just as suited to those who are unfamiliar with contemporary technology as it is to those who have grown up in the smart phone era.

For the developer, the touch screen means that the system is easy to demo to potential buyers and can be similarly tailored to demonstrate a level of complexity appropriate to the individual purchaser.

The touch screen can also multitask, enabling the user to play music files and view images at the same time for example, thereby providing an entertainment hub in addition to a control interface. At Roman House, the touch screen will also

"The touch screen means that the system is easy to demo to potential buyers and can be tailored to demonstrate a level of complexity appropriate to the individual purchaser"

enable end users to view their home's door entry system and CCTV images from the living area.

While the 10" touch screen provides the main static user interface for each apartment at Roman House, each bedroom will also have a 3.5" touch screen to provide localised control of blinds, lighting, heating and speakers. However, many occupiers may prefer to control the system

using an iPad.

Using a home automation app, one touch icons will be created for key functions and pre-set scenes on the iPad, enabling the end user to operate the system from anywhere in the home or, indeed, anywhere in the world!

In the zone

Completion for Roman House is not expected until later this year and, in the interim, a custom install configuration must be designed for all 37 apartment layouts and installed in all 90 apartments, using a zoned approach to integrating the controls and simplifying the user interface.

Ease of programming has been key to the specification in order to address this challenge, saving time on-site and making it possible to replicate a homogenous specification across all apartment designs.

Enq. 212



GTC partners with Sky



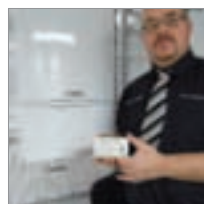
It has been announced that GTC and Sky have reached an agreement to team up to provide customers on GTC's new-build fibre optic networks with the opportunity to benefit from a market-leading package of premium TV services, fixed-line home phone

and broadband speeds of up to 300Mbps. GTC's super-fast fibre technology displaces the outdated copper-based solutions traditionally installed on new-build developments, and enables its customers the capacity to enjoy the full range of entertainment, home-working and social activities afforded by this 21st century solution.

01359 240363 www.gtc-uk.co.uk

Enq. 213

Leading the way with CO safety



Vaillant Group is offering to install Kidde's 10LLCO carbon monoxide alarms as part of its engineers' service and repair visits to homes. 10LLCO self-contained, state-of-the-art CO alarms are designed for quick and simple installation by anyone and for low cost of ownership. The latest 10LLCO and its digital display 10LLDCO equivalent offer

'quick test' functionality whereby the unit can be tested with carbon monoxide gas spray and react instantly to confirm the presence of carbon monoxide, rather than the normal response times required in BS EN50291. Both models are small in size with a slim profile.

01753 766392 www.smoke-alarms.co.uk

Enq. 214

Council future proofs homes with Aico



Denbighshire County Council in North Wales is fitting Aico Carbon Monoxide (CO) alarms in to all of its properties containing gas and solid fuel appliances in anticipation of changing safety and building regulations. The Council turned to

Aico as they have enjoyed a good relationship, and is happy with the products and support supplied by the company. The Ei261ENRC is a mains powered CO alarm with rechargeable Lithium Cell back-up for added safety and a cost-saving replaceable CO sensor design. It features the latest generation electrochemical type CO sensor which is pre-calibrated and tested in CO gas to ensure accuracy.

Enq. 215

Ancon extends balcony connectors



Construction fixings specialist Ancon has extended its existing balcony connector range to include three new thermally insulated systems designed to minimise the effects of cold bridging at concrete to concrete, concrete to steel and steel to steel interfaces. The new

Ancon systems – Isotec, STC and STS – are designed to provide an effective thermal break while maintaining full structural integrity by transferring moment, shear, tension and compression forces at the joint. Details of the full Ancon range of balcony connectors are included in the new 32-page technical brochure, available to download from the website.

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Enq. 217

Damp proofing duo rewarded by BBA



Two of the most popular products in the range from Delta Membrane Systems – MS20 and MS500 – have, once again, been awarded British Board of Agrément Certificates. These products have been shown to be fit for purpose with the award of Certificate No. 00/3742. Part of the BBA formal three yearly review, these new

certificates include factors relating to compliance with Building Regulations and additional non-regulatory information where applicable, along with independently verified technical specification, assessment criteria and technical investigations. Design considerations and installation guidance also feature.

Enq. 218

NEWS BYTES

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New Dale brochure provides a window on its timber range and the benefits of its partnership approach...

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Manufacturer of timber frame systems Stewart Milne Group leadership training programme recognised with award...

Ref: 68320

Hemcrete Projects wins major national green building award...

Ref: 60954

SterlingOSB – perfect for refurbishment projects...

Ref: 64643

New stair installation guidance to help reduce costs for housebuilders...

Ref: 23980



Architectural innovations for stairs & balustrades

Throughout the UK and abroad the demand to design an environment which screams quality to reflect luxury homes, high valued neighbourhoods or surrounding flagship retail stores has significantly increased.

CANAL Architectural has recently engineered, fabricated and installed an elegant, bespoke staircase for the leading international premium luggage company, TUMI. Opening their new flagship London store located on Regent Street, TUMI chose CANAL from their previous completed prestigious projects that required their first feature staircase to reflect their signature brand using mirror polished elements.

In collaboration with the award winning designer Dror Benshetrit and architect Househam Henderson, the concept was to construct a dramatic, highly polished stainless steel and glass staircase. The elegant design of staircase appears to float in front of the rear wall creating a striking illusion. The stair is constructed from 20mm polished stainless steel, adding a great strength to the structure, glass balustrade and a complimentary polished, stainless steel handrail, which follows the line of the stair onto the first floor balustrade, overlooking the ground floor below.

The attention to detail on this project was second to none, similar to each product sold in the store. CANAL strive to achieve this attention to detail on every project working in residential and commercial environments producing stunning architectural work.

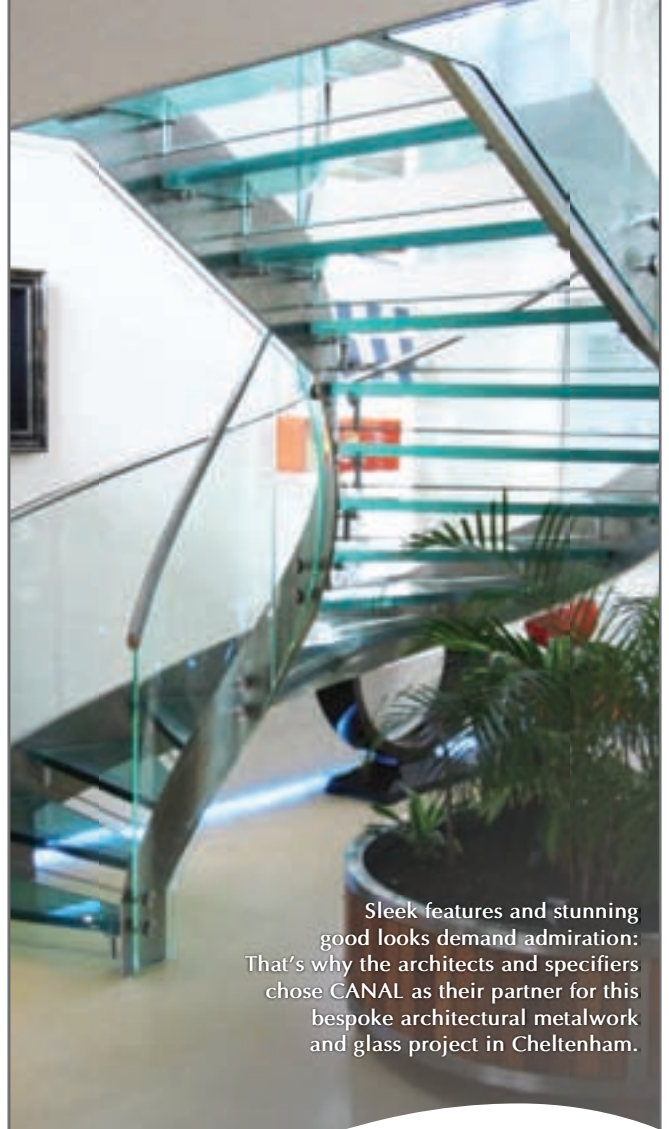
To view a range of previous prestigious projects completed by the CANAL team, visit the website www.canal.eu.com and browse the latest innovations. Passing through London? CANAL now has a brand new flagship showroom at 11-12 Great Sutton St. Contact the Architectural manager today to attend the Opening Launch Party and discuss your requirements; +44 (0)115 986 6321, canal@canalengineering.co.uk

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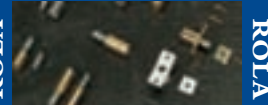
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