

Oct/Nov 2014

HbD

Housebuilder & Developer

Luxury living at Lymington Shores

A prestigious development in the town of Lymington on the south coast, as featured on the cover...

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Political conferences confirm cross-party agreement on need to create thousands of new homes

Homebase sponsored Sunday Times Best of British Homes results announced

and

'Rubbish' house built in Brighton

As well as more of the latest news and features...

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Basements & Damp Proofing
Fires & Fireplaces
Floors & Floor Coverings
Insulation
Safety & Security
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Supplement

Sustainable Housebuilding

More Industry News

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Front cover image is a CGI of Lymington Shores © Redrow Homes (Southern Counties). For more information go to page 9

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Editor's letter



David Mote,
editor of
Housebuilder
& Developer

Party, party. The party conference season saw the building of thousands of brand new homes across the country emerge as a key pre-election promise. All good stuff as long as promises turn into workable policies and then actually happen. However, as we head into a National Election this must be the first time there has been a cross-party agreement that we must build more homes. I guess we will have to wait until next year before we see whose homebuilding ideas attract the most votes and are then converted in actions that will actually support the creation of new communities.

So it would appear that we are heading into busy homebuilding times, and to support the industry's potential growth Housebuilder & Developer will become a monthly publication from the beginning of next year. We will continue to keep you informed of the housing sector stories that are hitting the headlines and the thought leadership ideas that are helping create an innovative homebuilding industry.

All the best,

Permissions recover to 2008 levels

Planning permissions hit a six-year high in Q2 2014, according to the Home Builders Federation (HBF) Housing Pipeline report.

The report, compiled by construction analyst Glenigan, showed that permissions for 56,647 homes were granted in England in the second quarter, lifting the moving annual total to 197,325 permissions in the 12 months to Q2 2014, the highest figure since 2008.

The HBF said that the numbers tallied with the "significant" increases in private housebuilding activity seen across the country.

However, it added that housebuilders needed to be able to replace completed sites with newly permissioned ones to boost housebuilding further. The number of actual sites gaining approval was trailing behind the number of plots gaining permission – an indication that it was larger strategic sites coming forward. In Q2, 715 new sites gained permission; in 2007/8 more than 1,000 were granted per quarter.

The HBF stated that it was "imperative" to have work underway on more sites, with the number of sales outlets being as important as the total number of dwelling permissions achieved.

It added that speeding up the rate at which permis-
sions are granted was also crucial to more housing. Separate figures from HBF show around 150,000 plots "stuck" in the planning system, awaiting full sign off.

Stewart Baseley, HBF's executive chairman, said: "The increase in the overall number of new homes getting planning approval is very positive. Everyone is agreed that we need to dramatically increase housebuilding to address our housing crisis and so getting more planning permissions is imperative.

"The comparatively low number of actual sites getting permissions is concerning. We need to see work underway on more sites if the overall number of new homes being built is to continue to increase."

NEWS BYTES

The latest news for housebuilders and developers. Visit www.hbdonline.co.uk and enter the reference number for more information

Housing delivery takes centre stage as Labour leader unveils comprehensive plans for reform...

Ref: 82915

Proportion of homebuyers choosing a fixed rate deal falls to lowest level in nearly two years...

Ref: 26518

Lyons Review provides clear vision for housing and planning policy...

Ref: 76261

COMMENT



Keeping housing in the loop

Plasterboard manufacturer Siniat is one of the partners involved in an EU-led project that aims to promote a fully sustainable closed loop approach to building. Head of EHS and Sustainability at Siniat, Steve Hemmings, explains what this means for the housebuilding sector

With the construction industry as a whole starting to place increasing importance on a 'fabric first' approach to sustainability and adapting to the Part L changes, we're seeing housebuilders give much greater scrutiny to the provenance of the building materials they use – the content, the manufacturing process, and what all of these factors mean for the materials' low-carbon credentials.

This has resulted in more widespread usage of building products with recycled content, which is certainly a step in the right direction. However, while specifiers are now giving much more consideration to how their choice of materials will give each house they build the best possible start, how many are planning for the end of that property's life?

While specifying recycled content goes some way towards addressing present day resource availability, it doesn't provide for the long-term journey of these materials – from cradle to grave.

Currently, in the majority of EU countries, most buildings are demolished at the end of their life. The result is unsegregated waste consistently going to landfill, with no opportunity to sort it and recover valuable recyclable materials.

Plasterboard's potential

As a widely used product in housebuilding, plasterboard is a good place to start implementing a more sustainable closed-loop approach to construction – 2.35 million tonnes of gypsum waste per year are currently estimated to arise from construction, demolition and renovation across the EU.

Gypsum, the main component in plasterboard manufacturing, is in theory as infinitely recyclable as gypsum throughout the plasterboard lifecycle, so it should be one of the easier building materials to rescue from landfill.

However, despite the inherent recyclability of most plasterboard products, one of the biggest challenges the industry faces is ensuring that, at the end of their life, houses can be deconstructed



in such a way that the plasterboard elements can be efficiently recovered.

To combat this problem, Siniat is one of 16 industry partners collaborating on a three-year research programme called the Gypsum-to-Gypsum Project (GtoG), which aims to improve the way plasterboard can be reused once a building is deconstructed. The project began in January 2013 and is funded by EU Life, the EU's programme for supporting environmental and nature conservation projects.

The objectives of the project are twofold: to increase post-consumer plasterboard recycling and to transform the plasterboard demolition market. By closing the loop, higher plasterboard recycling rates can be achieved and a resource efficient economy created. Our delivery partners include manufacturers, universities and, crucially, both recycling and demolition companies.

Working in partnership

Specifically, there are three key steps that we hope will enable us to create closed-loop recycling for gypsum products. The first is to ensure that dismantling practices are applied as standard instead

of demolishing buildings. The second is to segregate waste at source. This is crucial for avoiding mixed waste and contamination. Thirdly, we need to ensure that recycled gypsum meets stringent specifications in order to be reincorporated into the manufacturing process.

To date, the project has focused on proving that gypsum waste can be easily separated, processed and supplied at a high enough quality that it can be incorporated back into the plasterboard manufacturing process without compromising new products. We're working to design a harmonised deconstruction process to achieve this. There are also trials under way at five manufacturing sites across the UK, France, Belgium and Germany to demonstrate the viability of reusing gypsum waste.

It's clear that the project's success is dependent on close collaboration across the whole supply chain. But it's also clear that adopting a sustainable approach could deliver benefits for everyone involved. More efficient use of resources will ultimately reduce the strain on raw material extraction and create a more sustainable industry for all stakeholders.

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Luxury living at Lymington Shores

Featured as the HBD October/November 2014 cover image, Redrow's prestigious development continues to take shape in the coastal town of Lymington, a renowned sailing resort surrounded by areas of natural beauty.

Lymington Shores occupies a waterfront position within walking distance of the town's marinas. Every meticulous detail of this collection of luxury homes has been implemented to fuse harmoniously with the surrounding town, quay and countryside.

The development layout has been designed to take maximum advantage of the location's stunning views and its dramatic architecture has been

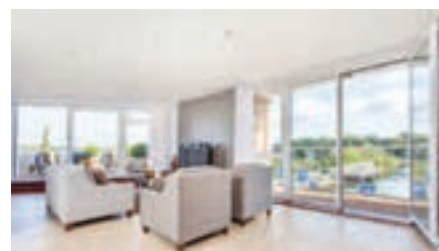
a triumphant fusion of the town's character with urban design.

Materials, shapes and colours all follow local influences and respect Lymington's strong history, such as the 'crinkle crinkle' wall, Victorian and Georgian brick colourings, slate grey roofs and cobbled streets. Even 'The Hard', the public open space flowing between Catalina and Admiral down to the riverside is inspired by the original 'Buckler's Hard'.

The development features a blend of luxury apartments, duplexes, penthouses and £1 million-plus villas.

Redrow Homes' (Southern Counties) James

Barnes explains: "Waterfront and seaside homes are much sought-after, particularly from buyers who live in the capital and want to escape the hustle and bustle and enjoy an easier pace of life."



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EVENTS

Health & Housing Event
4 November, Kettering
www.cih.org/eventsfinder

Heat 2014
5 November, London
www.heatconference.co.uk

FutureBuild 2014
5 - 6 November, Sheffield
www.futurebuild.eu

Brick Awards 2014
12 November, London
www.brick.org.uk/2014-brick-awards-2

Women in Housing Awards 2014
13 November, Manchester
www.womeninhousingawards.co.uk

Homes 2014
26 - 27 November, London
www.homesevent.co.uk

Resilience14
26 November, Watford
www.resilience14.com

Midlands Construction Summit
27 November, Birmingham
www.midlandsconstructionsummit.co.uk

IT in Housing Conference & Exhibition
18 - 19 November, London
27 - 28 November, Manchester
it.housing.org.uk

Housing Awards 2015
27 February 2015, Belfast
www.cih.org/eventsfinder

Ecobuild
3 - 5 March 2015, London
www.ecobuild.co.uk

Government launches 'Rent to Buy' scheme

The government has launched a 'Rent to Buy' scheme, backed by a £400 million fund, to encourage the construction of new homes that tenants can rent, then buy at a later date.

Housing associations and other providers can bid for a share of the fund, half of which is allocated for London, which consists of low cost loans to deliver up to 10,000 new homes. These will be built between 2015 and 2018 and it is expected that they will comprise mostly of one- and two-bedroom apartments.

As part of the initiative landlords must make the new homes available at below-market rental rates for at least seven years. In theory this will allow their tenants to save money to buy their rented property, if they choose. If at the end of the seven years, the tenant decides not to purchase the property, they can buy a different one, or rent another property either privately or with a housing association.

If the property is sold, the provider can use the proceeds to build more affordable homes in their area. If it is not, the home will still be available for someone else to rent with a view to purchase the property.

Providers, who will have up to 16 years to repay the loans, cannot sell the properties or rent them at market rates until the loans have been paid.

Communities secretary, Eric Pickles explained: "As part of our wider housing programme, this new scheme will help increase the provision of low-cost rented accommodation and provide a springboard for young people to upgrade to home ownership down the line."

To further emphasise the government's support



The Prime Minister wants to help deserving young people buy their first property

of home ownership the Prime Minister David Cameron also pledged to offer homes to first-time buyers at 20 per cent below the market rate if the Conservatives are re-elected next year.

He said that 100,000 new homes would be built in England for people aged under 40, on brownfield land already identified for development.

Speaking on the eve of the Conservative party conference he confirmed that: "I want young people who work hard, who do the right thing, to be able to buy a home of their own. So these starter homes will be sold at 20 per cent less than the market value."

"They can't be bought by foreigners, they can't be bought by buy-to-let landlords, they can't be flipped round in a quick sale. They can only be bought by hardworking people under the age of 40."

Homebuilders immediately welcomed the idea, which chancellor George Osborne has called a "permanent Help to Buy".

The Home Builders Federation said that the scheme "ticks a number of important boxes," including helping first-time buyers by improving the affordability of new homes built under the initiative, and the homes being in addition to those already identified in local plans.

HOMES 2014

Two days, 75 experts, 2,500 housing professionals

Homes 2014 is the biggest event dedicated to assets and sustainability in the housing industry and takes place at Olympia Central, 26-27 November.

If you work in the housing industry, this event will allow you to discover the latest products, services and technology innovations from more than 150 leading suppliers. Be inspired by the best minds in the housing sector and learn from others on how to achieve value for money in the extensive seminar and conference programme.

New for 2014, Homes 2014 has partnered with buildoffsite, the authoritative voice of the

off-site industry, to showcase the latest techniques and ideas.

Hear from leading housing providers and suppliers as they share the latest learning on smart asset management, repairs and maintenance, retrofit and sustainability, off-site construction and the new supply of affordable homes.

Homes 2014 also boasts an exhibitor list that includes Stewart Milne, Keepmoat, Mears Group and Wates.

One of the most vital parts of attending an exhibition is meeting new people, finding partners and making great introductions. That's why

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Green MP praises Rubbish House

Britain's housing industry should learn from University of Brighton research and use recycled 'rubbish' in construction projects, according to Brighton Green MP Caroline Lucas.

On a visit to the university's Waste House – the country's first building made almost entirely of thrown away materials, pictured left – she said that: "The housing industry is decades behind where best practice is and I think the real



challenge of this Waste House is for it not to be seen as a one-off example but actually to be paving the way in what has to be mainstream.

"This is the way we are going to have to build in the future if we are serious about living within the resources of one planet earth. The university's research associated with this Waste House is incredibly important because it demonstrates empirically how waste can be reused and recycled. It demonstrates that there is no such thing as rubbish, just things in the wrong place."

More than 20,000 old toothbrushes, two tonnes of denim jeans, 4,000 video cassettes, 2,000 used carpet tiles, thrown away timber, paper, plastic bags and chalk, were used in the Waste House construction at the university's Grand Parade campus in Brighton.

Ms Lucas was shown round the award winning Waste House by university lecturer and the project architect, Duncan Baker-Brown. Working with the Mears Group, undergraduate



students, students from City College Brighton & Hove, the reuse organisation FREEGLE UK, private companies and volunteers, he designed and project managed the house construction in the grounds of the university's Grand Parade campus.

Mr Baker-Brown said: "The House is a live research project and permanent design workshop to be used by our students and as a centre for visiting school children to learn about sustainability."

Brighton & Hove City Council is looking into how it can incorporate ideas from the house in its future building projects.

LABOUR CONFERENCE

Housing priority for Labour but land banking accusation upsets homebuilders

Housing was a major theme of this year's Labour party conference, with Labour leader Ed Miliband unveiling a range of policies to tackle the housing crisis.

He said that a Labour government would aim for 200,000 new homes to be built by 2020, double the current number.

However, to help achieve his ambitious plans, he also suggested that developers could be forced to give up ownership of sites where they have not built homes, stating that: "We'll say to private developers, you can't just sit on land and refuse to build. We will give them a very clear message – either use the land or lose the land"

He also used the party conference to announce that in order to build the homes the country needs: "We've got to break the power of the big developers. They're sitting on hundreds of thousands of places for homes with planning permissions and not building because they're waiting for it to accumulate in value."

The Home Builders Federation (HBF) immediately responded stating that housebuilders "completely" rejected the accusation that they

hoarded land that could provide new homes. It pointed out that three independent studies in the past 10 years – the most recent by the Office of Fair Trading – had all proved that the industry did not landbank.

The HBF confirmed that: "Further recent evidence supports this conclusion. In the HBF's most recently survey of the larger homebuilders, only 4 per cent of plots with an implementable planning permission were on sites where production had not yet started.

"The country faces a housing crisis that will take a collective effort to solve. It is unhelpful when political rhetoric centres on myths when the real challenge is how we increase housing supply.

"If we are to meet the new ambitious targets all parties are agreed are required, politicians need to work with the housebuilding industry to address the constraints on housing supply."

HBF added that it would continue to put across its evidence "in a balanced and objective" way to policymakers, "to get to grips with the issues that people actually care about".

NEWS BYTES

The latest news for housebuilders and developers. Visit www.hbdonline.co.uk and enter the reference number for more information

CLA calls for statutory local plans for housing heeded...

Ref: 20039

Former Liverpool ballroom which hosted Beatle John Lennon's wedding reception due for residential redevelopment...

Ref: 57119

Buildings jobs and skills through bricks and mortar...

Ref: 39790

Overseas investors become largest investors in UK commercial property...

Ref: 43761

Miller Homes announces 750 new homes in Scotland in 2014...

Ref: 87918

Minister sees Willmott Dixon support UK timber industry...

Ref: 84062

Children put hands on construction skills...

Ref: 19650

BRITISH HOMES AWARDS

An embarrassment of riches at the British Homes Awards



It is always nice to mix housebuilders and architects in the same room without a fight breaking out, which never happens at the Sunday Times British Homes Awards, sponsored by Homebase for the second year.

At the sell out awards presentation lunch, in the London Marriott, a well-behaved collection of senior housebuilders and outstanding architects celebrated the Best of British home design, property construction and community regeneration.

With all awards there are both winners and those that receive commendations. However, the Sunday Times British Homes Awards is a real showcase of what is good about the country's homebuilding industry and its supporting players.

On the winning side Affinity Sutton picked up the Affordable Housing Development prize for its Elephant Castle, Royal Road scheme.

The judges could not split Crest Nicholson's Birmingham City based Park Central community and Countryside's Abode development in Cambridge and recognised them as joint Development of the Year winners (over 100 homes). In

the same category but at the other end of the size spectrum (up to 25 homes) Pembroke in Sheen, by Richstone Properties, took the honours and (26 - 100 homes) Grainger's Macaulay Walk (pictured), designed by Assael Architecture, walked away with this and the Mixed-use development prize. Assael Architecture also took home the Architect of the Year award.

However, the day's blue-riband award, Homebuilder of the Year, went to Crest Nicholson. Event organiser Mike Gazzard explained: "Winning the Homebuilder of the Year accolade

reflects Crest's ongoing excellence in both new home design and the creation of large-scale regeneration communities."

It is hoped that the government, in its commendable head long rush to build the homes the country so desperately needs, pauses to study the numerous examples of homebuilding excellence demonstrated by all the winning and commended entries to the Sunday Times British Homes Awards.

All winners can be viewed at: www.britishhomesawards.co.uk



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Park Central – breathing life into a city centre



Park Central is one of Birmingham's largest regeneration projects and at a cost of £270 million the development has to date delivered 1,281 new homes, of which 25 per cent are affordable. This mixed tenure development consists of architecturally innovative apartments and houses, which surround 8 acres of specifically designed public parkland. The remaining landscape of Park Central continues to cater for the wider community, with over 300,000 sq ft of commercial space.

Park Central was born out of the Birmingham city centre Lee Bank Estate – Attwood Green Urban Regeneration project, which following a prolonged period of decline by the 1990s had

reached a point where local residents staged roof top protests and sit-ins to draw attention to what they termed, 'the Slum Quarter of Birmingham'.

However, it was because of Lee Bank's past that Park Central was created out of an inspired vision and commitment encouraged by both the development partners and the existing community, who were involved in extensive consultations throughout the planning process.

The Park Central vision has taken shape around the now established Sunset and Moonlit Parks, which are high quality outdoor environments and a real rarity in city centres dominated by areas of concentrated development.

The new community will include:

- 1,650 residential dwellings
- 223,176 sq ft commercial
- 250 bed hotel

Development by design

Already Europe's largest urban development the scheme's focus on delivered design and enhanced Park Central lifestyle was first recognised in 2005, when it was awarded a Gold Building for Life Award from CABE.

The development's design, based around zoned development, is unique to the scheme and evolved from an assessment of the local context of built form. In particular, Birmingham's urban red and blue brick terraces and warehouses.

There is also a range of property types including apartments and mews, with quirky colours and distinctive bay windows that add a sense of fun to the scheme.

One milestone for Park Central was the construction of the first family orientated houses in the city centre for many years.

The scheme's socially seamless tenure incorporates residential apartments and houses, shared ownership and social rented homes, which are owned and managed by Optima Community Association and all exceed the decent homes standards.

Crest Nicholson Regeneration has been working closely with its Park Central development partners Optima and Birmingham City Council and, more than 11 years since work commenced at the scheme, all parties continue to meet regularly to drive forward their shared vision of a sustainable, cohesive community.

As well as creating an enviable lifestyle for the existing residents of Park Central the scheme has also provided hundreds of jobs in construction and related industries. The early construction of offices and the Etap hotel also provided new

employment opportunities, which has continued with the delivery of other commercial elements including the Spar convenience store.

As part of the wider inner city regeneration, Park Central has continued to expand to the south-west and become a catalyst for the development of residential and student accommodation sites.

Environmental achievements

Before construction could start, the area was cleared of 'made ground' waste remaining from the Victorian and World War II periods.

Over 350,000 tonnes of lightly contaminated soil had to be removed from the site, in addition to 50,000 tonnes of clean soil.

Using mobile technology that could be used on-site to separate hard materials from the soil, screened materials, which would have been land-filled, were put to productive, commercial use.

The process resulted in a range of recycled products including sand, aggregate of varying sizes, impermeable clay and type 1 sub-base. These were reused back on-site and also sold to building contractors.

Less than one per cent of waste was sent for landfill with the remaining recycled and reused.

By processing waste on-site, lorry movements were significantly reduced, limiting the impact of the construction process on the local infrastructure and community, including vibration, dust and noise.

By screening the waste soil and recycling other waste locally Crest estimate that they saved the need to:

- Fill landfill with 29,830 cubic metres of waste
- Avoid almost 13,000 skip journeys to and from the site and the creation of 245.7 tonnes of potential carbon dioxide gas emissions

Restored pride

Now a model integrated, mixed-use and socially seamless community, Park Central has restored pride in an area, acts as a catalyst for further inward investment and has become established as a desirable new residential address.

With its high proportion of owner-occupiers, including first-time buyers, families and key workers, Park Central is also popular with rental tenants, with city centre lettings agencies maintaining waiting lists for properties at the scheme. Also, the realisation of the Park Central vision continues to create an attractive lifestyle and Optima has a waiting list of families wanting to move into the area.



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Enq. 106

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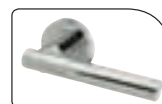


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Enq. 107

Can we trust the politicians to deliver on any housing promises?



Patrick Mooney of Mooney Thompson
Consulting comments

With the party conference season now behind us, we are surely forgiven for wondering if the politicians will remember the promises made to us or will they hope we have an attack of collective amnesia ahead of next year's general election?

All three parties – Conservative, Lib Dem and Labour, have promised that they will increase housebuilding and make the new homes more affordable to buy (but not necessarily to rent). They disagree on the methods to be used but they all appear to forget that there are far more important people (than them) and organisations involved in delivering new homes and none of these are as keen to meet the new building targets.

Developers, funders and local authorities all seem far more concerned about avoiding some or all of the following:

- another dramatic crash in the housing market
- falling profits and shareholder dividends
- using up precious landbanking sites.

None of these key players can be forced into delivering more new homes and to be honest you have to ask if the right conditions exist for a major increase in housebuilding. There is much talk of a “correction” (or a fall) in prices due next year, interest rates (and mortgages) will inevitably start to increase soon and developers will continue to do what they always do – look to increase their margins (profits), rather than volume.

There is certainly a huge amount of pent up demand, but the economic recovery is still fragile, lenders are being forced to repair their loan books, while local authorities are finding they have not benefited from the new homes bonus in the way they were lead to believe.

Section 106 and red tape

Local authorities could (and should) be making far more use of Section 106 agreements and other planning obligations but they have been bullied into submission by Secretary of State Eric Pickles, who is constantly on the lookout for opportunities

to cry foul over perceived cases of red tape or bureaucracy. Developers have also successfully argued for changes in S106 conditions, allowing them to reduce the number of social homes built for rent.

And of course we also had our new(ish) housing minister Brandon Lewis MP telling housing associations that they should be building new homes without any capital grant or subsidy, because he does not think they should be supported by the public purse. Perhaps he was forgetting about housing benefit and its huge growth as an increasing proportion of rent is paid in this way.

Many of the biggest developers of social housing have turned their backs on the most recent HCA building programme because they do not like the conditions imposed for relatively small grants (often as low as 10 per cent), and a number like Sovereign HA are rediscovering their social purpose and rejecting the notion of “affordable” rents at up to 80 per cent of private market rents.

Mr Pickles keeps reminding us that he will defend the Green Belt with everything at his disposal, while Mr Clegg wants to build a series of garden cities across the South East of England (but free of UKIP voters). Mr Pickles wants brownfield sites prioritised for development but fails to really put up the sort of incentives and benefits which will make developers listen to him.

Messrs Pickles and Lewis have reiterated their point by stating that housing need alone should not be used as a reason for developing in the “precious” green belt. Meanwhile Mr Milliband thinks he can develop ways of forcing through the building of over 200,000 new homes a year – but not surprisingly people want to know more before passing judgement.

The biggest difference between now and the middle of the last century, when we were regularly building well over 200,000 new homes a year, is that local authorities are only building a few thousand new homes. In the past they regularly delivered between 20 per cent and 40 per

cent of all new homes. The financial freedoms and flexibilities, such as prudential borrowing, have failed to do the trick. None of the political parties have really indicated how they would change this situation. But it's clear something needs to be done about this as private developers and housing associations alone will not build sufficient homes to satisfy our collective need.

Benefits policies split the parties

Where there is a distinct difference between the three main parties is in their approach to welfare benefits and the on-going reforms being produced by Work and Pensions Secretary Ian Duncan Smith.

While IDS wants to proceed with further restrictions and cuts, the other two parties are lining up against him to say they would reverse many of the reforms, including scrapping the hugely controversial bedroom tax (AKA the spare bedroom subsidy) and possibly Universal Credit as well. The Lib Dem conference has thrown their position into something of muddle, having previously been a clear-cut rejection, but I guess we will need to get used to that sort of confusion in coming months.

Ideas currently being floated by Conservative ministers include the taxing of disability benefits, freezing working age benefits including housing benefit for two years from April 2016 and removing the entitlement of young adults to any housing benefit altogether. Strangely this has coincided with news that since the Coalition came into office, the number of working people who are receiving housing benefit has doubled.

Even more strangely the news of future benefit cuts has not been matched by announcements to freeze rent levels, so tenants in the private and social housing sectors will be expected to suffer further cuts in their living standards. We wait to see if this could become a key battleground in the months ahead.

Scroungers or not?

New research from the Social Market Foundation (SMF) shows that since 1996 the number of social rented households with someone in work has increased by 168,000, while the number of households without anyone in work has decreased by 210,000.

This data chimes with Real London Lives research, carried out by the G15 group of London's largest housing associations, which found that 69 per cent of their tenants are working. Despite this, more than half a million households (585,000) across the UK are in working poverty.

Scratching beneath the surface, it's clear that two major factors are contributing to in-work poverty: the high levels of part-time work and low levels of pay. Social housing tenants are the most likely to be in low-paid jobs. Almost half of social tenants earn low wages compared with just a fifth of the UK population. This leaves working social housing tenants with no choice but to claim benefits in an attempt to pull themselves out of poverty.

An increasing number of social landlords are supporting their tenants through financial inclusion programmes, as well as providing training and employment opportunities, but these are struggling to keep pace with the challenges brought about by benefit cuts, low pay and unstable jobs.

This information compares starkly to the results of the latest Inside Housing survey of HA chief executives' pay. It revealed that housing bosses are now paid an average of £173,321, benefitting from an average above-inflation rise of 3.85 per cent.

Silent regulator

The HCA's regulatory muscle remains very much in its holster, largely undrawn and silent – even in the face of some very disgruntled tenants reporting their landlords to the regulator and to the Ombudsman. With the possible exception of gas boiler services, where failure to act really can prove to be fatal, the HCA has demonstrated a surprising lack of interest in customer complaints.

The co-regulatory model puts far too much emphasis on tenants to hold their landlords to account, while denying them access to such important tools as comparative KPIs and benchmarking material. The sector's regulator used to collect and publish this information, but no more and with no sign of the situation being reversed.

Grainia Long, the Chartered Institute's chief executive, recently announced she will be standing down next year to return to Ireland and saying she will use the intervening period to ensure politicians focus on housing issues in the general election campaign.

But it's likely that a bigger challenge will be set by NHF Chief Executive David Orr. Speaking at their annual conference, Orr said politicians had "forgotten" that housing policy is central to economic and social wellbeing and now regarded housing as a "private good, not a public service". He called on politicians to produce a detailed, long term plan to address the housing crisis. "Unless we take concerted, strategic, planned action now, when the new baby boomers grow up they will have nowhere to live."

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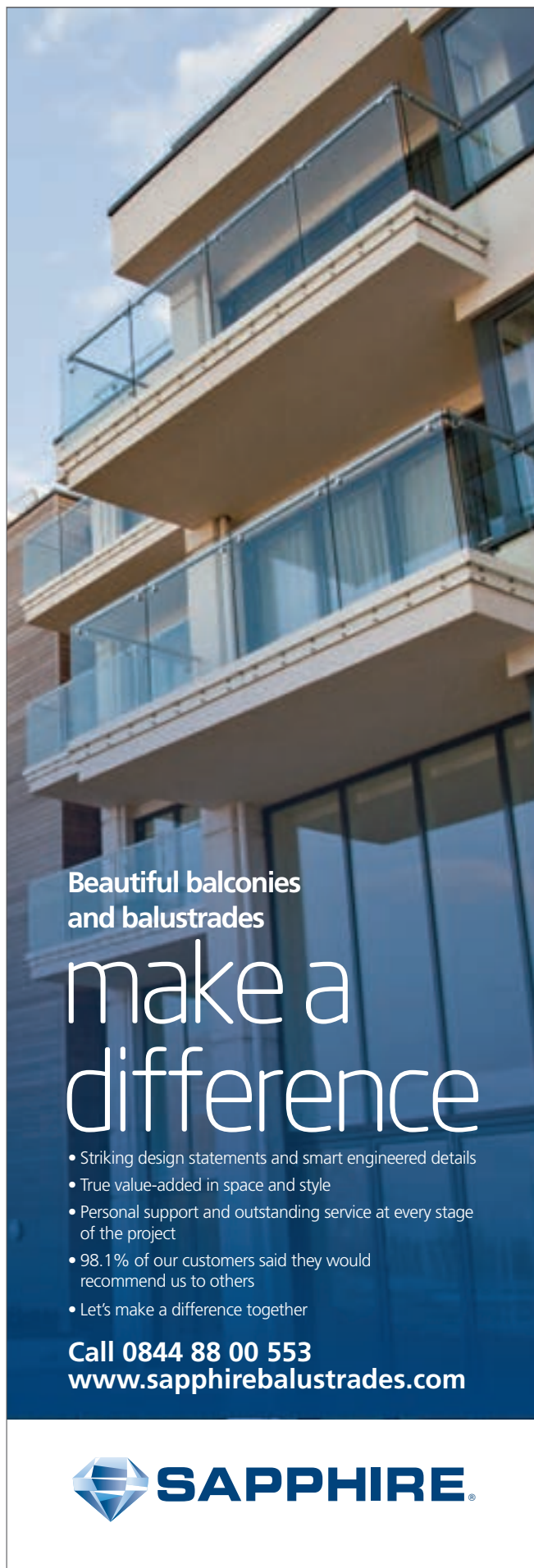
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Enq. 108

TTA responds to member needs with new website

The Tile Association launched its new website in August, in response to research among members which flagged up strong demand for improved online marketing. The new website is part of a suite of online tools which the Association has available for the benefit of members. These include social media feeds and the online Tilezine newsletter.

The new Association website boasts a modernised new look, with intuitive built-in navigation, a revamped members' directory and a prominent news area. With the latest issue of Tilezine linked from the site, as well as a facility to take out a subscription, the aim is to develop the site as an important news resource for the industry.

Navigation is clearly defined via the four key sales channels for the tiling industry, with separate homepage buttons for architects, installers, homeowners and stockists, each of these leading to further webpages featuring sector-specific information. Within the relevant sections, visitors will find a member directory, technical documentation, details on training and NVQs, a tiling FAQ for installers, DIY tiling guides and much more.

The site features an expanded member services section, which includes a wealth of information for anyone involved in the tiling industry, ranging from technical information to business advice and insurance. There is also information on the facilities offered in the TTA's new Staffordshire headquarters, such as how to hire the building's meeting or conference facilities.

"It emerged strongly in the research that our members view the TTA website as an important marketing tool and that they were looking for further



development of the online resources which are available to them," says Ian Kershaw, chairman of the TTA. "We were therefore hoping to achieve a site which features increased usability, an updated image and improved technical functionality. I think we have achieved that, and we have also linked into other online resources which are among the benefits of TTA membership."

The TTA website can be found at www.tiles.org.uk

Enq. 109

Ariston acquire ATAG Heating



Ariston Thermo has announced the acquisition of ATAG Verwarming, the Dutch boiler manufacturer represented in the UK by ATAG Heating. Phil Bell (left), managing director of ATAG Heating UK, saw significant advantages for the development of the ATAG brand in this country: "With the backing of such a well established and major force in the European

heating market, ATAG Heating will be in a strong position to develop its share of one of Europe's largest heating markets, while accelerating the development of exciting new and innovative products for the future growth of the company."

01243 815770 www.atagheating.co.uk

Enq. 110

Lo-Carbon Response shortlisted



Vent-Axia is celebrating reaching the final shortlist in the prestigious Electrical Industry Awards 2014, which celebrates and rewards companies leading the way in the UK electrical sector. The company's award-winning Lo-Carbon Response™ is a finalist in the Innovative Residential / Domestic Product of the Year category. The

Lo-Carbon Response™ is a near silent, continuous running, constant volume dMEV solution. Designed for both new build and the social housing sector, the SAP Appendix Q listed Response is ideal for both kitchen and bathroom applications.

0844 856 0590 www.vent-axia.com

Enq. 111

From design to completion



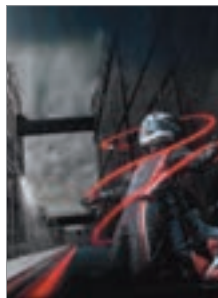
ITW Construction Products, a leading manufacturer of fixing, fastening and drilling systems for wood, steel and concrete applications and ITW Industry, specialists in software, components, fasteners and equipment for the timber construction industry, are pleased to

announce that from September 2014 they will function as one combined business, operating under the name of ITW Construction Products. The newly consolidated business comprises primarily of their five key sub-brands – Alpine, Gang-Nail, Cullen, Paslode and Spit. Together the brands offer customers a full range of products and services to see build projects through from design to completion.

0800 652 9260 www.itwcp.co.uk

Enq. 112

Pentair launches global contest



Pentair's Thermal Building Solutions, the leading provider of electrical heat-tracing systems, has launched the Pole Position contest to celebrate the 40-year anniversary of its Raychem self-regulating technology. Inspired by the first ever Formula E electric racing championship, the global initiative invites customers, installers, distributors, employees and the general public to participate in an online contest with a chance to win a number of exciting

prizes including: racing red iPods, Formula E tickets and a free London FE Event package for two.

Enq. 113

HELP TO BUY

Help to Buy supported sales continue to encourage housebuilding growth

Government figures have confirmed that the Help to Buy equity loan scheme has generated 32,268 sales since its launch in April 2013. The Department for Communities and Local Government's latest figures cover the period from 1 April 2013 to 31 August 2014 and showed that the total number of sales were once again up in August from the 29,829 sales recorded to the end of July.

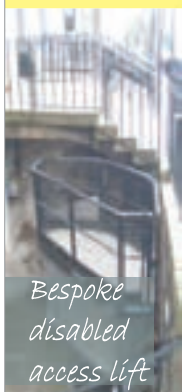
Most of these sales (84 per cent) were to first-time buyers and the average property purchase price was £210,269.

The continued success of the Help to Buy initiative to convert new home build into new homes sales could be a contributory factor to recorded private sector homebuilding growth.

According to the NHBC the private sector continues to lead homebuilding growth with a nine per cent increase in registrations for private homes recorded from June to August 2014 compared to the same period last year.

Public sector registrations have dipped two per cent to 8,745 compared to last year. However, the NHBC believes that: "Volume in the public sector will begin to improve once funding is agreed and allocated as part of the second phase of the National Affordable Housing Programme."

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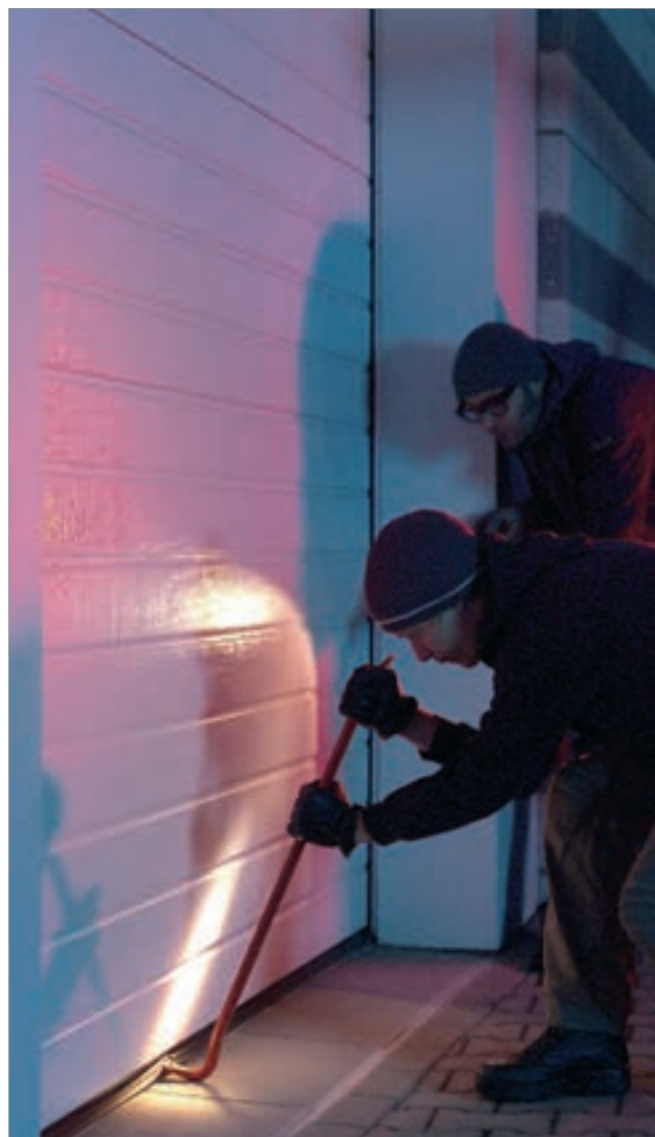
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Enq. 114



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Enq. 115

Encon completes £54m funding deal



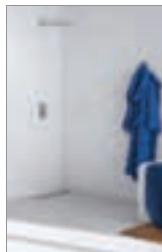
Wetherby-based **Encon Group**, one of the UK's leading providers of specialist building materials, has set its sights on further expansion after announcing that it has secured a £54 million refinancing deal. The funding, which comprises facilities provided by

funds and accounts advised by Farallon Capital Europe and Lloyds Bank Commercial Finance, will enable Encon to continue building market share in the UK. Encon now has 24 UK branches, employs more than 500 people and has an annual turnover of £200 million.

01937 524 200 www.encon.co.uk

Enq. 116

Multikwik bathroom drainage



Multikwik now offers a complete range of shower and wet room drainage solutions – from feature-packed shower gullies and continuous channel drainage to sophisticated linear drainage. All products in the range combine modern design and easy installation features that will make it the logical choice for specifiers and installers alike.

The Linnum range of linear drainage is slimline and unobtrusive to the overall bathroom design, yet it's simple and quick to install. The channel

can be adjusted to suit the majority of floor voids down to a minimum of 95mm, so it fits even where there are shallow floor voids.

01622 852654 www.multikwik.com

Enq. 117

Community fitness for public health



Specifically formulated for the housing market, the *Social Fitness & Practical Examples* seminar from **Proludic** is a study into the state of outdoor fitness facilities in the UK and a demonstration of the results that can be achieved when investing in the right equipment. Case study examples evidence the success of

both large scale projects and small local interventions. Free fitness provision for the community is becoming increasingly important as the UK's inactivity crisis deepens, this presentation explains what options are available to tackle this national problem.

0115 982 3980 www.proludic.co.uk

Enq. 118

Style on tap from Hudson Reed



Replacing taps is an effective yet affordable way to update any bathroom, as the right brassware can bring a fresh new feel to even the most tired suite. **Hudson Reed** have launched two stylish new tap ranges to give a new lease of life to the bathroom. Vesper takes minimalist chic to the next level – its slimline spout and easy to operate lever handle will add a contemporary twist. The funky Anson range features a combination of

curved and square aspects for a cool, quirky look – perfect for those who are looking for something out of the ordinary. All Hudson Reed taps offer ceramic disc technology for years of reliable performance.

01282 436934 www.hudsonreedbathrooms.co.uk

Enq. 119

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 **TRADE**

Enq. 120

Frames worth a king's ransom



Thomas Homes' 310 Kings Road development in Reading involved the conversion of a six storey, 1970s office block to provide 46 one- and two-bedroom apartments. Smart, contemporary bathrooms with wall-hung sanitaryware are one of the apartments' key selling points

and the clean lines of the bathrooms' design have been achieved by using sanitary frames from **Multikwik**, complemented by Multikwik flush plates. Close to the town centre, the flats are aimed at the first-time buyer market and are designed in a sleek, contemporary style.

01622 852654 www.multikwik.com

Enq. 121

H+H new block length



To improve efficiency and increase block capacity, **H+H** is updating the sizes of three of its product ranges. The length of Celcon Plus Blocks will increase to 630mm from 610mm, with the course height remaining at 215mm. Similarly, the Jumbo

Blok and Multi Plate ranges will increase slightly in length from 610mm to 630mm. A reduction in course height, 250mm and 350mm respectively, will also be made in order to comply with manual handling guidance from the Health and Safety Executive (HSE).

01732 886444 www.hhcelcon.co.uk

Enq. 122

Lakes Bathrooms launches 10mm shower screens



Shower enclosure specialist **Lakes Bathrooms** has launched two new 10mm designs as part of its runaway hit, the Coastline Collection. The most popular designs in its Walk-in range, the Cannes and Nice, are now available in original 8mm and heavier thickness 10mm glass. As with the whole of the Coastline Collection, the look for the new 10mm designs is confident, sleek, minimalist and contemporary. The profiles are silicon-free to support the clean lines and Lakes Bathrooms' stay clean coating, AllClear®, is applied as standard to both sides of the glass. Cannes is a simple screen that comes in five sizes from 750mm to 1,200mm wide, plus an optional side panel from 700mm to 1,000mm wide. Nice spans from 900mm to 1,200mm, with a bypass panel of 200mm to 320mm.

Managing Director Robin Craddock said: "We know that buyers expect top quality. We aim to deliver not only luxury, designer style and quality, but at an affordable price."

The 2-metre high screens are designed to fit with low profile tray mounting or in a wet room environment and work in alcove, corner or straight wall-mounted situations. Retail prices for the 10mm Walk-in styles in the Coastline Collection start from £349 plus VAT.

Enq. 123

Kaldewei's new free-standing baths



Kaldewei presents Meisterstücke, a new collection of free-standing baths with seamless enamelled panelling. Kaldewei's uniquely formulated 3.5mm steel enamel has long since been synonymous with perfectly designed quality baths, shower trays and enamelled shower surfaces. Building on its success, the premium manufacturer has extended its bath

portfolio by a new generation of masterpieces. Its bath icons Conoduo, Asymmetric Duo and Centro Duo Oval are crafted through state-of-the-art manufacturing into masterpieces with enamelled panelling, creating a smooth transition from panel to bath for a flawless finish.

01480 498053 www.kaldewei.co.uk

Enq. 124

Sika MaxMix Mortar Plasticiser



Everbuild's Sika MaxMix Concentrated Mortar Plasticiser is a liquid air entraining agent for brick laying mortars, renders, pointing and screeds. Designed to give improved workability and durability where required, Sika MaxMix Mortar Plasticiser provides long term resistance to freeze/thaw cycles and minimises cracking. Compact and easy to use, it comes in a bottle with its very own dosing device clearly marked with millilitre increments, simply squeeze the bottle to release as much admixture as required (5ml per 25kg of cement).

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Enq. 125

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Enq. 126



Digging deep for value

To create more space in a tight plot of land, the once-popular basement could be the solution, as Delta Membrane Systems' Director Brian Davison explains

If there is a single criticism that makes a regular appearance when talking about new housing, it is space – or, more accurately, the lack of it. Current housing demands call for land to take as much housing stock as is practical, which often leaves the future occupant with little or no room for growth.

What was a common site in housing in the Victorian era seems, for some reason, to be overlooked nowadays. One area where extra space can be created, at the construction stage, is in the ground itself – the formation of a basement area. This provides a permanent, effective, extra living space without eating into the footprint of the dwelling from a planning point of view.

Our European neighbours – Germany, Belgium and the Netherlands – have all realised the benefits of basements, where they are the norm in new-build construction.

For the housebuilder and developer, the perceived value for money that a basement can bring when included in the price of a property is a valuable sales tool. The benefits to the prospective

“One area where extra space can be created, at the construction stage, is in the ground itself – the formation of a basement”

home owner can easily be emphasised, improving potential sales – particularly when comparing against other new properties in the locality.

The obvious concern for such a structure is waterproofing or tanking, to ensure the area remains damp free and allowing it to be a useful area of the house. There is no point in creating a space that is not used because it is perceived as being damp, dark, dingy and uninviting.

As you might expect, there is plenty of legislation and advice guiding us the right way to ensure the creation of a basement is to certain standards.

For example, BS8102:2009 is a Code of Practice which looks at protection of below ground structures against water from the ground.

A more elaborate expansion of this standard can be found in CIRIA Report 139 *Water Resisting Basements*.

Other relevant British Standards include BS8110 Code of Practice for reinforced concrete design, and BS8007 Code of Practice for the design of concrete structures for retaining aqueous liquids.

The Basement Information Centre has an Approved Document – *Basements for Dwellings*. Reference could also be made to the *Basement Waterproofing Design and Site* guides published by the British Cement Association. The Property Care Association's Code of Practice for remedial waterproofing of structures below ground is also available.

Waterproofing below ground level, or tanking, usually involves the application of a layer of cementitious waterproof render system on the walls, linked to a waterproof screed on the floor. Tanking can also be carried out using a sheet membrane, asphalt or other liquid-applied waterproofing material.

Hydrostatic pressure – the external water pressure around the basement – is also a critical factor to be considered. It is crucial that the tanking is securely fixed to the substrate, as the pressure from the water table around the basement can be significant. Hydrostatic pressure will force water through tiny gaps very quickly, so great care should be taken at this stage to ensure the water-proofing will meet the demands made of it.

Cavity membranes are a suitable alternative to tanking. Membranes with a studded profile can be used to form an inner waterproof structure. The studded side is placed against the wall, creating an area that allows water to flow down to the floor. Here it flows in a drainage channel to a sump, and is then pumped out to a suitable drainage outlet.

In other words, rather than preventing damp from entering the structure, it manages the ingress of water. With external tanking, any slight imperfection will result in damp entering the building, and it then becomes a time consuming and costly repair job that will mean extensive excavation work.

This method is also the number one choice in refurbishment work, as the amount of construction work needed is greatly reduced compared with the alternatives.

A typical cavity membrane for walls is made from high density polyethylene. While the membrane itself is just 0.6mm thick, it features 8mm

studs on the wall-side and it is these studs that create the drainage channel – allowing up to 135 litres/minute/m or 8,100 litres/hour/m of incoming water to be drained which is well in excess of the likely demands.

The construction provides more than 1,800 dimples/m², giving an air volume between the studs of about 5.3 litres/m². This dimpled sheet offers a compressive strength of greater than 250kN/m².

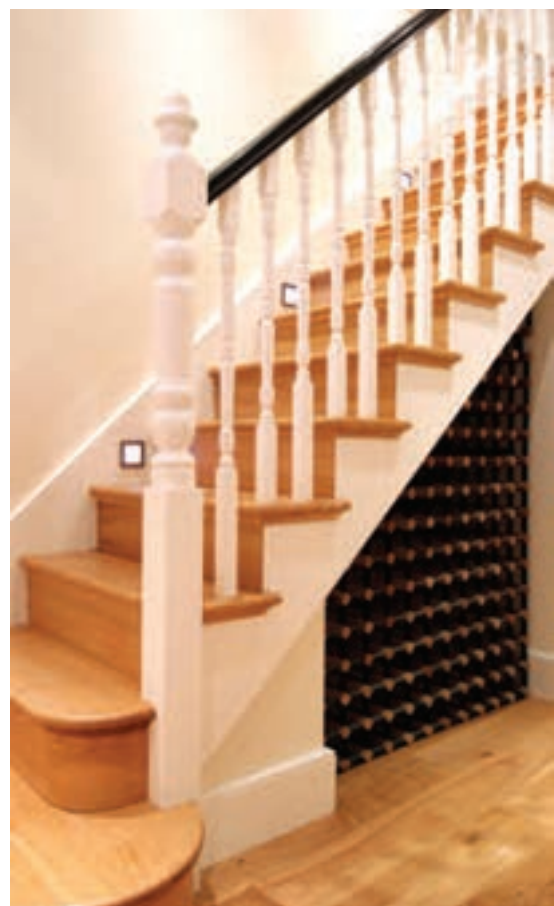
The floor must not be forgotten, and a suitable high capacity drainage membrane should be specified. Good examples feature 20mm studs which offer an impressive compressive strength figure of 150kN/m².

With a contact surface to the ground of about 130,000mm² per m², the design ensures good pressure distribution and low point loads.

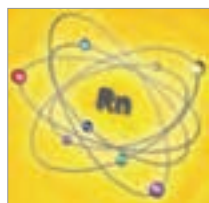
Both the wall and floor membranes offer the advantage that, once fixed, they can be worked on immediately. This allows the wet trades to get started to apply plaster or screed flooring.

Basement construction does need a little more effort than the rest of the property, but the benefits for the future householder are substantial, and this has to be a valuable sales benefit for the property. Whether it be a speculative one-off property, or a site of many dwellings, developers and housebuilders have the chance to bring more to the table – with the unmistakable enhanced value for money being a major sales tool.

Enq. 127



Seal of approval



Some problems are inconvenient, while others can be deadly. **Delta Membrane Systems'** MS20, MS500 and gas barrier system overcome the inconvenience of damp, but they also counter the potentially deadly effects of gas. Independent examination carried out by VINCI Technology Centre UK has confirmed that these products, plus

seals from the Delta Membrane Systems range, have passed stringent tests to ensure their complete sealing capabilities against a variety of gases, namely Radon, CO₂ and Methane. In the latest tests, all of them have been proven to be an effective barrier against gases, bringing peace of mind to those who specify the products.

Enq. 128



Brick industry supports young bricklayers

In a bid to boost the country's number of budding brickies, the **Brick Development Association (BDA)** is taking its #LOVEBRICK roadshow to a number of colleges around the country. The BDA is working with the Association of Brickwork Contractors (ABC) to drive the study of bricklaying forward and increase the number of skilled bricklayers in the construction industry. This initiative, supported with funding from the Construction Skills Training Board (CITB), aims to raise the awareness and knowledge of brickwork and the important contribution it makes. Titled #LOVEBRICK, the initiative will be delivered via workshops and presentations by the BDA, brick manufacturers and brickwork contractors. Students will have access to specifically written technical guides, presentations and demonstrations, as well as communication through social media.

020 7323 7030 www.brick.org.uk

Enq. 130

Hope extends range of concretes



One of Britain's leading independent concrete suppliers, **Hope Construction Materials**, has extended its range of high performance mixes to complement its existing array of quality-assured readymix concretes. The performance mixes – including HOPEFast®, HOPEFoam®, HOPE Tough®, HOPEEco®, HOPESeal® and HOPEFibre® – have been designed by Hope's technical team to meet specific construction needs, from high early strength and extra durability to waterproof and lower carbon mixes.

0207 647 6220 www.hopeconstructionmaterials.com Enq. 129

Prepared for autumn and winter?



Snickers work jackets will get you through and keep you covered – all day, every day. You can count on all year round protection and comfort. They'll make your working day easier and more comfortable with built-in quality, functionality and high performance features to cope with the very worst that the weather can throw at you. From the superb XTR products with their active protection system and the

Goretex 3-layer jackets, to Windstopper, Rip-Stop and Soft Shell jackets, as well as specialist rainwear, winter jackets and hi-vis alternatives, there's something for everyone in the range. There's a host of designs, styles and extensive size options.

Enq. 131

The craftsman's favourite



Renowned for superior working jacket technology, Snickers is upgrading its new soft shell jacket and winter vest for professional tradesmen and women. They are well designed with a selection of sizes and colours, plus they deliver extremely good value for money and fulfil every basic need

while working on-site. With a stretchable, breathable and water-repellant polyester fabric, the jackets have a soft, warm fleece inner layer to ward off the autumn chills. The revolutionary ergonomic design in the jacket's pre-bent sleeves enables you to count on comfort and freedom of movement whatever you're doing at work.

Enq. 133

Kawneer systems on a landmark



Elements of the whole range of **Kawneer's** architectural aluminium systems feature on the most central and prestigious new development in Cambridge for years. Kawneer's

AA*100 curtain walling, which is structurally silicone glazed and mullion drained, was specified by Glenn Howells Architects for Parkside Place, along with AA*3110 horizontal sliding windows, AA*603 light-duty tilt slide doors, AA*605 low/medium-duty swing doors and series 350 severe-duty commercial entrance doors.

01928 502500 www.kawneer.co.uk

Enq. 132

NEWS BYTES

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

Construction Products Association teams up with The Build Show...

Ref: 45845

Planning permission granted for Archway Tower re-clad...

Ref: 41982

Domestic Construction Product sales continue to grow...

Ref: 45286

The City of Tomorrow: smart glass the key to the urban energy turnaround...

Ref: 55185

Norbord product range stars in 3D animation video...

Ref: 18886

Comar specified for apartments...

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Enq. 134

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Enq. 135



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WarmCore delivers true innovation



Synseal is proud to introduce WarmCore, an innovative aluminium folding sliding door system which incorporates a radically different product design approach to create a new high performance fenestration

framing solution: warm aluminium. Designed from scratch starting with a clean sheet of paper, every single component has been concept sketched, detail designed, prototyped, tooled, trial installed and rigorously tested by Synseal's market-leading R&D team. WarmCore is a high quality aluminium, bi-fold door solution with peerless thermal performance to ensure end-user comfort, all year round.

01623 446207 www.synseal.com

Enq. 137

Legrand offers hands free door entry



Legrand has made secure door entry more stylish than ever before with the launch of its compact Bticino Classe 100 range. The contemporary design and discreet size of the new internal units adds to the vast choice available from the range, providing an economical solution that offers hands free technology at a price that would usually only buy a handset-based system. Designed with an elegant white finish and easy to recognise

push button icons, the Bticino Classe 100 complements the modern home with a simple, ergonomic unit.

0870 608 9000 www.legrand.co.uk

Enq. 138

Nationwide Windows to sponsor Tenant of the Year 2015



One of the leading social housing door and window suppliers Nationwide Windows is delighted to announce that it has agreed to sponsor the Tenant of the Year category at the inaugural Building Communities in the East Midlands Awards (BCEMA) 2015. Hosted by Efficiency East Midlands (EEM), the BCEMA event is a showcase for the professionalism, excellence and innovation at the heart of the region's construction community. The award ceremony will take place on Friday 6 February 2015 at the East Midlands Conference Centre, Nottingham. Nationwide Windows' Commercial Director Adrian Pavey says of the sponsorship: "We work on tens of thousands of homes within the social housing sector every year and feel strongly that our ultimate customers are the tenants and local communities in which we work, so it's great that we'll be able to give them something extra and present the award to the deserving winner on the night." Pete Smith, managing director at EEM adds: "It's great to have support from companies such as Nationwide Windows for the inaugural awards, and we want to make sure there's a big 'wow-factor'. These awards will reward the best practice and service in the East Midlands, and they are going to be big, bold and fun. We hope the event will be the first of many..."

01788 569 228 www.nationwidewindows.co.uk

Enq. 139

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Enq. 140

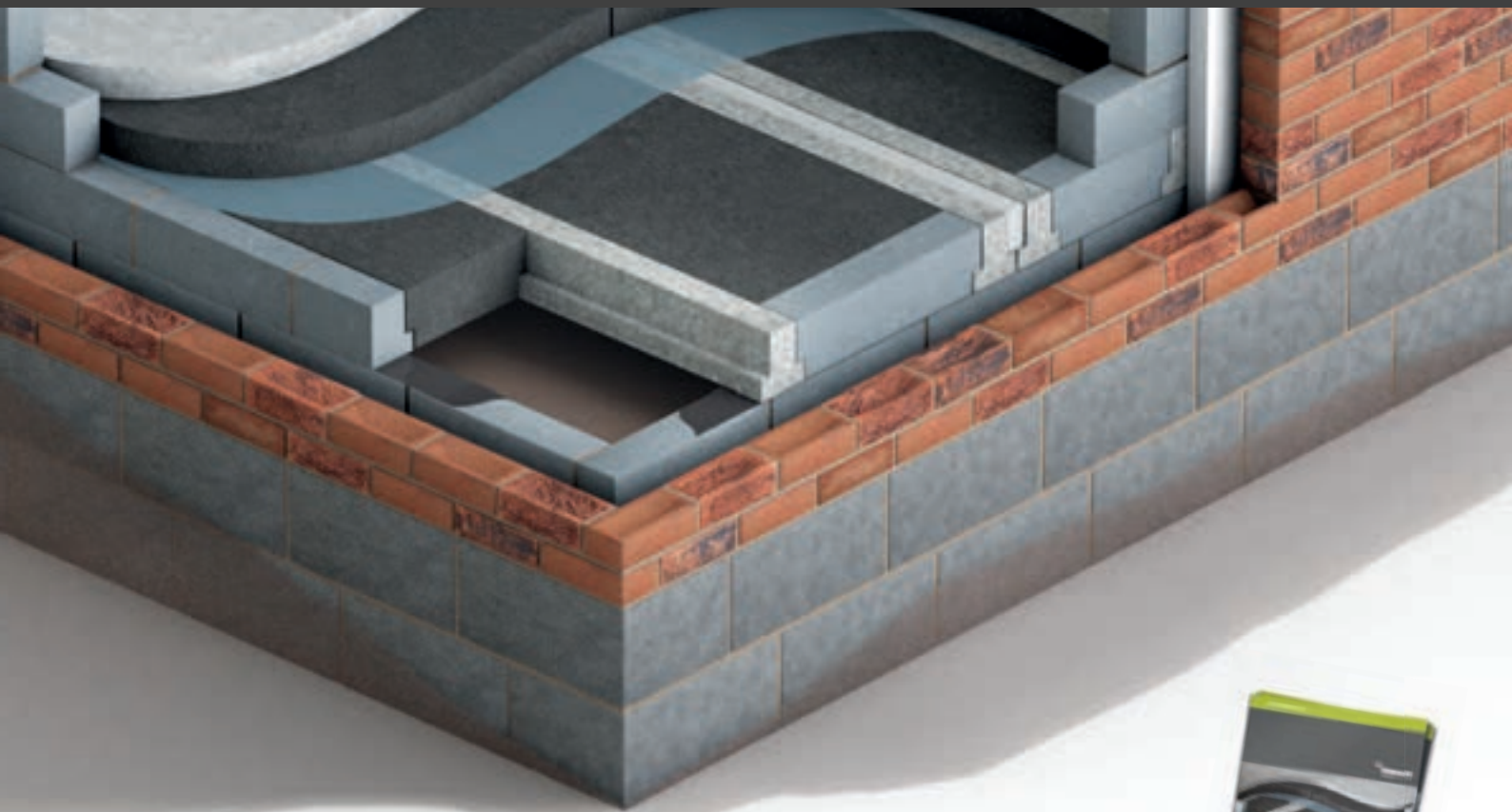
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- **Improved Psi value** – due to unique Psi-Block®
- **Increased speed of build** – no specialist skills required

Reader Enquiry
301



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- Savings calculator for potential savings in terms of energy costs and CO₂ emissions
- Pump configuration with recommendations for suitable Wilo pumps

Enq. 302



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

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

Enq. 303



Weather conditions in the UK have always been changeable, but there is one thing all forecasters agree on, We will certainly get more rain.

ARP are building for the future and are empowering all users of its new rainfall calculation app to be able to produce their own flow calculations quickly, efficiently and easily.

Users of the app can input the dimensions of the roof, location within the UK and the chosen gutter size will be tested immediately. The app allows the user to tailor the gutter choice and number and position of outlets to ensure optimum gutterflow is achieved.

Enq. 303



Mitsubishi Electric has launched a dedicated Ecodan selection tool to coincide with the government's announcement that heat pumps are now included in the non-domestic Renewable Heat Incentive (RHI). The Ecodan selection tool allows anyone with an interest in heat pumps to get an insight into what this technology could deliver to any building, whether it is a single domestic dwelling or a large commercial project.

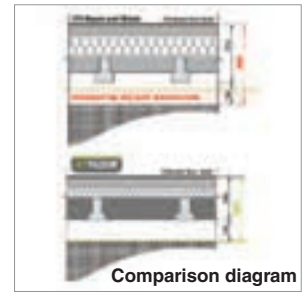
Details are available at the following address: <http://heating.mitsubishielectric.co.uk/ecodanselectiontool/Pages/default.aspx>

Enq. 304



With an ever increasing demand for greener solutions in the construction industry, **Long Rake Spar** provide an extensive range of SUDS compliant aggregates suited to resin bound surfacing. Resin bound systems are recognised as being SUDS compliant as they deliver a product that creates an open texture, allowing water to penetrate through the exterior surface. Long Rake Spar also offer a range of recycled decorative aggregates, sourced responsibly, to provide landscapers and contractors a greener alternative. Visit the Long Rake Spar website for more information.

Enq. 306



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

The Renewable Solutions Provider
Making a World of Difference

Need to take the heat out of planning legislation?

Ecodan air source heat pumps provide a proven, energy efficient way of heating UK homes all year round.

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Air Conditioning | Heating
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Enq. 304



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

Enq. 326



Heat recovery is a popular option when it comes to ventilation for new build but it is not always the most affordable one especially if you have a tight budget. You may be surprised to learn that a BBA approved positive input ventilation (PIV) from Envirovent provides an affordable alternative to MVHR. Normally situated in the loft space, PIV is a whole house ventilation system which works by delivering fresh, filtered air into a property at a continuous rate. It's quick and easy to install, without the requirement for extensive ductwork or core drilling.

Enq. 311



Log Cabin UK specialises in the design and construction of contemporary styled log buildings. Many people regard real wood as the best building material in the world. Together with natural stone it is the only 100 per cent natural material used in building construction. While ensuring our clients are satisfied by the aesthetics of their log cabin, our underlying ethos is one of quality and sustainability. By constructing a building using logs you are working towards a zero carbon structure. It's a pleasure to work and relax in a genuine log building, as a cabin breathes and thus creates a healthy environment.

Enq. 313



The Schiedel Isokern DM36 chimney system has been designed to optimise the performance of smaller output stoves, inserts, pellet boilers and cookers that have an internal outlet diameter up to 150mm. The highly insulating properties of the pumice DM system can maintain the temperature of the flue gases even in the middle of winter, allowing them to escape freely to the atmosphere and helping your appliance perform at its optimum level. Included in the system is a support block and stove connector, a chimney coping and chimney pot. The external option also includes a prepared access for the stove outlet.

Enq. 315

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Enq. 305

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Enq. 306

New 11.2kW model joins Ecodan



Mitsubishi Electric has launched a new 11.2kW Ecodan air source heat pump to join the existing three monobloc models. The line-up for the self-contained outdoor units now boasts a 5kW, 8.5kW, 11.2kW and 14kW to make Ecodan suitable for almost any situation. The new PUHZ-W112VHA model is a single phase, MCS-certified 11.2kW capacity unit that shares the ability to cascade up to six units

of the same output, allowing Ecodan systems to offer a capacity range from 5 through to 84kW.

01707 282880 www.mitsubishielectric.co.uk

Enq. 307

Panasonic delivers energy efficiency



Many homeowners are looking at ways to utilise renewable energy to power and heat their homes, be it a heat pump or solar panels. **Panasonic** has recently been involved in a unique residential property where both solutions have been installed and are working together to provide maximum

energy savings. The homeowners invested the help of Nexus Building Solutions for a complete refurbishment and extension. Specifying 4kW Panasonic 250W HIC panels to accompany Panasonic's 6kW T-CAP Monobloc Aquarea heat pump, Nexus Building Solutions has helped the property to benefit from extremely energy-efficient and cost-effective underfloor heating throughout the house.

Enq. 308

Wilo small circulators



Wilo is celebrating the sale of 28 million small circulators in the past 10 years. Which adds up to an impressive amount of energy saved and a lot of smaller electricity bills for householders and tenants. Here in the UK, the family of Wilo small circulators continues to grow as housebuilders and developers look to Wilo to help provide energy savings and emissions reductions. Take a closer look at www.wilo.co.uk

01283 523000 www.wilo.co.uk

Enq. 309



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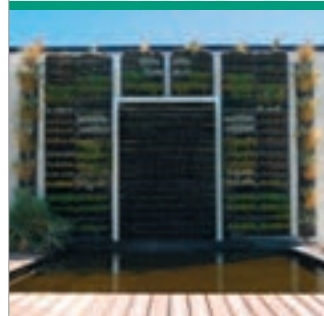
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Enq. 310



Swish Building Products supplies a low carbon rainwater system made from 84 per cent recycled material bringing tonnes of post-consumer PVC back into use, something unique in the UK. The Swish rainwater system is ideal for those who want to specify quality products that have a significantly reduced carbon footprint. The gutters and downpipes have a recycled core with a virgin skin and save 70 per cent of the CO₂ that would be produced by manufacturing with only virgin material, while maintaining the same weather resistance and longevity as products manufactured in the conventional way.

Enq. 316



A living green roof is an asset to any building. It helps with insulation, aesthetics, stormwater management and local biodiversity.

Non-gardeners may be daunted by the thought of growing plants on the roof, but with **Enviromat** sedum matting there is no need to worry. Sedum plants are remarkably resilient and other than a sunny spot and an annual feed they ask very little of the householder.

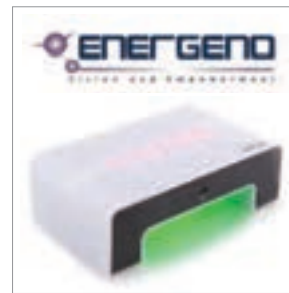
For more information on designing, installing and maintaining a sedum green roof, contact Enviromat.

Enq. 324



MCS certified and wholly owned subsidiary of the UK Daikin Distributor **Space Airconditioning plc, 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. 323



Energeno is proud to launch the Optismart range of products at Solar Energy UK 2014 (14 - 16 October) at the NEC. The Optismart range of products enables solar PV owners to maximise the usage of their home generated electricity without complicated home automation systems. Heating water and running home appliances such as washing machines and dishwashers for free is now simple (and modular) with the Optismart range. You can store home generated electricity for use in the evening and even follow your electricity online. Visit Energeno at Solar Energy UK 2014, stand P65.

Enq. 325



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Enq. 311

Bowater Projects celebrate status



Bowater Projects has had cause for celebration after being awarded Green Deal Installer status. The company, which is part of The VEKA UK Group, achieved the accreditation following a tough confirmation process. Only an authorised Green Deal Installer can install energy-efficiency improvements under the Green Deal finance mechanism, and in order to become an approved Green Deal installer, a company must be a member of the

accreditation body that certified them and must comply with the Green Deal Code of Practice.

0121 749 8250 www.bowaterprojects.com

Enq. 312

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Network with Sustainability industry experts at FutureBuild...
Ref: 85823

New research challenges the perception that sustainability costs...
Ref: 66256

Slashing red tape to boost British housebuilding...
Ref: 83695

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Ref: 82413

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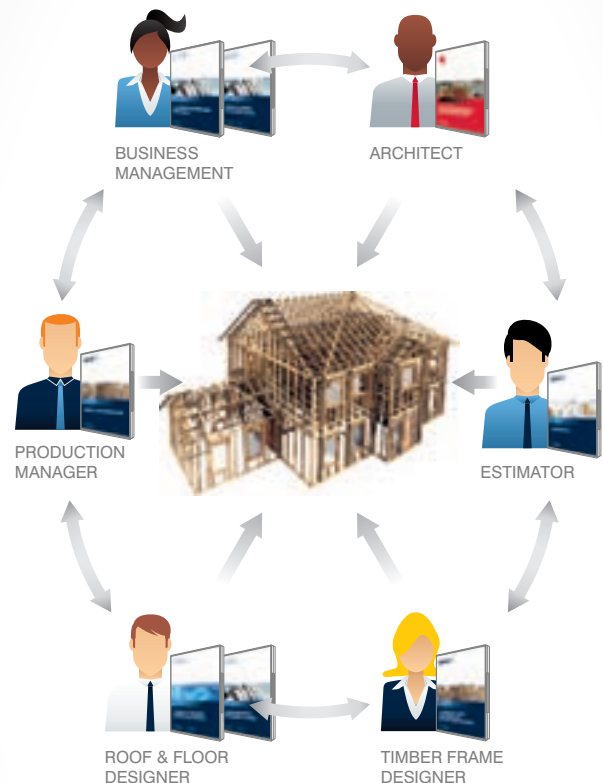
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Enq. 313



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Enq. 314



JJI-Joists from **James Jones** are the UK's market leading I-Joist, most specified by architects, the only UK I-Joist with FSC certification and I-Joist that can be supplied with a carbon negative impact figure to PAS 2050. JJI-Joists have full design and software support, including BIM output; complex design solutions are made easy, including integration of services like MVHR. They provide deep section wall studs allowing increased levels of insulation to the highest U-value requirements while reducing cold thermal bridging. On roofs JJI-Joists can be used individually or in cassette form to provide lightweight and strong structures.

Enq. 318



We Build It Ltd are based in the heart of some of Shropshire's most outstanding countryside. As one of the UK's largest manufacturers of domestic sewage treatment plants, they focus on high quality, affordable products. All of their sewage treatment plants are based on the successful and simple extended aeration method. They can design, manufacture, install and service sewage treatment plants for single houses, small developments and larger off mains FlowPath treatment plants for rural industrial units, campsites, pubs, hotels, offices, barn conversions and commercial applications.

Enq. 319



With gas and oil prices increasing year on year, what could be better than to offer your purchasers a truly energy efficient home that will kill bills? Obviously you can insulate the building fabric up to the hilt, and then **Total Home Environment (T.H.E)** can install air source heat pumps for 350 per cent efficient heating and can provide heat recovery ventilation – to ensure that the VOC's in the house get expelled, but the heat stays in. T.H.E can complete room-by-room heat loss calculations to work out the best combination of systems for the homes you build. For more information, visit T.H.E's website.

Enq. 320



Tobermore, the world class manufacturer, offer two beautiful facing brick ranges, Lansdowne and Kingston. As the construction industry returns to growth, clay facing brick manufacturers are struggling to satisfy the demand from housebuilders, while Lansdowne and Kingston are readily available. Lansdowne is a charming tumbled brick, ideal for creating a timeless appearance of warmth and elegance. For those who prefer a smooth, sophisticated surface finish and vibrant colours, Kingston is the perfect choice. Lansdowne and Kingston are available in both solid and blended colours.

Enq. 317

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Enq. 315

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Enq. 316



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Enq. 318

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Enq. 319

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Source: *samud.com **yournewhome.co.uk

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Enq. 320

H+H Retro Fit Joist Hangers



H+H is again at the forefront of increasing levels of efficiency in UK housebuilding after findings from the AIMC4 project revealed Retro Fit Joist Hangers to be a faster and more airtight way of hanging supporting floor joists. Retro Fit Hangers are now being recommended as an alternative to traditional methods when using the H+H Thin Joint System. By using Retro Fit Joist Hangers, there is an increased level of airtightness because it eliminates the need to cut into the brickwork and maintains the integrity of the aircrete wall in full.

01732 886444 www.hhcelcon.co.uk

Enq. 321

Klober air-open underlay



With a water vapour transmission of 2,736 g/m²/day, BBA-certified Klober Permo[®] air is an air-open underlay and approved by the NHBC for use without supporting high level ventilation. BRE tests at 1,600Pa have confirmed its suitability for use at a 345mm batten gauge in all zones of

the new BS 5534 wind speed map (with Permo TR tape for Zones 4-5 instead of the additional fly batten). The new Code of Practice for slating and tiling requires such performance to be stated on all underlay packaging to provide comparison between high performance membranes and lightweight products susceptible to 'ballooning'.

01332 813050 www.klober.co.uk

Enq. 322

Enq. 324

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Enq. 323

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sales@energeno.com
0207 193 0755

Enq. 325

Editor's Focus

TeleBeam

1

Forget heavy steel beams and cranes. TeleBeam is the new way of converting lofts in modern properties with roof trusses. TeleBeam is the first pre-fabricated, bespoke and adaptable system which deals with a wide range of roof spans and pitches. It has the added benefit of achieving the LABC Registered Details Approval so there is usually no need for structural calculations, giving that extra peace of mind. TeleBeam also works well in traditional cut roofs or timber framed construction. Designed and manufactured in the UK.

Enq. 141



Wetherby Building Systems

2

Wetherby Building Systems Ltd is a UK market leader in the manufacture and distribution of a wide range of external wall insulation (EWI) systems, polymer modified renders, silicone and acrylic thin-coat renders, and brick slip systems for the retrofit market. Wetherby's insulated render systems offer environmentally sympathetic external facade solutions that have been successfully installed on many domestic refurbishment projects, new build schemes, commercial buildings and educational establishments for over 20 years.

Enq. 142



Varme

3

Varme is a medium sized, independent distributor of electric underfloor heating. It is a family based brand with exceptional customer service and next day delivery. The brand has enjoyed a rapid growth to become a major trade supplier. In today's economic environment we are all looking at making savings and helping the environment by doing our bit. Electric underfloor heating is an efficient way to heat a room but insulation is paramount to creating an efficient system and reducing wasted energy, in turn reducing our bills – and that's something we would all like to see.

Enq. 143



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Enq. 146

Another winner from Garador

It's an open and shut case! Up & overs are already Britain's top selling garage doors. Now, with their fabulous new looks and great options, the new Garador Windsor and Ascot doors are certain to be the market leaders in the coming months.

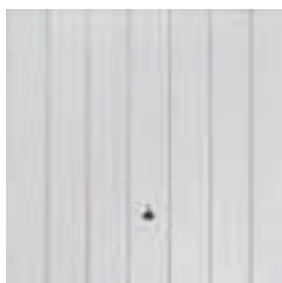
Both doors share a number of top features. They are constructed from high grade galvanised steel finished with a durable powder coat and a rivet free panel for an ultra smooth appearance. Both come in a choice of 18 vibrant new standard colours. Both styles share the same state of the art operational systems with a range of options available such as retractable gear, factory pre-framed purpose-made; free poly-wrapping on colours, length choices on bottom weatherseal; and additional Lock Kit fitted onto door.

Both are priced very competitively and are easy to install with minimal maintenance. The main difference between Windsor and Ascot is design. The fresh modern styles incorporate a horizontal panelling for Ascot while

Windsor is vertical; but it's not a big difference – both designs will add a fresh new look to any home.

Look out too for Garador's just launched three new textures for its steel sectional doors.

Its traditional silkgrain has been relaunched with an ultra smooth surface thanks to the latest in material and paint technology, plus a brand new sandgrain textured finish and timber



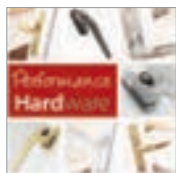
effect finishes have also been introduced. The sandgrain offers a slightly coarser surface while the steel timber effect texture gives a genuine soft wooden surface feel.

All three designs offer great new looks as well as a very different feel.

Call 01935 443709 for more information or check out all the new doors from Garador on its relaunched website at www.garador.co.uk

Enq. 147

Synseal's new hardware range



Synseal is launching the Performance Hardware range of window and door handles for exclusive use with the company's Legend, Shield and SynerJy 70mm PVC-U systems. The new Performance Hardware range includes inline or cranked espag window handles with 20mm or 40mm pin lengths according to system use and

lever/lever, lever/pad or inline lever/pad door handles, all available in a choice of five finishes: Polished Gold, Polished Chrome, Satin Silver, White and Black. A unique Synseal decorative design with common features between the window and door handles creates a complete and matching suite of products.

01623 443200 www.synseal.com

Enq. 148

Home is where Grundfos is



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

deliver the optimal pump solution. Some of the product range may not be as well known; the Grundfos SP submersible range is a cost effective solution that delivers energy efficient, trouble free operation in applications that require efficient water handling from ground extraction.

01525 850000 www.grundfos.co.uk

Enq. 149

PermCalc gives Brett SuDS the edge



The convenience and performance of PermCalc, **Brett Landscaping's** design tool for permeable paving, has been instrumental in the specification of Brett Omega Flow as part of a sustainable drainage solution for new build project Carrington Place in Hailsham,

East Sussex. It comprises nine two-bedroom residential properties. The site offered limited soakage; as a result an effective method of sustainable drainage was essential to match greenfield run-off rates. PermCalc was used to devise a system to resolve this issue. The solution combines permeable paving with a system of concrete pipes for attenuation and discharge into an on-site stormwater sewer.

0845 608 0570 www.brettpaving.co.uk

Enq. 150

The new Sanicubic XL from Saniflo



The Sanicubic XL has a 120l tank capacity and can take waste water from multiple appliances at any one time in situations where traditional drainage does not allow, is too difficult to access or too expensive to install. Based on its proven installation in domestic, commercial, retail and industrial premises, the XL is the first pump in the Saniflo range to

use vortex technology whereby the waste is broken down as it passes through the pump chamber rather than by cutter blades. The waste then passes through discharge pipework with widths of either 80mm or 100mm and can be pumped along a distance of 100m and up 10m.

020 8842 0033 www.saniflo.co.uk

Enq. 151

Evolution structural warranties



Can Evolution help with your structural warranties? Evolution Insurance Solutions Ltd is one of the UK's leading brokers in the 10-year structural warranty market. If you are undertaking a development project in the near

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

01799 512031 www.buildingwarranties.com

Enq. 152

NEWS BYTES

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

New website developed for SWA – to spread the word of steel windows...

Ref: 18364

Timber door canopies by George Woods...

Ref: 59285

Builders Finance Fund failing to help small housebuilders...

Ref: 60029

Contemporary door canopies from The Door Canopy Store...

Ref: 17642

GGF set for Glasstec Dusseldorf...

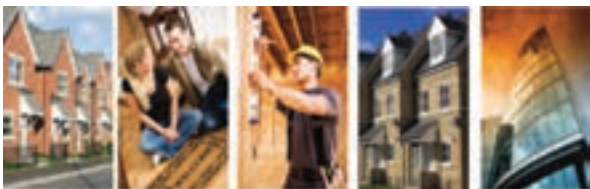
Ref: 39213

Freefoam introduce new window trims and accessories...

Ref: 31201



If you are looking for a fresh approach to warranty provision with a provider that's approved by lenders and backed by an A rated insurer then look no further...



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Enq. 153

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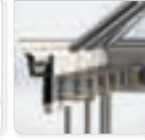


Easy installation of lighting system

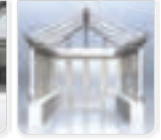


Decorative gutter fascia and fluted plaster

Stylish and elegant



Palm tree pods



Internal view

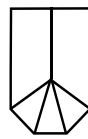
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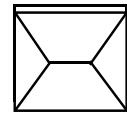
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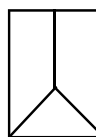
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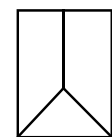
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- 88% efficiency.
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Innovation in Silicon Carbide

Enq. 155

Metro 100XT gas fires with tablet app



DRU Fires has a reputation as a designer and producer of ultra-contemporary and high technology fireplace products. It has announced improvements to its popular Metro100XT series of 'letterbox' gas fires in time for the autumn. The Metro 100XT selection of glass-fronted, contemporary gas fires, that can be installed in homes with or without a conventional chimney, can be controlled by the exclusive DRU Eco Wave app for tablets and smartphones. With Eco Wave, the fire has its own IP address that is recognised by the home Wi-Fi network. The Eco Wave App can control up to five separate gas fires around the home.

0161 793 8700 www.drufire.co.uk

Enq. 156

Most energy efficient stove for winter



One of the leading biomass solution providers, Euroheat, is urging installers and end-users to consider the modern wood burning stove as a real contributor to fuel bill reduction. Its newest range from HWAM boasts the most impressive energy efficiency credentials on the UK market, no more should the wood burner be viewed as a 'rustic' way to heat a room. The newest stoves include Lambda controls, which modulate air flow as wood's composition changes during combustion, and are more commonly found in a biomass boiler. It ensures wood burns at its optimum, helping customers get more out of their fuel.

01885 491112 www.euroheat.co.uk

Enq. 157



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Enq. 158

Are air pellet stoves a suitable choice for new developments?

While Britain is warming to the benefits of traditional wood burning stoves, Phil Lowe, head of sales and marketing at Specflue – a leading supplier of renewable heat products – explains how air pellet stoves can offer an efficient alternative for new developments



With home fuel bills continuing to rise, households are now turning to alternative energy sources in a bid to save money. According to HETAS, the regulatory body for stove installations, this has resulted in a five-fold increase in the number of wood burners being installed annually when compared to 2007. This demand for stoves has had a knock-on effect on the number of installers registered with HETAS, increasing from 791 in 2007 to 3,252 today.

This upward trend positions the stove as a worthy appliance when considering alternative

heating sources for new developments. Already well established in Europe, the air pellet stove has become a popular appliance offering an efficient and effective way to heat the home. When planning developments with sustainable energy in mind, using one of the most up-to-date heating technologies such as the air pellet stove can provide a 21st century alternative to the traditional wood burner or pellet stove wet radiator system.

Similar to the UK, Europe has traditionally burnt logs, but the market is now saturated and this, along with the EU's stringent rules on carbon emissions, has increased interest in pellet

“When planning developments with sustainable energy in mind, using the most up-to-date heating technologies such as the air pellet stove can provide a 21st century alternative to the traditional wood burner or pellet stove wet radiator system”



technology. An additional bonus is that due to the efficiencies of pellet stoves, in most of the EU they are exempt from smoke-emission testing requirements.

Air pellet stoves have an average efficiency of 91 per cent. This is due to the fact that the heat produced by the air stove is distributed efficiently by means of an extractor located on the back of the hot air exit diffuser. Compared to traditional systems, this allows an increase of 30 per cent heat released into the environment, making its rapid distribution uniform and allowing a saving in fuel consumption.

Continued overleaf...



The air pellet stove can effectively carry the warm air into other rooms up to a maximum distance of eight metres with a real temperature of up to 80°C. Also, air pellet stoves allow the jets to be freely positioned, with certain architectural and aesthetic advantages.

Another benefit is that it allows precise control of heat distribution between the different environments where the air is channelled. The

stove can also be controlled remotely and programmed to come on automatically as and when required. Requiring very little involvement, fuel replenishment is typically required once a day.

For the housebuilder and developer, installation of the air pellet stove couldn't be easier and can be placed in any architectural setting from a single to multi-storey building. Some models like the MCZ Comfort Air® have a significantly

“Air pellet stoves have an average efficiency of 91 per cent. This is due to the fact that the heat produced by the air stove is distributed efficiently by means of an extractor located on the back of the hot air diffuser. Compared to traditional systems, this allows an increase of 30 per cent heat released into the environment”



smaller diameter than other models on the market (60mm and 100mm). This makes the fans easier to maintain and ensures easier installation of the funnel into the wall, consequently limiting the necessary masonry works – which often take time and are very invasive.

Air pellet stoves are suitable for domestic, rural and commercial properties and provide a number of benefits. They are a sustainable, convenient and cost efficient form of heating and can offer new developments the same comforts as the traditional wood stove.

Enq. 159

Gerflor LVT completes the home



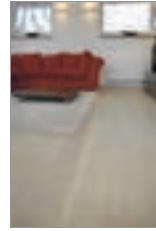
As visual appeal is a leading consideration for housebuilders and householders, inspirational design coupled with exceptional quality are trademarks of global vinyl flooring manufacturer Gerflor's residential floorings. These qualities are showcased in Gerflor's collectively 170-strong design Artline, Insight and Creation ranges of luxury

vinyl tile and plank flooring. A warm, comfortable, practical and easy-maintenance choice for the home, Gerflor's LVT floorings also cater for differing tastes, budgets and specification requirements.

01926 622600 www.gerflor.co.uk

Enq. 160

Not just Harfa floor with Osmo



Following its new partnership with ESCO Group, Osmo UK, the eco-friendly wood and finishes expert, is now able to provide its customers with a unique looking and aesthetically pleasing wooden floor. Pre-finished with Osmo Polyx®-Oil, Harfa flooring is the ideal choice for anyone looking for a statement floor. Harfa flooring has been designed with a rough-sawn treatment and has been enhanced with cross-wise cuts that are

grooved in the surface with great care. Harfa can be combined with many different styles and colours, providing endless possibilities. It is finished with Osmo Polyx®-Oil, providing optimum protection to the surface, without detracting from the unique appearance.

Enq. 161

John Boddy Timber



John Boddy manufactures a huge range of solid hardwood and softwood products: solid hardwood flooring, skirting, architraves, mouldings, batten door kits, profiles, oak beams, external cladding and decking, and timber frames in numbered pre-bored sections ready to fix from your plan or drawing.

The company also supply an assortment of engineered flooring selected to match its high quality, as well as glulam beams, joinery timber and certified timber in a range of species. Supplying both trade and retail, staff offer expert advice irrespective of the size of the project and delivery is nationwide.

01423 322370 www.johnboddytimber.co.uk

Enq. 162

Redbacks' new lightweight kneepad



A new knee pad for pocketed work trousers which incorporates a unique 'direction of force' design that crucially protects the wearer's knees and the rest of the body from the dangers of impact through continuous kneeling, has been introduced by Redbacks Cushioning Limited. 20 per cent lighter than its big selling predecessor,

allowing greater ease of movement and with a thicker grade of spacer fabric giving added comfort, the new kneepads feature a soft and flexible TPE (Thermo Plastic Elastomer) leaf-spring, now with increased durability, which is set within a unique honeycomb matrix.

01327 702104 www.redbackskneepads.co.uk

Enq. 163

The world's first high definition stove is launched



Charlton & Jenrick Ltd has now added a complete new range of high specification multi fuel stoves to its stove portfolio. Known as the Purevision™ HD range, it comprises six models; three freestanding and three inset with stand and log store options available for the freestanding versions and three or four-sided trims for the insets. The models are sized as 5kW standard, 5kW Wide and 8.5kW nominal output and contain technologically advanced patent pending design features.

Emissions meet EU leading DIN+ levels and already achieve current emission and efficiency proposals for 2022 European Eco-Design standards, which are far tougher than current mandatory norms.

DEFRA exemption for wood-burning in a smokeless zone was a formality, with test results up to 97 per cent below permitted levels of visible smoke.

These highly efficient stoves produce a clean burning, high definition flame that has to be seen to be believed. Experience real living flames in high definition with Purevision HD.

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Enq. 164

Enq. 165

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Gerflor
the flooring group

Flooring for the discerning housebuilder

Peter Kelsey, managing director of one of the UK's largest flooring contractors Designer Contracts, looks at current flooring trends and why both housebuilders and buyers have never had so much choice

As one of the UK's most sensitive economic indicators, the housing market – particularly the new build sector – has experienced a turbulent few years. But now with the recent introduction of stringent financial safeguarding of the mortgage application process, the recovery of the market could once again be threatened.

The government's Help to Buy Scheme contributed towards kick starting the market and succeeded, almost overnight, in reviving the depressed sector. Developers swung back into action and the buyer-seller seesaw once again

tipped towards the seller.

As business picked up so did demand down the supply chain. Great news for many, but the sudden switch from slow to go brought its own problems. Companies that had cut back during the lean times and didn't have the financial clout to invest in stock levels simply floundered and went to the wall.

For reassurance and stability, housebuilders should be looking to work with reliable suppliers with experience who can guarantee:

- In depth financial stability
- In depth stock availability



- Breadth of service
- National buying power and local service levels
- Big name brands

As the housing market begins to pick up, so do house buyers' spending habits, which is why it is crucial for the housebuilder to be prepared with a range of floorcoverings to meet the demands of the more discerning purchaser.

Keeping ahead of the times is crucial to any business. Homeowners are increasingly looking for quality products, leading to a rise in the demand for real wood flooring. Rustic, oak

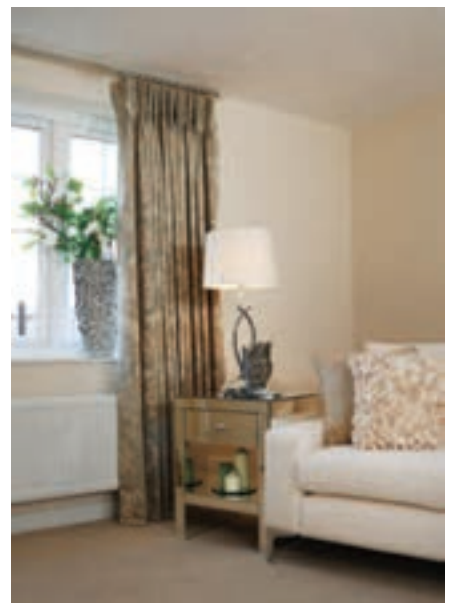
finished planks are the most popular choice, creating a vintage look, which complements both contemporary and classic furniture styles.

Amtico's popularity continues to grow. It allows homeowners to create an individual feature within their property and works particularly well in the hallway, generating a statement. On a practical level it is a warm alternative to carpet and can be easily cleaned – especially useful in high traffic areas of the home.

Carpet is still the most popular choice of flooring in the home, with beige, neutral and 'greige' palettes being the tone of choice. Neutral colours work well in both modern and traditional homes, can make rooms appear larger and work well with most furniture.

Environmental credentials are also an important factor to be embraced. With the stringent regulations surrounding sustainability and recycling, carpet recycling schemes are available that

Continued overleaf..



“Carpet is still the most popular choice of flooring in the home, with beige, neutral and ‘greige’ palettes being the tone of choice”

can save tonnes of unfitted carpet from landfill.

The demand for a more refined finish on flooring has become increasingly sought after. With a rise in the open plan, multi-zone living concept, a streamlined carpet appearance is essential to the overall look and feel of a room. Four and five meter width carpets are available to ensure carpet can be fitted throughout a property with minimal seams.

Excellent underlay is crucial to the overall appearance of flooring. Many people try to scrimp on this, when realistically a good quality underlay will enhance a carpet as well as reducing sound and providing excellent insulation – essential for multistorey buildings.

There are not many sectors more changeable or vulnerable than that associated with the

housing market, so it's important to constantly review the state of the market and respond and adapt to changes to remain relevant and up-to-date at all times.

Enq. 167



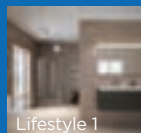
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British Ceramic Tile's exclusive
Housebuilder range

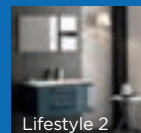
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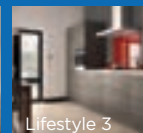
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Enq. 168

Fire safety and comfort cooling from SE Controls for new apartments

Notting Hill Housing Group's 108 home development at Micawber Street in Hackney is using an innovative smoke control system from SE Controls to not only provide smoke-free escape routes in the event of a fire, but also to ensure that day-to-day temperatures in communal areas and corridors are kept at comfortable levels for residents.

Initially, the six-storey building was designed with a mechanical ventilation system and a separate dedicated environmental shaft to help cool the building and address the overheating effect caused as a by-product of routing heating distribution pipework in building voids to optimise space.

SE Controls was invited to evaluate this system by conducting a thermal modelling analysis on the building and worked closely with the design team and contractor, Ardmere Construction, to engineer a combined smoke control and environmental solution. Based on SE Controls' SHEVTEC® system, which utilises the building's existing smoke shafts for natural ventilation,

significant thermal performance improvements were achieved along with major cost savings on the project.

This was achieved by the use of 0.5m² permanently open louvres at roof level and within the stairwell, while also utilising the automatic smoke dampers on each floor to vent heat into the smoke shaft. Dedicated smoke ventilation roof vents were also installed, which automatically override the natural ventilation system in the event of a fire.

In normal day-to-day operation, cooler air enters the building via the main doors, which are held open by electro-magnetic devices, and flows across the lobby before being exhausted through the ventilation system's roof vents. While the lobby temperature is controlled by a tamper proof thermostat, in the event of a fire, the lobby doors and smoke dampers close automatically, except the one located on the fire floor. This allows smoke to be drawn from the corridor, into the smoke shaft and away from the stairwell to maintain a smoke free escape route.



The entire system is controlled by networking the smoke ventilation system's smoke dampers on each floor with SE Controls' OS2 controllers incorporating OS link network cards. In addition, the system also incorporates an SE Controls NVLogiQ room controller in the first floor lobby core to monitor and log the system's performance for future analysis and tuning.

Contact SE Controls on 01543 443060 or visit www.secontrols.com

Enq. 169

Windhager reports success with first domestic RHI payment received



Launched in April 2014, the government's Renewable Heat Incentive (RHI) scheme for the domestic market has proven to be a big success for homeowner David Taylor from rural Northamptonshire. Mr. Taylor lives in a 300-year-old four-bedroom stone cottage, which was previously heated by an oil fired boiler. He and his wife decided to upgrade and convert to a biomass boiler supplied and installed by MCS registered and Windhager trained installers Plumb-line Plumbing and Heating from Northampton. The chosen boiler was a Windhager BioWIN Exklusiv wood pellet boiler, which provides all the heating and hot water to the property. The property's old and inefficient oil boiler's annual consumption was circa 4,000l costing £2,400 per year. Windhager boilers are 94.4 per cent efficient and fuelled by wood pellets, which are approximately 30 per cent cheaper than oil. Windhager BioWIN range of innovative pellet boilers are compact, durable and built with low maintenance requirements. Fully equipped with a high quality stainless-steel burner, LowDust technology and unique self-cleaning function, these highly efficient boilers provide long-term, hassle-free comfortable heating to all homeowners. The Renewable Heat Incentive scheme is the first scheme of its kind and is designed to give those early adopters a return on their investment of 12 per cent.

Enq. 170

Evinox Energy chilled water meter kit



Perfect for installations that include a communal chilled water system, the new Evinox Energy chilled water meter kit includes all the equipment required to facilitate commissioning, balancing, and flow control of the chilled water circuit, as well as the accurate measurement of energy consumption. The integrated flushing by-pass allows the chilled water primary circuit to be cleansed and flushed by simply moving the blue lever valve to the off position and the blue T bar lever across the pipe and the apartment circuit. This ensures the pressure independent control valve (PICV) and meter are protected from the cleansing process of the primaries. The PICV provides flow regulation of the chilled water circuit within the apartment and differential pressure control of the chilled water circuit ensuring that only differential pressure control of the main primary pump set is required. The PICV also features its own binder points for the commissioning engineer to use when required and the in built isolation valve has an integral strainer. The kit includes a MID approved meter head, which is supplied with a wall mounting bracket that enables the meter head to be installed in a position where it can be read easily, normally below the ceiling level.

01372 722277 www.evinox.co.uk

Enq. 171

Altecnic simplify installation of HIUs



Altecnic, one of the UK's leading suppliers and manufacturers of quality plumbing equipment, is cutting the cost and simplifying the installation of pre-pay HIU systems with its prepayment compatible HIU. Designed to save time and money, Altecnic has upgraded the HIU firmware and added a connection on its integral controller to allow for direct

wiring, or via an optional module, to third party prepayment systems. In operation, isolation of the primary system is now achieved by the already existing HIU integral electronic control valves. This means that the motorised valves are no longer required.

01785 218200 www.altecnic.co.uk

Enq. 172

Domus Radial comes out on top



Polypipe Ventilation is pleased to announce its Domus Radial semi-rigid duct systems, which have been third party proven to maximise whole-house ventilation system performance, especially when used with Mechanical Ventilation with Heat Recovery (MVHR) in larger properties. Tested by the BRE for inclusion within the

Product Characteristics Database (previously SAP Appendix Q), Domus Radial was not only found to be equivalent to traditional rigid ducting in smaller builds but exceeded the performance in properties with four or more wet rooms or kitchens.

Enq. 174

The Vortex Mag-One Magnetic Filter



Grant UK, one of the leading off-gas heating specialists, has announced the launch of its installer friendly Vortex Mag-One Magnetic Filter, which when fitted provides protection for all types of central heating systems up to 36kW. Using a simple to install, triple action filtration design, the product filters magnetite and non-ferrous debris from central heating systems with a 12,000 gauss neodymium

magnet. Easy to clean and drain, with a clever design which enables 360° installation, it is extremely installer friendly. Features include an installation and servicing date wheel, 28mm isolation valves, manual air bleed and a 500ml dosing capacity.

Enq. 173

NEWS BYTES

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

Former Malt House receives
ScreedBoard Soundproofing...

Ref: 89289

New website aids specification of
renewable heat products...

Ref: 45959

The renewables market – the latest
state of play in the UK...

Ref: 74086

NIA welcomes additional £100m
for household energy...

Ref: 49628

Cash injection for Heat
Network...

Ref: 76217

Take action now to get your energy
bills down...

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Enq. 175

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Enq. 176

Part L compliance: the practical approach to fabric first



Stephen Smith, market development manager at Knauf Insulation, discusses the recent Part L changes in England and Wales and how developers can easily comply with a flexible recipe approach

of fuel and power in new dwellings) came into effect – the first version of its kind for use solely in Wales.

The headline change to Approved Document L1A (ADL1A) England is a 6 per cent reduction in the CO₂ emissions from the mix of new dwellings relative to Approved Document L1A 2010. The measurement of both the thermal performance and CO₂ emissions associated with the dwelling under consideration will be calculated using the 2012 version of the Standard Assessment Procedure (SAP 2012). A slightly higher improvement of 9 per cent is included across non-residential buildings. Whereas, Wales targets an approximate 8 per cent reduction in the CO₂ emissions from the mix of new dwellings relative to Approved Document L1A 2010. As a result, the comparison table (Fig. 1) sets out the minimum acceptable fabric performances.

The other important additions within both the England and Welsh revisions are the requirement for compliance with the new Target Fabric Energy Efficiency (TFEE), which will place increased focus on the fabric of the building and the inclusion of a notional dwelling specification that provides an example of how one may comply with the new regulation.

One of the simplest changes to the Documents is the introduction of an “elemental recipe” which is detailed within the “notional dwelling specification”. If the notional dwelling specification is adopted in its entirety then this will be sufficient for the dwelling to comply with the target fabric energy efficiency and target carbon emission rate requirements of ADL1A.

What’s important though, is the degree of design flexibility afforded by the L1A version. Developers are free to vary the specification across certain building elements, provided the same overall level of carbon dioxide emissions and fabric energy efficiency performance is achieved or exceeded.

As with any recipe the blend of ingredients can

Continued overleaf..

The amended Part L of the Building Regulations has finally come into force, applying to all developments registered with Building Control earlier this year. Approved Document L1A (ADL1A) now contains the revisions relevant to new build housing, which the government hopes will prove an important step on the way to its 2016 zero carbon homes target. What’s more, as of July this year, the Welsh Approved Document L1A (Conservation

“The headline change to Approved Document L1A (ADL1A) England is a 6 per cent reduction in the CO₂ emissions from the mix of new dwellings relative to Approved Document L1A 2010”

Element	ADL1A Wales	ADL1A England
External walls	0.21 W/m ² K	0.30 W/m ² K
Party walls	0.20 W/m ² K	0.20 W/m ² K
Floor	0.18 W/m ² K	0.25 W/m ² K
Roof	0.15 W/m ² k	0.20 W/m ² K
Windows, roof windows, glazed roof lights, curtain walling and doors	1.60 W/m ² K	2.00 W/m ² K
Air permeability	10 m ³ /h/m ² @ 50 Pa	10 m ³ /h/m ² @ 50 Pa

Fig. 1



be amended to suit the needs of the individual or developer, which in this instance means that there is great deal of scope when it comes to the specification of elemental fabric U-values. Some of the U-values in the elemental recipe in Approved Document L1A may not be beneficial to all housebuilders and developers, in terms of a

“Developers are free to vary the specification across certain building elements”

practical and commercial approach.

As an example, consider a cavity wall U-value within the notional dwelling at $0.18\text{W/m}^2\text{K}$. This requires a wall thickness between 365mm and 380mm. To achieve compliance with 2010 Regulations, the majority of volume housebuilders are constructing cavity walls to a U-value of $0.25\text{W/m}^2\text{K}$. Improving on other elements such as pitched roofs insulated at ceiling level (Knauf Insulation would recommend a U-value of $0.11\text{W/m}^2\text{K}$ rather than $0.13\text{W/m}^2\text{K}$), it is possible to maintain the cavity wall U-value of $0.25\text{W/m}^2\text{K}$ with an overall wall thickness of just 300mm. It is, therefore, possible to exercise the design flexibility, which has been included within ADL1A 2013 and adopt a more practical and commercially aware approach.

Enq. 177

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Enq. 178



St George teams up with Sky to offer residents free premium TV and broadband

London property developer St George is working in partnership with Sky to offer residents free premium TV and broadband services to their new homes. The St George portfolio includes a number of premium residential developments across the capital. Over the next 30 months, buyers will be offered a year's free subscription to Sky TV and access to high speed broadband. Brendan Hegarty, head of Sky Communal TV, said: "Increasingly, we are finding that residents are now viewing instant access to TV and high speed broadband services in the same way as any other common utility in the home, and this means that they expect to be able to plug and play as soon as they move in. Forward-thinking developers selling quality homes like St George are keen to invest in the latest technology to ensure that their properties keep pace with current and future demands and meet customer expectations."

08442 411046 <http://communalTV.sky.com/>

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Enq. 179

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Enq. 180

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.

0808 102 1512
www.quooker.co.uk

Reader
Enquiry
181

Quooker®
THE BOILING-WATER TAP

Bliss bathroom brassware by Abode



The smooth and easy to operate Bliss range of bathroom brassware from **Abode** has been designed and created especially for the UK market. There are two styles of basin mixers in the Bliss portfolio along with a deck mounted bath filler, bath/shower mixer, thermostatic,

deck mounted, three hole bath set, four hole bath/shower mixer and bidet mixer, all of which form the wide range of products which has a strong, yet versatile design and is available in a chrome finish.

01226 283434 www.abode.eu

Enq. 182

Trex Contour now from Arbordeck



Arbordeck, the complete decking systems manufacturer and the only UK distributor of the innovative US Trex composite system, has extended its range to include Trex Contour. It boasts incredible durability to guarantee long-lasting performance like Trex Transcend, while offering

customers an unprecedented level of value. The composite decking boards, which are fade, stain, scratch, mould and mildew resistant and feature inherent enhanced grip properties, are suited to a diverse range of applications, from residential gardens to commercial installations such as schools, leisure parks and office break-out areas.

Enq. 183

NEWS BYTES

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

Kitchens international designer wins KBSA Award...

Ref: 92146

Good quality landscape design is the key to long-term profitable developments...

Ref: 52769

Not the same old at B & K Conf...

Ref: 85150

Landscape Institute sets out the blueprint for making 40 garden cities a reality across the UK...

Ref: 88692

Outdoor flooring solutions from Greensquares...

Ref: 14854

Future-proof your outdoor space...

Ref: 85024

Conservation across the globe



Wildlife World has expanded its international distribution to supply innovative conservation products to 21 different countries. The Cotswolds based company serves the entire UK and Ireland to as far afield as the USA, Canada, Dubai and New Zealand. The vast range of handmade wildlife items reach the majority of Europe with areas including Scandinavia, the Danubian region as well as France, Spain, Italy,

Switzerland and Belgium having large customer bases. Wildlife World's success on the international stage is due to the combination of the high quality and specialised products produced and the company's efforts to raise awareness of the importance of conservation.

Enq. 184

Brilliant edging products for every project



EverEdge Classic	EverEdge ProEdge	EverEdge Titan	EverEdge Garden Rings	EverEdge Planters
<p>The permanent way to maintain neat edges for lawns, paths, flower and vegetable beds</p> <ul style="list-style-type: none"> Flexible 1 metre lengths Maintenance-free Will not rust Just mow over for perfect edges 	<p>The efficient option in flexible steel edging for larger projects</p> <ul style="list-style-type: none"> 2.5 metre length for quicker installation Fewer joints for unobtrusive, cleaner edges Deeper, wider spikes for extra stability Heavy duty 2.5 mm thick galvanised mild steel will not rust 	<p>When a deeper and more robust edge is required we recommend the Titan system</p> <ul style="list-style-type: none"> 2.5 metre lengths 2.5 mm to 6.0 mm thicknesses Made to order in various depths 	<p>The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs</p> <p>Supplied:</p> <ul style="list-style-type: none"> 600 mm 2 piece, 900 mm 3 piece, 75 mm & 125 mm depths Bespoke rings can be supplied upon request 	<p>These rugged planters can be made to order</p> <ul style="list-style-type: none"> Cor-Ten (as shown above) Weathered Steel Hot Dip Galvanised Powder Coated



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Enq. 185



EV HOME CHARGING POINTS FROM £100

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Enq. 186

New fused spur plus time control



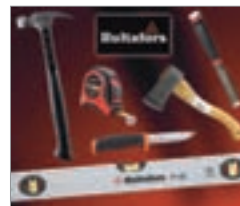
Timeguard engineers have scored another ace with the new advanced design of next generation fused spurs incorporating time control. By taking advantage of new technology developments, these new designs provide larger and clearer back-lit screens, intuitive and logical programming with plain English text prompts, and clear LED

indicators for both mains power and timed on/off status. In a modern world after style and design, the Timeguard FST24 and FST77 incorporate a simple (replaceable) cable knock-out tab to keep cables flush to the wall for conduit connection or for wiring from the back.

020 8450 8944 www.timeguard.com

Enq. 187

Get to grips with Hultafors' tools



With nearly 300 years of design and manufacturing behind the brand, it is fair to say that **Hultafors** tools are some of the world's leading handtools for ergonomics, precision quality, power and durability. Hultafors can provide you with just about anything you need for measuring, leveling and marking;

striking, cutting and chopping; even prying and wrecking. So these really are tools that can handle tough applications, last for ages and feel right when you're working on-site. The unique range of craftsman's knives and chisels are designed to combine maximum sharpness with hard-wearing durability.

Enq. 188



for your life for a lifetime

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

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

For a brochure please call
01481 701333
www.spadelamare.com

swimspa

Enq. 189



Aggressive accessories

On occasions, tradesmen get frustrated with their tools on the job – time is money, but put the new power tool accessory brand **PUNK** in your machine and you'll hit peak performance every time. The new, highly disruptive PUNK range has been designed to give you the edge. From drill bits to jigsaw blades, the 'power' in any power tool is a direct result of the accessories that are used – and as every tradesman knows, the tools you use can make or break a job. The range has been extensively researched in lab tests and on-site trials to ensure the highest quality and performance; every aspect has been developed with the demanding professional tradesman in mind. As part of the full range roll out, six free sample accessories will be launched over six months for tradesmen to 'try-before-they buy'. The first month sees the launch of the powerful SDS+ Drill Bit, which is available to claim from the PUNK website.

www.punkpower.co.uk

Enq. 190

New Power Driver Attachment



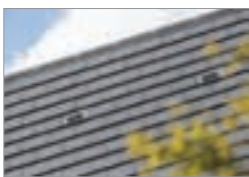
Innovative helical fixings manufacturer, **HELIFIX**, has developed a more compact version of its Power Driver Attachment (PDA) used to install its high performance InSkew warm roof batten fixings. The new PDA is a third

shorter than the original design, simplifying InSkew installation, with the added advantage of a lower price tag too. With the shorter PDA fitted to an SDS drill, roofing contractors start closer to the batten providing greater control, making InSkew safer and easier to install. Those contractors who previously opted to use a hand-held installation tool may now decide to upgrade to the new PDA.

020 8735 5200 www.helifix.co.uk

Enq. 191

Slate lookalike proves popular



A new concrete interlocking tile that closely replicates the aesthetics of natural slate has surpassed its own manufacturer's sales expectations, with demand increasing on housing developments throughout the country since its launch last year. Hopkins

Homes is one of a growing number of housebuilders using **Marley Eternit's** Riven Edgemere, recently specifying the slates for its Lark Place development. With the site set near the picturesque town of Soham, the Riven Edgemere offers a natural slate roof finish to the variety of stylish houses and apartments on-site.

01283 722588 www.marleyeternit.co.uk

Enq. 192

NEWS BYTES

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

Bracknell Roofing appoints Quality Systems Manager...
Ref: 23996

Metrotile Lightweight Roofing: at the 2014 RCI Show and more...
Ref: 91052

National Domelight Company – new roof lantern brochure...
Ref: 79537

Underfloor heating cost calculator on Warmup's new website...
Ref: 76345

New standard will change the way pitched roofs are fixed in the UK...
Ref: 17629

Toolstation launches biggest ever catalogue...
Ref: 89792



Freefoam used for dormer feature

Prestigious housebuilder Shanly Homes has used **Freefoam** fascia on a new development at Helios Court, Maidenhead. The exclusive apartment block features a double fascia dormer detail using Freefoam roofline products to create an attractive stepped effect beneath the flat dormer roof. With developers looking for more sophisticated and original features, Freefoam products offer the flexibility and opportunity to create bespoke installations without compromising on functionality or aesthetics. Freefoam 150mm Full Replacement Square Leg Fascia Board is supplied for both levels and cut on-site to 100mm for the lower section. General Purpose Board is used for one level and Vented General Purpose Board for the other level, to provide ventilation. Each dormer is also constructed to slope slightly from front to back, where rainwater discharges into a secret gutter and then onto the main roof.

01604 591110 www.freefoam.com

Enq. 193

In keeping with tradition



Architects Paddock Johnson Partnership was charged with restoring and converting Grade II listed Hesketh Hall, a former Royal British Legion club in the historic village of Port Sunlight, Merseyside. It was because of this that the architects

opted to specify Rosemary Clay Classic roof tiles, Arris Hip Tiles and clay Valley Tiles from **Redland** when replacing the roof. The Rosemary tile is synonymous with traditional architecture in the UK and has been used on pitched roofs for over 175 years. The tiles combine the quality of handcrafted clay with the benefits of modern day machinery.

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Enq. 194



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Enq. 195

The Bank of England to get extra powers over housing market



Bank of England
Governor Mark Carney

The Bank of England has asked formally for new powers to prevent a possible future housing boom and bust. Under the powers requested, the bank would be able to limit, according to their financial circumstances, how much purchasers can borrow to buy a home.

In the summer the Bank of England's Financial Policy Committee (FPC) 'recommended' that banks and building societies restrict providing loans greater than 4.5 times the borrower's income.

The FPC did also note that high loan-to-value lending now accounts for only 9 per cent of mortgages, compared to 25 per cent during the 2007 property price boom.

This did not stop the bank wanting new powers to cover both residential and buy-to-let mortgages.

With buy-to-let mortgages the Bank wants to make sure that the income to be received is greater than the interest payments on the landlord's mortgage. The bank believes implementing controls on professional investors could, by preventing landlords speculating on hefty rises in house prices, cool the housing market.

In June the Chancellor promised that, in order to avoid future property price bubbles, the bank's powers to 'recommend' would be 'beefed up'.

The stronger powers are expected to be in place before June 2015.

Despite the call for additional powers the Bank has recognised that the Help to Buy initiative is not a threat to the country's financial stability.

In a letter to the Chancellor, Mark Carney, the

bank's governor, cleared the scheme. He stated that the FPC had found that the Help to Buy scheme only accounted for five per cent of total mortgages and that the mortgage guarantee was not responsible for rising house prices. The FPC had, therefore, decided not to change any terms.

His letter explained: "There has been strong house price growth in some regions but, in the committee's judgement, the scheme does not appear to have been a material driver of that growth – for example, take-up of the scheme has been weak in London where house price growth has been strongest."

"Under current market conditions, the committee assesses that the scheme does not pose material risks to financial stability."

NHBC

Small builders face barriers to growth

Small housebuilders and developers in the UK face serious barriers to growth, with planning, access to finance and land availability highlighted as the biggest challenges for small companies.

Research by the NHBC Foundation shows that there has been a significant decline in the number of small firms active in housebuilding in recent years – halving between 2007 and 2013, with only 2,710 estimated to have been building last year.

The report *Improving the prospects for small house builders and developers* was supported by the HBF, the HBA and the FMB, and captured the views

of nearly 500 small housebuilders and developers. It found that despite encouraging signs of housebuilding growth in the UK, the early stages of the recovery do not appear to have improved prospects for smaller builders.

The report contains a number of recommendations to address these barriers, including promoting the Builders Finance Fund and making information on available land more accessible.

For more information and to download the research, please visit: [www.nhbcfoundation.org/improvingtheprosects](http://www.nhbcfoundation.org/improvingthepropects)

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Why underfloor heating is a 'hot' topic for housebuilders

The launch of the domestic Renewable Heat Incentive (RHI) in April 2014 has seen an increase in consumers becoming aware of the benefits of making their homes more energy efficient. Andy Coy, product manager for underfloor heating at Polypipe, takes a look at what housebuilders need to know about the scheme and how they can take advantage of it



Under the RHI, homeowners are being encouraged to install renewable heat sources – such as air or ground source heat pumps, biomass pellets stoves with integrated boilers, or solar thermal panels – in return for a quarterly cash dividend for every unit of energy produced. The scheme is the world's first long-term financial support programme for renewable heat, and is the latest attempt from the government to reduce greenhouse gas

emissions by promoting the use of alternatives to fossil fuels.

Westminster is aiming for 35,000 homeowners to sign up to scheme by the end of the year, helping to meet its target for the UK to generate 15 per cent of its energy demand for renewable sources by 2020. Figures released from Ofgem have revealed that 4,448 households have already been accredited for the RHI to date. The launch of schemes such as the domestic RHI can provide

housebuilders and developers with a unique selling point for the house hunter looking for a more environmentally-friendly property, which can help them to reduce their energy bills and generate a monetary return.

Underfloor heating and the RHI scheme complement each other; many of the renewable heat sources available under the RHI scheme are compatible with water-based underfloor heating. If a property has both a renewable heat source and

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Sapphire styles luxury apartments



Beautiful balconies with glass balustrades from Sapphire are part of the luxury living experience at The Filaments at Buckhold Road, a new apartment complex in south west London. Sapphire's Crystal frameless structural glass system provides stylish balustrades around projecting steel balconies to 26 apartments by Mount Anvil, a Central London specialist residential property developer. Sapphire was able to incorporate bespoke design details to achieve the architect's unique vision for The Filaments. This included working closely with the contractor to create shadow gaps in the balconies' anodised aluminium cladding which correspond with joints in the glass infill panels.

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property development, underfloor heating will be fitted within the floor and sealed with a concrete screed at the same time with little, if any change, to the floor construction. Advancements in the underfloor market have made retrofit systems simpler to fit than ever before too. Low-profile over-the-floor solutions, can be installed beneath an existing floor covering with minimal disruption and are as thin as 2cm in depth, removing the need to raise the level of the floor.

It is worth noting that as the domestic RHI scheme has been open for a few months now, housebuilders and developers need to ensure the underfloor heating products they are installing and their application knowledge is up-to-date. Many manufacturers provide a wealth of free off and online training programmes to builders and developers. In addition, there is an ongoing independent campaign, Ask for Underfloor, which has lots of information on underfloor heating for housebuilders and developers.

For more information visit the Ask for Underfloor website:

www.askforunderfloor.org.uk/developer

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underfloor heating installed, not only will the homeowner receive payments through the RHI for generating energy, but they will also be able to reduce their energy bills. The use of wet underfloor heating offers even more control over bills, as the cost of water isn't affected by fossil fuel availability and is less prone to price increases, unlike gas and electricity.

Underfloor heating is considered one of the most energy efficient systems currently available, and has a number of other benefits too. Underfloor heating provides comfort and helps to evenly distribute heat around the room. Underfloor heating also provides flexibility when designing the layout of a room, as fixed radiators are no longer taking up wall space.

The benefits for housebuilders considering installing both renewable heat sources and underfloor heating systems in their housing developments are clear, as the addition can help make properties more desirable and likely to

“If a property has both a renewable heat source and underfloor heating installed, not only will the homeowner receive payments through the RHI for generating energy, but they will also be able to reduce their energy bills”

sell. Energy efficiency is an issue which homeowners are becoming increasingly mindful about due to the awareness around the rewards and incentives available to improve the eco credentials of their home.

There is an underfloor heating system available for almost every application. Typically, in a new



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Making a difference to safety on-site

Managing director of Donaldson Timber Engineering (DTE), Jonathan Fellingham discusses the safety implications of working with trussed rafters

Timber roof trusses are large, heavy and require work at height. It's safe to say that if guidelines are not adhered to, working with roof trusses can pose a number of serious risks to employees.

According to the Health and Safety Executive (HSE), figures for 2012/2013 show that the construction industry accounts for 27 per cent of fatal injuries to employees in Britain – the highest rate in any sector – and almost one in five of these deaths involves roof work. Falls from height are the biggest issue, causing more deaths and serious injuries than anything else. Again, roof work figures highly, as roofers account for 24 per cent of these falls – the biggest category of worker by far.

Interestingly, across the industry as a whole, there has been a significant reduction in the

number of fatal injuries over the past decade, with fatalities at almost half what they were 20 years ago. This suggests that stronger safety regulation has had a positive impact. However,

“If guidelines are not adhered to, working with roof trusses can pose a number of serious risks to employees”

the percentage of fatal injuries due to falls from height has not decreased, with an alarming spike last summer. In total, 235 accidents were reported in the second quarter of 2013, with figures from the Building Safety Group (BSG)

revealing that around 12 per cent of the incidents were falls from height; an increase of 60 per cent on the same period last year.

These statistics are very worrying – even more so when we consider the construction industry's low output over the last few years. Given the reduced number of projects and people working in the industry, it would be a fair assumption that there should have been a decrease in accidents over this period; certainly not an increase. If these accidents are happening on sites when the industry is quiet, it is terrifying to think what could happen now that there is more demand and an added requirement to work quickly. This is something that must be addressed as a matter of urgency.

Health and Safety regulation is of course essential and something which will already be in

place at all reputable sites and businesses across the country. However, regulation is only effective if it is understood, implemented and enforced. Many of these accidents could have been avoided if simple precautions were taken and if strict health and safety policies were adhered to. As demand continues to increase we all need to be ensuring that suitable safety equipment is used, and that those doing the work are given adequate information and instruction with robust training, full supervision and ongoing assessment.

Safety solutions

The answer to this issue of safety is to develop solutions to reduce the risk, and to make sure that they are easy, sensible and practical. This could be with more off-site construction, or safety scaffolding systems.

Assessing how more of these solutions can be developed has taken place in recent months. One of the concerns was the growing demand for tall (higher than 2.5m) fink style trusses, which require stretching when fixing ridge bracing. Overstretching while working at height is incredibly dangerous, so ways to negate this requirement and make the procedure safer were looked at.

This hazard has been recognised, and many builders now request trusses with factory fitted plated timber cross bars between the central

webs. The cross bars act as a platform to allow carpenters to reach the truss apex and nail the stability bracing safely. In order to make this system more practical a simple scaffold system has been developed, in conjunction with TRAD safety systems, which facilitates the safe on-site fixing of apex stability bracing on these trusses. Instead of pre-fitting permanent cross bars, an adjustable, reusable metal cross bar was created which can be used to suit any project and once the work is finished it can be removed and used again.

“If these accidents are happening when the industry is quiet, it is terrifying to think what could happen now that there is more demand and an added requirement to work quickly”

With such shocking statistics, the industry needs to work together to do all it can to prevent accidents in our industry. Making a difference in this area doesn't need to be complicated – in fact, it has been found that the best solutions are often the simple ones. Let's make sure that the uplift in work remains a positive, and not one that results in a much greater loss.

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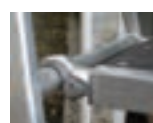
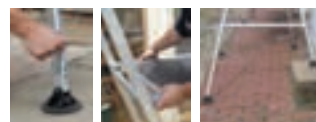
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