

December 2014

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Housebuilder & Developer



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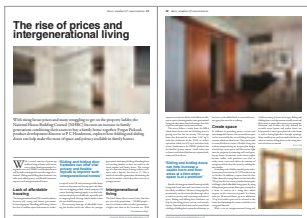
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Subscription costs just £24 for 6 issues, including post and packing. Phone 01435 863500 for details. Individual copies of the publication are available at £5 each inc p & p.

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Printed in England



Editor's letter



David Mote, editor of Housebuilder & Developer

By way of an early Christmas present politicians from the two main political parties continue to almost trip over each other trying to identify ways to help build the thousands of homes they have finally realised the country needs.

As the Minister for Housing and Planning, joined by land owner Land Securities and Ward Homes, opened the first part of the much-heralded Ebbsfleet Garden City, Ed Miliband was launching the Lyons Housing Review, stating that "there has been a systematic failure to build the homes our country needs". To correct this historic disconnection between community housing needs and the political will to support house building, the Lyons Housing Review has set out a plan to meet Labour's commitment of building 200,000 homes a year by 2020.

We will have to wait until the elections next year to see whether Labour gets the chance to implement the review's 39 recommendations. In the meantime the housing sector continues to flourish with recent NHBC statistics showing that new home registrations have hit a seven-year high.

So, on that cheerful thought may I wish our readers a Merry Christmas and a government supported, prosperous New Year.

GARDEN CITY

Minister opens first piece of the Garden City Jigsaw



Brandon Lewis with Land Securities Director Christine Clarke

Only six months after the Chancellor of the Exchequer announced the creation of a new garden city at Ebbsfleet in north Kent, the first show home has been officially launched at Castle Hill by the Minister for Housing and Planning, Brandon Lewis MP.

The Ward Homes development was granted planning permission and started construction at Castle Hill before the area was identified as the first garden city. However, the new community, built at the eastern edge of the former chalk quarry, will form the first piece of the jigsaw puzzle that will become Ebbsfleet Garden City.

Speaking at the launch the Minister confirmed: "With £200 million government backing and the set-up of a development corporation to drive forward the development of Ebbsfleet, there is nothing to hold back plans on paper becoming real homes and communities."

"After decades of inaction under the last administration, I am delighted that work is now well underway on new family homes, and I am excited to see the continued development of the area."

Castle Hill is being built on land owned by Land Securities and the company already has planning permission for another 6,250 homes. Land Securities is now working closely with the government and the local community to ensure that Ebbsfleet Garden City becomes a reality.

Land Securities Development Director Christine Clarke explained: "This is a landmark day for our Castle Hill site. This is the first of thousands of much-needed new homes which we will deliver at Castle Hill

and we look forward to continuing to work with the local community, as well as the government, to build a development which everyone can be proud of."

Ward Homes is building the first 150 three- and four-bedroom homes at Castle Hill and Land Securities hopes to announce shortly the delivery of further homes.

Alongside the new houses, Land Securities is also committed to providing exemplary community facilities and green open spaces, in line with the aspirations of garden city principles. New schools, village centres, a man-made recreational lake and the first country park are all being planned to benefit both existing communities and new residents.

HOUSING STANDARDS

Jury out on need for further housing standards

It was confirmed at the recent Housing Standards Review briefing that the government would consider implementing further standards or regulations in the future if the review process identifies the need.

The Department for Communities and Local Government (DCLG) head of Housing Standards Review and Code for Sustainable Homes, Simon Brown, announced the possible introduction of standards when speaking at the briefing, which was organised by DCLG, the Housing Forum, architects Levitt Bernstein and PRP. Confirming that no other regulations or standards would be proposed at the present time he said: "We're leaving the door open for the future. There is work currently being taken on overheating for example. We won't see anything this side of the election but a new government could move into new territory here."

Director of design at Taylor Wimpey Nick Rogers said that he was "really happy" with the new optional national space standard that local authorities can choose to apply from October 2015, because: "The standard gives me a remit to re-examine smaller (two- and three-bedroom) houses. It will put us in competition with the second hand market and create a level planning field to move up at the smaller end of the market."

However, smaller homes will increase in size and cost more to build, he admitted, with the homes being around 18 inches wider. "On terraced housing in an inner city location, you could lose one house out of 75-100."

NFRC

London set for more green roofs as 'Green Roof Organisation' code updated



A new and updated Green Roof Organisation (GRO) code for green roofing has been launched by the National Federation of Roofing Contractors (NFRC) – the UK's largest roofing trade association. This includes more detailed *Living Roofs and Walls* technical information to support the Mayor of London's plans for a greener city.

The new GRO code reflects a growing national movement, stimulated by the Mayor of London's strategic planning document, *The London Plan*, together with councils and local authorities across the UK, for green roofs to be designed for new developments wherever feasible. In particular the update includes more detailed technical information on waterproofing and installing the materials in which plants will grow.

Green roofs have the potential to improve London's resilience by reducing the speed of stormwater run-off and its volume, and by increasing the cooling effect during heat waves. They also provide much-needed outdoor space in a growing city, cleaner air, and a more pleasant living and working environment.

Already the number of green roofs in London is soaring. The latest analysis suggests there are now around 700 green roofs in central London,

covering an area of over 175,000 sq m.

Matthew Pencharz, the Mayor's senior advisor on environment & energy, said: "It is fantastic to see green roofs proliferating across London thanks to the vision of the Mayor's London Plan and the Green Roof Organisation's commitment to innovation and quality. We warmly welcome this new code, and hope it continues to help boost demand and delivery of green roofs in the capital and across the country. Green roofs means a greener city, with reduced flood risk, cleaner air, and makes London an even better place to live, work and invest."

The new GRO code highlights the benefits of green roofs from improved air and water quality, quieter buildings and new opportunities for urban agriculture. It also considers the merits of green roofs and solar power; whereby green roofs are able to maintain a more constant temperature regime with less daily fluctuations. Hence solar PV panels are able to work more efficiently throughout the day. In the case of BREEAM, green roof installation in general can also directly assist in gaining credits in the categories of flood risk, mitigating ecological impact, enhancing site ecology and long term impact on biodiversity.

For a free copy of the GRO code, visit www.nfrc.co.uk or contact 020 7638 7663.



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NHBC

Private sector leads 7-year registration high but there are still major barriers for smaller housebuilders

NHBC statistics have confirmed that UK new home registrations have hit a seven-year high with the private sector continuing to lead growth.

The total number of registrations for Q3 2014 – 36,343 – was an eight per cent increase on Q3 2013, up from the three per cent annual rise seen in Q2. These figures represented the strongest third quarter since 2007, and the highest number of registrations seen this year.

Private sector registrations rose 14 per cent to 28,468, while public sector registrations continued their downward trend, dropping eight per cent to 7,875 against the same period a year ago.

The NHBC's CEO, Mike Quinton, explained that the previous quarter's level of registrations had suggested that growth was slowing. But now it could be starting to accelerate. He said: "Following the dramatic growth in 2013, we saw a period of consolidation in the first half of this year, but our latest data would suggest that the pace of growth is picking up again."

"Our figures show that the sharp housing upturn we have seen over the last couple of years is a genuine broad based recovery across the whole of the country, with pockets of strong growth in the North East, Yorkshire and Humberside and West Midlands."

However, smaller housebuilders remain challenged by finance, planning and land availability.

In its report *Improving the prospects for small housebuilders and developers* the NHBC

Foundation canvassed the views of almost 500 small housebuilders and developers, and found that they still had not benefitted from the current housing recovery.

Almost a quarter of firms asked said that securing finance for projects was a "major challenge" and one third said that the planning application process and conditions attached to planning was a significant barrier. An unsurprising 14 per cent said available land at a suitable price is a major challenge.

The report suggests that the government's Builders Finance Fund should be promoted for smaller builders and to ease planning for smaller companies. The foundation also suggests speeding up the planning decision process and the process of clearing conditions. Information on land availability should also be easier to access, with the government offering small parcels of land on larger sites.

The NHBC's Head of Research and Innovation, Neil Smith, explained: "Small housebuilders and developers have made a significant contribution to the UK's housing output over the years. We must make it a priority to address these barriers if small housebuilders and developers are to prosper and make a greater contribution to the housing market recovery."

The research also showed that the number of smaller housebuilders halved between 2007 and 2013, with just 2,710 estimated to have been active last year.

HOUSEBUILDER AWARDS

Crest do the double

Crest Nicholson has been crowned as large Housebuilder of the Year at the 2014 Housebuilder Awards and scooped the Sustainable Housebuilder of the Year title and Best regeneration scheme for its Park Central community in Birmingham.

This impressive award haul reflects the same result back in September where Crest picked up Homebuilder of the Year and Development of the Year for Park Central at the Sunday Times British Homes Awards.

Crest Nicholson Chief Executive Stephen Stone commented: "We are delighted to have been acknowledged in this way at this year's Housebuilder Awards. Being recognised as both large housebuilder of the year and sustainable housebuilder of the year is an amazing achievement for us and a real validation of our work. These wins are a testament to Crest Nicholson's reputation for designing not only quality but sustainability into our homes."



Crest's Chief Executive Stephen Stone

NEWS BYTES

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

Schoolgirls inspired to think about construction careers...

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Wulvern shortlisted for award...

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Brighton gazumping capital of the UK...

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Young achiever scoops awards...

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What makes a house a home...?

Ref: 26191

Vacant site brings promise of housing and park extension...

Ref: 67068

Developer scores success...

Ref: 15695

Housebuilder looks to boost bumblebee population...

Ref: 86371

PREMIER GUARANTEE EXCELLENCE AWARDS

Laurieston – in the heart of Glasgow – has been awarded Best Social Housing Development at the prestigious Premier Guarantee Excellence Awards, which celebrate the best of the UK construction industry.

The £24 million housing development of 201 homes – built by Urban Union for New Gorbals Housing Association – marks the completion of the first milestone in the £100 million regeneration of the area, which is one of eight Glasgow City Council priority Transformational Regeneration Areas (TRAs).

In the mid-2000s, Glasgow City Council led and funded an award-winning masterplanning exercise. This led to the Laurieston project being selected in 2009 as one of three initial pilot TRAs, supported by the regeneration partnership – Transforming Communities: Glasgow (TCG).

Bailie Liz Cameron, chair of TCG and Glasgow City Council's executive member for jobs and the economy said: "I am delighted to see this first phase in the transformation of Laurieston receive such an accolade.

"The exemplary design has set the tone for what we aim to become one of the city centre's most desirable urban neighbourhoods, providing high quality homes across a range of affordability levels. Partnership working in its truest sense has been key to the success of this project so far, both between the partners of TCG and most importantly, with the local residents and our delivery partners Urban Union and New Gorbals Housing Association."

Held at one of London's most iconic skyscrapers, the Heron Tower, the awards gathered the best of the construction industry and the project triumphed in its category over social housing developments in Hampshire, London and Edinburgh.

Commenting on the accolade, Raymond Shannon, chairperson, New Gorbals Housing Association, said: "We are proud that the hard work of the association and McTaggart Construction and our partners Urban Union, has been deservedly acknowledged with this prestigious award."

Glasgow's Laurieston scoops Best Social Housing Development Award



The landmark project was financed by Glasgow City Council and the Scottish Government with development consortium Urban Union appointed by the Council to transform the area in 2012.

Janice Russell, director, Urban Union said: "This award is a testament to a successful delivery of our vision of providing quality housing for the people of Laurieston, transforming the area with high-quality affordable city living at the heart of a revived urban city-centre quarter. We are delighted to have worked with our contractor McTaggart Construction to deliver such an exceptional award-winning finished product."

Commenting on the award, Peter Bennett,

judge, Premier Guarantee Excellence Awards, said: "There is a tremendous volume of affordable housing currently under construction in the Glasgow area. This particular development will ultimately be in excess of 800 units and will include a wide variety of property types with the standards achieved being particularly high.

"This extraordinary scheme is both challenging and rewarding and the team is to be complimented and congratulated on this truly exemplary development."

Delivering a wide range of new homes, much needed community facilities, and creating many new jobs, the £100 million planned revitalisation of the area is delivering a major boost for Glasgow.

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EVENTS

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Risk Conference 2015

15 January, Birmingham
www.housing.org.uk/events

Revitalising Regeneration 2015

4 February, Manchester
www.housing.org.uk/events

Digital Housing – innovating the industry

13 February, London
www.cih.org/eventsfinder

Ecobuild

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

CIH South East Conference & Exhibition

3 - 5 March, Brighton
www.cih.org/eventsfinder

CIH Scotland Annual Conference & Exhibition

10 - 12 March, Glasgow
www.cih.org/eventsfinder

MIPIM

10 - 13 March, Cannes, France
www.mipim.com

National Homebuilding & Renovating and Home Improvement Show

26 - 29 March, Birmingham
www.homebuildingshow.co.uk

Health and Housing

16 April, London
 21 April, Manchester
www.cih.org/eventsfinder

Housing Awards

21 April, London
www.cih.org/awards

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THE LYONS HOUSING REVIEW

Labour's Lyons Housing Review produces 200,000 homes a year road map

The Lyons Housing Review, commissioned by the Labour party, has set out a comprehensive housing plan designed to meet Labour's commitment of building 200,000 homes a year by 2020 and set a course for doubling the number of first-time buyers over the next decade.

Speaking at the launch of the Lyons Housing Review, Labour leader Ed Miliband revealed three key policies from the study:

- Local authorities will designate new Housing Growth Areas, which will have powers to assemble land and give certainty that building will take place
- It will be mandatory for local authorities to have a Local Plan to meet the housing needs of the community - if not the planning inspectorate can step in to ensure housing needs are not ignored
- A proportion of the homes in the Housing Growth Areas, perhaps half, will be reserved for priority access to first-time buyers for two months. Local authorities will be able to restrict sales so they cannot be sold to buy to let or "buy to leave empty".

In his introduction to the review he stated that: "There has been a systematic failure to build the homes our country needs. Too much development land is held as a speculative investment when local people need homes. Too often the trickle of new developments that get completed are snapped up before people from the area can benefit, undermining support for much needed further development. And, for too many young families, the dream of home ownership is fading fast.

"Only Labour has a plan to build the homes that our country, our local communities and our families need. As Ed Balls has said, the next Labour government will make housing a bigger priority within the existing capital settlement for the next parliament."

The housebuilding industry welcomed Labour's commitment to delivering new homes, confirming that bringing land forward is vital in creating the homes the country needs.

Home Builders Federation Executive Chairman, Stewart

Baseley explained: "We welcome the commitment by Labour to increase housing supply. Whilst we have seen a big increase in housebuilding activity in recent months, we are still not delivering enough homes to meet the country's needs. Policies that would result in more land coming forward for development more quickly and further assist first-time buyers would clearly provide a boost to housing supply. We look forward to working with the Labour party to develop their policies as we move towards the general election."

David Lock CBE, who was a key adviser to Sir Michael Lyons in the preparation of his review, said of its findings: "The review appears to major on the radical thinking necessary to unlock the constipation in the evidence-plan-deliver system from which housing in the UK suffers at present.

"We cannot expect the current broken housing market to deliver without fundamental changes to vision, policy and mechanisms to make more homes available to the people that need them at prices they can afford – decent homes are a necessity, not a luxury."

The Lyons Housing Review identifies 39 recommendations aimed at creating the communities so needed throughout the country and as Sir Michael Lyons explains in his introduction to the review: "Our work is now done and we pass our conclusions and recommendations back to Mr Miliband and his shadow team. We do that with the advice that, across the industry, time after time, we found a desire for a radical improvement in housebuilding and recognition of the importance of strong and consistent leadership by government. Ideally, this should be a matter of consensus between the parties but there is certainly an opportunity here to change this country for the better by building the homes that our children need."



CANARY WHARF DEVELOPMENT

Galliard Homes and Cain Hoy's joint venture to develop £1 billion of residential units



Galliard Homes, a leading London-focused residential developer, has established a joint venture with the private investment company Cain Hoy Enterprises to invest up to £225 million in new residential projects over the next three years, with a focus on regeneration projects in the South East.

Cain Hoy and Galliard Homes will contribute £225 million into a new 50:50 joint venture, to be known as Galliard Developments Ltd.

Deutsche Bank, the global banking and financial services company, is making available a three-year corporate facility to Galliard Holdings Ltd. that will be used towards the Galliard share of the equity funding for the new joint venture.

These arrangements will facilitate the construction of projects with a combined gross development value in excess of £1 billion and will be in addition to the 4,000 units being constructed by Galliard Homes at present.

The first project to be funded through the new venture will be 2 Millharbour, a joint venture with Frogmore near Canary Wharf. Contracts have already been exchanged for the purchase of this site, which has planning potential for up to 900 luxury apartments together with ancillary facilities.

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ADVICE

More than just child's play

For homebuilders targeting family property purchasers with young children, the addition of a play area to a new housing development can be a contentious issue.

Make the right decision and a developer can create a high quality, attractive and stimulating play facility that children enjoy and that fosters community spirit. Not to mention a competitive edge over rivals trying to attract the same family homebuyers. Make a poor choice and you take the risk of installing a poorly designed playground with sub-standard equipment that children and the local community will soon reject and could attract anti social behaviour.

The Association of Play Industries (API) is the leading trade body for the UK play industries, and represents manufacturers, installers, designers and distributors of outdoor and indoor play equipment and safety surfacing. Its member companies are experts in play design, operate to the highest standards, abide by a strict Professional Code of Conduct and are credit-checked and monitored regularly for financial stability and security. They install high-quality play equipment using certificated products. Wherever the API 'current member' badge appears, expert advice from a reputable, experienced company – on design, equipment, materials, safety surfacing, inspection, maintenance and repair – is guaranteed.

A growing market

The homebuilding industry has become a growing market for API member companies, with one of the biggest operators citing a doubling of its trade in this sector between 2010 and 2014. However, some homebuilders are yet to appreciate the value of play to new developments and perceived costs, liability for maintenance, the fear of complaints about vandalism, noise or anti-social behaviour have created barriers to installing play areas.

API Chair Michael Hoenigmann explained: "Where play is concerned, it can be tempting to compromise, and our members know from experience that some homebuilders make poor provision for play for a variety of reasons, including meeting planning requirements at minimal cost. Some are tempted by cut-price options but cheap comes at a cost. That usually means poor design, poor quality and poor play value, often with materials that don't match the development style or surrounding area. Great play areas are an investment and provide a valuable asset for the local community. High quality play equipment



with strong play value is much more likely to be respected and looked after, with less chance of vandalism."

Creating attractive and exciting open spaces

Some of the most forward-thinking homebuilders are beginning to recognise the value of play to sell new properties. Gallagher Estates has invested in a high-specification playground for its Wixams Super-local equipped area for play (LEAP) development in Bedford. Associate Construction Director at Gallagher Estates, Mukesh Ladwa, explained: "The first houses to sell on the development overlooked the play area."

Jon Golby of Golby + Luck Landscape Architects Ltd. says: "The integrated approach of landscape and play area design can create attractive, exciting open spaces in new housing developments. Clients are sometimes concerned about the impact of play areas on sales and house prices, but if embraced properly from a scheme's outset, areas can be accommodated successfully, creating high quality spaces where people want to live. In our experience, leaving it until the end of the job often results in poor integration and increased costs."

Not surprisingly, social housing developers are leading the way when it comes to play. Often a play provider is brought on board by a housing

association, local authority or developer to design a solution that addresses a particular social problem. One solution for a community affected by a high incidence of health problems can be met with the installation of adult outdoor gym equipment, along with a children's playground, to encourage parents and families to increase their physical activity levels. In existing housing developments where recreation space is limited, the installation of rooftop play areas can also be an option.

Working with reputable experts

While association members understand the design requirements for LAPs (local areas for play), LEAPs and NEAPs (neighbourhood equipped areas for play), they also understand how children play and can advise homebuilders on the most appropriate design solutions for a housing development. Many members employ their own landscape architects and have excellent working relationships with local authorities throughout the UK.

A play area that is well planned, designed, integrated and maintained, with top quality equipment is a great way to attract family homebuyers. It is therefore essential that homebuilders use an API member company, to ensure they are working with a reputable, expert play company that they can trust.



Boardwalk House

Winner of the Sunday Times British Homes Awards EcoHaus design category, Boardwalk House is a modern lakeside home.

Beating seven other shortlisted finalists in an online vote, the home has been created by the design team from NPS Leeds, with Barron and Smith Architects, part of the NPS Group, acting as certified Passivhaus consultants.

Boardwalk House will now present a new model for lifestyle living, being environmentally smart and providing a healthy environment for the occupants.

Contemporary design

The home's contemporary design promotes communal, outdoor living and its large glass windows break down the visual barrier between outside and in. As an added bonus the windows also slide back to provide access to a generous sized sun deck.

The living areas are on the first floor with the sun deck positioned to maximise sunlight and take full advantage of the views of the water, wildlife and shore line. The cantilever of the deck over the water also creates a greater connection with the environment and the opportunity to interact with the water or simply sit and enjoy a peaceful setting.

The 'floating' property's decked first floor boardwalk also includes planting areas next to the kitchen for growing vegetables and herbs. At this level, the boardwalk also continues to the back of the house, providing shelter for a boat, cars and bikes, along with provision for charging electric vehicles.

The lower level jetty allows direct access to the water with a mooring point and the large rear wall

operates as a thermal store and wind break to the deck, but leaves a gap for natural light to reflect into the living areas.

The house is designed with south-east facing windows arranged to capture winter sun, but not overheat in the summer, and the private areas are arranged to the lower level with three double bedrooms. The study at the upper level can be used as a guest room. Smaller windows to the lower level rooms provide daylight, ventilation and views.

A true EcoHaus

As an EcoHaus, the dwelling's primary objective is to interact with and respect its immediate and wider environment.

The dwelling is naturally ventilated and the heat in the air is collected and used for winter heating. The staircase protrudes above the roof catching prevailing winds and drawing warm air from the dwelling into the staircase and then out of the roof vents.

A heat exchanger takes the heat from the air and transfers it to cool rainwater, which is collected from the decks and roofs and stored below ground. The water is then used for under-floor heating.

During the summer the stair core will encourage ventilation to cool the rooms during the day and can be supplemented with the large opening windows.



Rainwater collection and re-use reduces the demand for mains water, supplements the under-floor heating and is also used for flushing toilets.

From drawing board to waterside location

The unique design aims to give the home's owner all they need to live comfortably and energy efficiently, while ensuring they both enjoy the local and support the wider environment.

The concept will now become a reality with the Boardwalk House set to be built in 2015 at one of the waterside sites owned by the Habitat First Group.



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DEVELOPMENT OF THE YEAR WINNER

Abode – urban living in a rural setting

Joint winner of the Sunday Times British Homes Awards' Development of the Year (with more than 100 homes) Countryside's Abode community proves that volume housing does not have to look and feel like a faceless executive estate



© Tim Crocker

This exemplary development, located at Great Kneighton in Cambridge, combines contemporary design and traditional principles to create an urban village in a unique semi-rural setting. This is a modern development with innovative and flexible homes that reflect the way people live today.

Part of the wider Great Kneighton community, which Countryside is creating in one of the most sought after areas of Cambridge, Abode offers a selection of cleverly designed homes, which range from studio apartments through to aspirational six-bedroom houses, all right next door to a brand new 120-acre country park.

From country park to contemporary homes

Residents will be able to enjoy a range of outdoor facilities within the country park, which will include 'growing your own' in provided allotments, playing fields for the new secondary school and adventure play areas.

The first phase of the country park has been completed, with the planting of 15,000 new trees. The park will also contain areas of woodland but already has four ponds, which includes a 50,000 sq m bird reserve that is proving popular with a wide variety of feathered friends.

The seamless mix of contemporary houses and apartments are all located across three distinct zones, helping the development become a mod-

ern take on traditional Cambridge architecture.

Abode's Great Court feature creates a dramatic entrance with two striking 'marker' buildings, which reference the scale of historic Cambridge college gatehouses with their decorative metal sheet cladding and perforated graphics.

Immediately behind the Great Court are the Urban Mews, a series of streets with three-storey 'saw tooth' houses punctuated with perpendicular green corridors. Laying further back, Green Lanes feature loose clusters of barn-style homes with private walled gardens. The properties are finished with black lap-boarding, reminiscent of traditional outbuildings.

A local and commuting community

The development is ideally situated for those wishing to live within easy reach of Cambridge city centre, Addenbrooke's Hospital and the Cambridge Biomedical Campus.

With rail services from Cambridge to Kings Cross taking approximately 50 minutes, Abode based commuters can use the Cambridgeshire Guided Busway and local bus service which provides direct access to Cambridge Station.

The creation of a supporting network of new cycle lanes also provides a fast and fitter way into the city centre and surrounding area. Abode also benefits from excellent road links, giving access to the M11 motorway and Stansted Airport.

Providing choice and living space

The wide range of houses and apartments have been intelligently designed to fully use the living space available and make the most of natural light. This approach has created contemporary, airy and flexible living spaces suited to today's homeowner needs.

Many homes feature large expanses of glass with full height glazing opening onto private outside space. This approach breaks the boundary between internal and external spaces and joins the homes with the surrounding landscape.

To create additional choice houses are available with a range of internal layouts and apartments feature open plan living spaces with private balconies, some of which stretch the entire width of the apartment.

The high quality specification includes premium kitchens fitted with sleek, handleless units, and bathrooms with chrome finishes and tiled flooring. This is complemented with a range of energy efficient integrated appliances that makes these homes ideal for modern urban living.

The wider environment is also an important consideration to the Abode community. Where possible build materials are provided locally and from renewable, sustainable and recyclable sources. All homes have cycle storage areas and the development has a car club. Some of the houses have solar thermal tiles and a selection of apartments also have photovoltaic panels.

To date over 125 homes have been built at Abode, 116 of which were completed in 2013, with an average selling price of £412,000.

Countryside always says that it believes that where its customers live matters and that they are passionate about creating places people aspire to live. At Abode they have certainly delivered a development with a true sense of belonging and created a place people really do love.



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NHBC NEW STANDARDS CHAPTER

NHBC announces new Standards Chapter to reduce basement claims

NHBC has announced details of its new Standards Chapter to improve the quality and build of basements as they become an increasingly common feature.

Last year the NHBC revealed that between 2005 and 2013, waterproofing below ground structure claims cost the industry £21 million, affecting almost 900 homes. NHBC Chapter 5.4 *Waterproofing of basements and other below ground structures* is aimed at improving the quality and robustness of below ground waterproofing, resulting in reduced need for remedial works, costs and disruption to homeowners.

With increasing house prices and limited availability of land more developers are extending below ground, particularly in London. Recent headlines have included “Why Londoners are digging deep” and basement planning applications have surged in areas such as the Royal Borough of Kensington and Chelsea from just 13 in 2001 to 307 two years ago.

The NHBC Head of House-Building Standards, Mark Jones, said: “The new chapter introduces significant changes in the way the housebuilding industry considers below ground waterproofing, including an up-skilling of

designers and installers and changes to future designs. We worked closely with the industry, including the Property Care Association, to ensure we delivered a comprehensive chapter that will serve the sector for many years to come.”



Example of basement waterproofing failure

NEW HOMES

New home contracts at highest level since 2008



Michael Dall

Figures released by Barbour ABI in November reveal that the number of contracts for new homes increased for the sixth consecutive month in October and are at the highest level since 2008.

Barbour ABI, which is a chosen provider of construction data to the Office for National Statistics (ONS) and the government, has published its latest *Economic & Construction Market Review* revealing that the total number of contracts for new homes awarded in October increased by 9.2 per cent from the month before and were 34.2 per cent higher than October 2013.

While the number of residential units continues to increase, contract values fell slightly in October, with values 0.6 per cent down on September and 6.2 per cent lower than the same month last year. Experts believe this may be an

indication that the recent boom in housebuilding is beginning to spread to other parts of the UK, as opposed to a concentration in London where values tend to be higher.

Michael Dall, lead economist at Barbour ABI, commented: “With rumours of a cooling housing market, it’s encouraging to see the residential sector still performing strongly in October, accounting for a third (30 per cent) of the total value of contracts awarded.

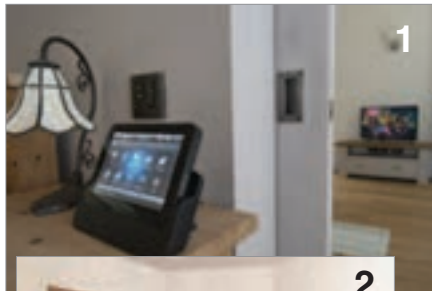
“The fact that the number of units is on the increase but values aren’t shouldn’t prove too concerning for the industry, as this is more than likely due to a wider geographic spread of housebuilding contracts to areas such as the South West (13.9 per cent) and South East (13.2 per cent).

“After its recent sluggish performance, it’s also positive to see the infrastructure sector featuring

prominently this month with 22 per cent of the total value of all projects. With the sector showing growth in the latest ONS Construction Output figures, perhaps this is evidence of projects in the pipeline beginning to translate into activity on the ground.”

The report also showed that the UK witnessed an overall increase in construction levels in October with the value of new contracts awarded worth £6 billion. This is a 5.9 per cent increase from September and 6.1 per cent higher than the value recorded in October 2013, an indication of further growth in the fourth quarter.

You can watch Michael Dall interview Noble Francis, economics director at the Construction Products Association, about November’s ECMR by visiting www.hbdonline.co.uk and entering the reference number 51366.



Editor's Focus

Cyberhomes

1

With Apple and Google making announcements in the last few months about home automation being the next big thing, you'd be forgiven for thinking it's a new idea. Yet companies like Oxfordshire-based Cyberhomes Limited have been installing fully-integrated automation and entertainment systems into luxury homes and executive offices for the last 10 years. Almost anything in your home can now be controlled centrally from a tablet or smartphone, whether it's controlling the lighting, streaming music to different rooms, or watching your favourite movie in a home cinema.

Enq. 106

JB Kind

2

JB Kind's Eco Colours door range has six new design additions. Ideal for the housing market, this contemporary range of painted doors offers an incredible price advantage. This FSC® certified door range offers a selection of superb timber effect colours created by state-of-the-art painting technology. From Eco Mocha's soft walnut colour and ivory grooves to Eco Argento's ash grey with silver grooves, there are so many choices. Supported by a flexible bespoke service, alternative design styles and matching frames/architraves which can be made to order.

Enq. 107

MPW Insurance Brokers

3

MPW is a specialist construction insurance broker offering a bespoke insurance scheme to UK house-builders. The company has over 25 years' experience assisting construction companies and allied trades. MPW's site-based policy has been endorsed by the HBF and provides housebuilders with tailored insurance protection. The scheme policy extends to include: show houses and their contents; cover from commencement of construction until all units sold; wide design, material and workmanship cover; and part exchange properties included free of charge (subject to inner limits).

Enq. 108

Poujoulat UK

4

Poujoulat UK's Therminox TI and ZI chimney system is "the only HETAS listed metal twin wall chimney that is soot fire tested using a solid fire stop in the room of the appliance in domestic houses" which, the company says, makes it an "ideal internal metal chimney solution for houses built post 2008 (Airtight)". During testing of the Therminox TI and ZI, the soot fire test took the cooling air for the enclosure shaft down from the roof space and avoided taking airflow from the living room and this was sufficient to achieve a distance to combustible materials of 50mm.

Enq. 109

RK Door Systems

5

RK Door Systems specialises in the supply of highly insulated aluminium entrance doors that offer exceptional performance and low maintenance. There is a stunning range of styles from ultra-modern to traditional designs, which far exceed current recommended energy efficiency and security requirements, even offering finger scan technology. They will not warp or bow like a traditional door can and each design is available in a range of specifications and finishes. Combined with their modern and unique styles they will make a stunning entrance to any home.

Enq. 110

Vitrum UK

6

Vitrum UK (Home Control) Ltd is a UK and Ireland distributor for Vitrum Home Control systems. From lighting control, thermostats and curtain and blind controls to full AV integration, each product in the Vitrum range is sculpted in glass. With its hi-tech wireless heart, Vitrum heralds a new era in intelligent home automation systems. Whether you are simply looking for the nicest looking and easiest to use lighting control system on the market, or wanting whole house automation, Vitrum UK will assist you all the way.

Enq. 111

CREATING A SHOW HOME



Interior design for housebuilders

From concept to completion, attention to detail is the key to creating a home that appeals to a variety of people, say experts at Alexander James Interiors.

The show home is the ultimate selling tool and a professional and luxurious interior design will win over potential buyers.

Creating a stunning show home starts with neutral tones which form the perfect base to the overall design, allowing fresh and strong colours to be added as accents – these colours can be brought in through the use of accessories such as

artwork, cushions, rugs, etc. Interesting and bold accessories sit better against a neutral background as there is not too much going on, and the design does not look over-busy.

A neutral room with bold coloured accessories will appeal to a wide network of potential buyers viewing the house. If colourful wallpaper is chosen and someone does not like it then it can be difficult for them to visualise the room without it and it could put them off. If neutral tones with colourful touches are chosen then, even if that particular colour does not appeal, the buyer can

easily visualise in their mind how to put their own touch on the room.

Interior designers can go beyond choosing beautiful wall coverings and soft furnishings; they will often be involved with the design and build side of a project, communicating with sub-contractors like architects, kitchen designers, quantity surveyors etc. to ensure that the house works as a home. This could be at the planning stage, checking the floor plans and layouts so that they can advise on space planning, as well as things like electrical layouts and lighting options.

HOUSE PRICES

UK house prices back on track after September dip

The average UK property price is now £204,247, up 6.8 per cent annually and 1.2 per cent on the month. After a monthly dip in September, house price growth is on the up with strong growth both annually and on the month. This continues to be driven by the high levels of demand across the UK – still there are 10 buyers chasing each property for sale.

Paul Smith, CEO of Haart, the UK's largest independent estate agent, with a network of over 200 branches, comments: "Although price growth is easing it is merely a market correction with all signals pointing to price rises of up to 5 per cent across the UK next year. Savvy buyers

and sellers would be wise to run with the window of opportunity that this creates now.

"In the run up to the election it will be a case of 'steady as she goes' with little intervention from the government, which thinks it has bigger fish to fry. However, this is short-sighted. Now is the time for some erudite analysis of the housing market by all political parties if we are to emerge post-election with renewed vigour. Supply of homes is the biggest issue affecting prices and until this is properly addressed, prices will continue to rise."

The UK average first-time buyer property price is now also back on an upward trajectory – the average purchase price is up 8.1 per cent annually and 3 per cent on the month.

The number of new buyers registering is down 12.3 per cent annually and 2.4 per cent on the month, but this must be seen in the context of the first six months of this year, which were exceptionally busy with a renewed enthusiasm to buy.

The number of properties for sale has dropped slightly annually, which again must be seen in context – the previous four months all saw an increase in the number of properties for sale. Overall demand remains strong across the UK.

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Top 10 tips for SME housebuilders when dealing with claims



Gerard Khoshnaw, partner at Gateley LLP, specialises in advising UK housebuilders on complaints and disputes. Here, he offers his 10 top tips for SME housebuilders when receiving claims

1. Know your contract

Your plot sale contract is the single most important document between you and your customer. It sets out the rights and obligations of both you and your customer. Consult it when faced with a claim alleging a misrepresentation on sale, defect, boundary issues or change of design or materials.

2. Standard of build

This is not a subjective test. Your plot sale contract will set out clearly the level and standard of construction to be reached and it will help you determine whether or not a genuine defect exists.

3. Drying out

Hairline cracking can be caused by the customer failing to allow sufficient ventilation to circulate in the home. Often this is not a genuine defect, so you should check the NHBC guidance before responding. If the customer has failed to allow sufficient ventilation, you may not be liable.

4. Maintenance and decoration

Customers are responsible for this from completion, if caused by normal wear and tear. It is seldom the builder's responsibility.

5. Snags are not defects

Snags do occur. It's important to remember that a snag is not a defect; however, snags must be corrected by the builder within the first two years after completion. It gives the customer no right to compensation.

6. Remediation before compensation

Upon detection of a genuine defect, always complete the remedial work before discussing or offering any compensation.

7. Courts award small amounts

Genuine claims for damages for distress and inconvenience will not exceed awards of up to £190 per month per owner. The courts try to keep such claims to a minimum and recent Court of Appeal guidance has set compensation levels at this amount.

8. Recovery from sub-contractors

If a defect does exist, then often it has actually been caused by a sub-contractor. If compensation has to be paid to the customer, that should be retained from your sub-contractor to meet – either by way of a retention from payments they are owed or by seeking an indemnity from them.

9. Second owners

A second owner has no contractual relationship with you. If a genuine defect occurs then they will have to claim against their vendor. The only exception to this may be a claim in negligence; however, claims of negligence are difficult to pursue more than six years after completion.

10. Deadlines/ limitation on bringing claims

This is the first thing to check upon receipt of a claim. If six years has expired since completion it will be very difficult for the customer to pursue a claim. While they will not be able to pursue a claim in contract, they may be able to pursue a claim in negligence, which will be subject to the fact that 'economic losses' are not generally recoverable for any defects in the property.

Damage to 'other' property or damage to persons may well present a claim. Check this with your lawyers: it is important that all limitation points are taken.

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Small sites exemption will help build more homes, says FMB...
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Best in world engineering at the Structural Awards 2014...
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Small sites exemption will help build more homes, says FMB...
Ref: 71065

Spalding pupils get lesson in house building from Kier Living...
Ref: 17168

Larkfleet homes starts work on new Whittlesey development...
Ref: 29648

Turley appointed to HCA's £100 million multidisciplinary panel...
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Tenants are tops at Community Awards...
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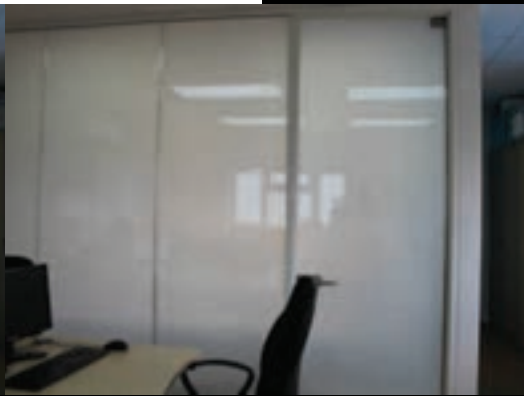
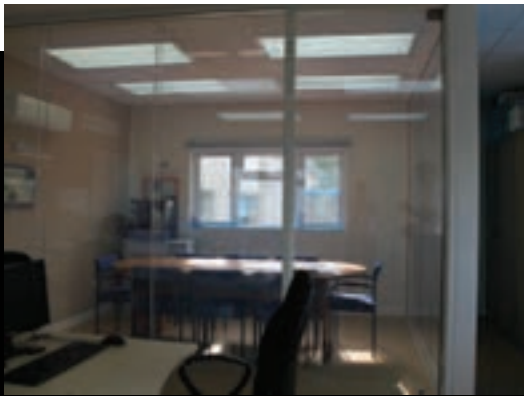
Products of the Year Supplement

HbD

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



Throughout 2014 ESG Switchable™ LCD privacy glass has become a must have product in modern interior design. Installed in award winning homes, state of the art offices and high level retails outlets, 2015 looks to be an even bigger year for ESG Switchable™ LCD privacy glass.



Mitsubishi Electric reshapes air source heat pump market

Mitsubishi Electric has launched the next generation of its market-leading Ecodan air source heat pump range with a host of new initiatives that increases heat up efficiency by 17 per cent, makes remote monitoring easier to access, thereby aiding applications to government initiatives, and also introduces a whole new way of heating a cylinder.

The developments include the UK's first use of a plate heat exchanger in a domestic cylinder and patented Scale-Stop technology to remove the risk of limescale build-up.

The launch comes as the Domestic Renewable Heat Incentive (RHI) moves from its legacy stage into supporting new market growth, with the company developing the advanced range to answer the growing need for renewable heating in the UK.

"This is our fifth generation of heat pump solutions and we have looked at just about every aspect so that we can maximise efficiency and ease both installation and operation," explains Max Halliwell, product marketing manager for the domestic Ecodan range. "We are proud to have been first to market with several initiatives in heat pumps and this new generation continues that trend by putting Ecodan streets ahead of any other system."

Ecodan was the first inverter-driven air source heat pump in the UK to receive MCS (Micro Certification Scheme) certification and the first UK-manufactured unit to receive the prestigious Eco Label. It is also the only air source heat pump that has received the Noise Abatement Society's Quiet Mark and the first to offer intelligent room sensing as standard.

Mitsubishi Electric has invested heavily in R&D facilities at its UK manufacturing plant in Livingston to focus on the experience of the homeowner, simplifying the installation and monitoring even easier: "We have set out to develop an incredibly sophisticated machine with a simple front end," adds Halliwell.



The next generation – the FTC5 range, which is available from January 2015 – includes a complete new range of new cylinders which focus on improvements in heat loss performance; hot water recovery efficiency and time; and ease of installation and use.

All 10 of the new cylinders dispense with the traditional internal coil method of water heating and instead use an external plate heat exchanger, which increases hot water heat up efficiency by 17 per cent over previous models.

"We think that this will grab the headlines because it challenges the traditional ways of heating a cylinder, but equally important to us is the introduction of remote energy monitoring which will now be installed on every Ecodan that leaves the factory," explains Halliwell. "We see this as a key way of demonstrating the effectiveness of heat pumps moving forward and helping homeowners qualify for incentive payments."

The FTC5 range offers three different options for homeowners: the standard level which is pre-installed at the factory, offering remote energy monitoring using partial estimation of energy use; level two which includes the addition of an electric meter; and level three which adds a metering and monitoring service package (MMSP) heat meter, enabling homeowners to receive an additional RHI payment of £230 per year for seven years.

"We believe that this is one of the strongest ways of demonstrating our faith in the possibilities for the heat pump market," adds Halliwell. "The ability to monitor and measure energy consumption is not only key to government incentives but will also become increasingly important as energy prices continue to rise."

"Adding this facility will allow homeowners to measure and maximise system efficiency and minimise run costs."

Plate heat exchangers use forced convection to heat the water cylinder rather than the natural

convection of a coil, which increases the Delta T, meaning that the water heats up more quickly and recovers temperature quicker when some hot water is used.

However, many parts of the UK suffer from limescale in the water supply and plate heat exchangers are more likely to scale up and drop in performance, which is where the patented Scale-Stop technology from Mitsubishi Electric comes into its own.

The system promotes the precipitation of scale inside the trap rather than on the plate in the heat exchanger and maintains the high performance for over 10 years, even in hard water areas.

"We have solved the problem of limescale for plate heat exchangers with this technology," explains Halliwell.

Other initiatives in the launch include a patented cold inlet diffuser for all of the pre-plumbed cylinders, which ensures reduced mixing of cold inlet water with stratified hot water. This device sits within the center of the tank, reducing the velocity of the cold water entering and reducing the smoother acceptance of the new cold water within the cylinder.

A new titanium immersion heater also sets a new standard for operational life – even in the hardest or most aggressive water conditions. Titanium's strength, weight and smooth finish enables it to withstand extreme stress, fluctuating temperatures and corrosive environments.

"We expect the heat pump market to continue to grow steadily through a combination of the RHI and in answer to the increasing costs of oil and LPG," explains John Kellett, general manager of the company's heating systems. "We have prepared this new range to ensure that Ecodan is ready to answer that growing need."

Enq. 302

For more information contact Mitsubishi Electric on 01707 282880 or visit www.mitsubishielectric.co.uk





ESG, one of the UK's premier manufacturers of controllable glass solutions, has taken corporate branding to the next level with the latest edition to its hugely successful ESG Switchable™ range of LCD privacy glass. Until now, all switchable glass has consisted of switchable panels that can only be switched simply from optically clear to opaque. However, ESG is now able to create logos and wording within its switchable glass panels. The company's ESG Switchable™ iD range can now display the inserted design as opaque if the panel is switched to clear and vice versa – logo clear and the glass opaque.

Enq. 301



There's nothing new about pleached trees – Shakespeare refers to an avenue of pleached fruit trees in *Much Ado About Nothing*, but while they were once the preserve of grand avenues, pleached trees are increasingly used as screening for privacy where space is limited. **Wykeham Mature Plants** pleach a range of different varieties, the most versatile and popular is Hornbeam. Although a deciduous plant, and largely exempt from the high hedge legislation which may limit the use of evergreen options, it retains a percentage of the dead leaves in winter providing year-round screening.

Enq. 303



Gates and fencing generally need attention after two years and replacement after seven. Treated wood doesn't last like it used to.

Whitefriars and Your Housing Groups decided to go green, and not just for the PR. Recycled plastic lasts at least five times longer than wood. It saved them 80 per cent on maintenance and replacement budgets. For companies averaging £100,000 a year on maintenance, that's an £80,000 annual saving.

Kedel Limited in Lancashire supplied their recycled plastic fence pales and rails.

Enq. 304



Normid Simplifile is a UK manufacturer of plan filing solutions for large format A0, A1 and A2 plans and drawings. The original UK manufacturer in plan filing, they have always been at the forefront of innovation when it comes to quality in design and build. Normid products are manufactured from steel and coated in an epoxy paint for durability, which means that Normid plan holders and stands have a very long lifespan and stand up to the most rigorous of challenges. Each plan holder is designed to take up to 100 drawings and the spring clips are used, rather than a traditional thumbscrew.

Enq. 305



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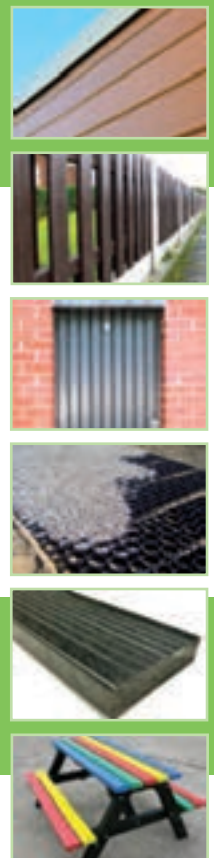
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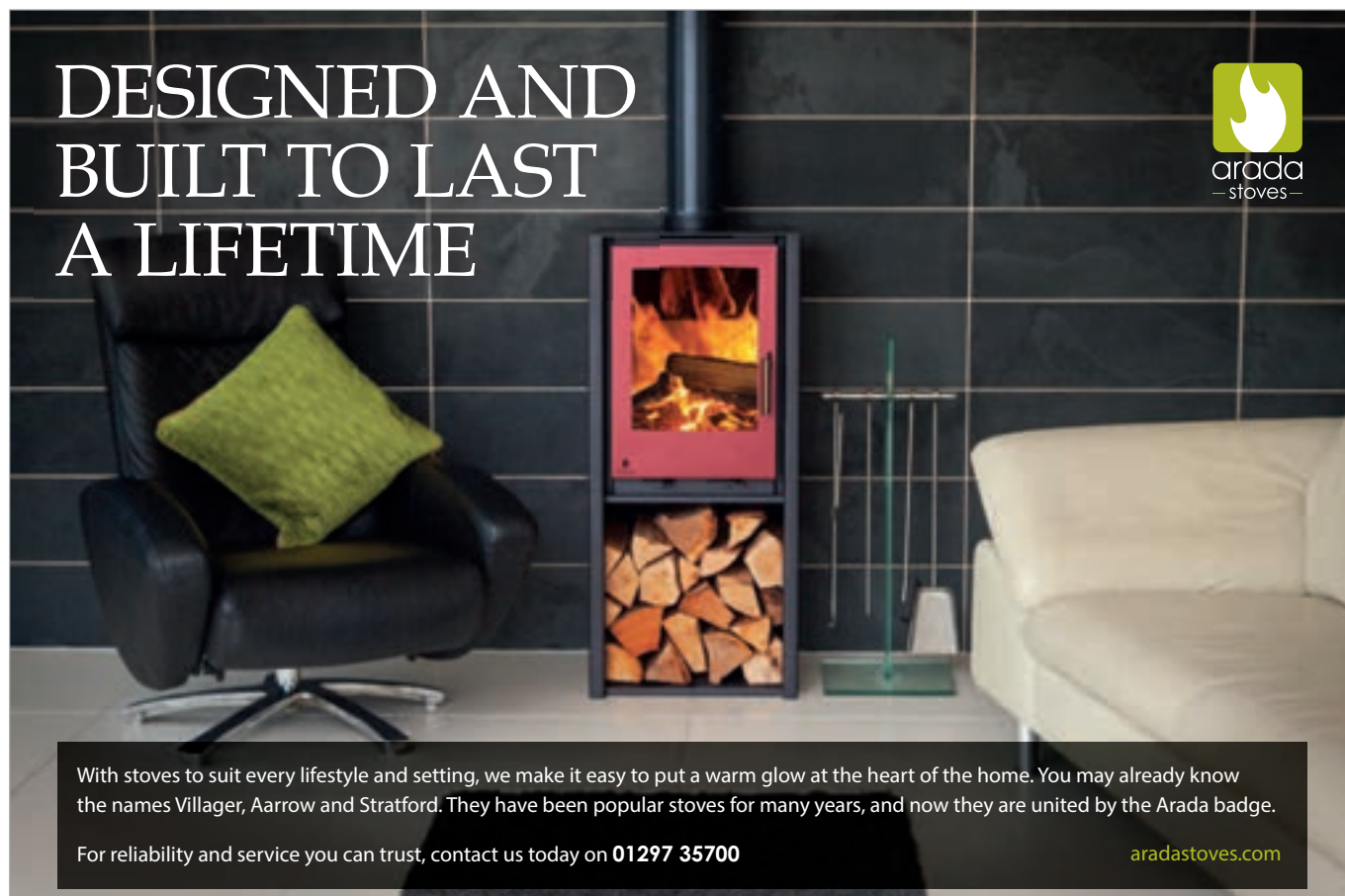


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Cutting installation time by up to 70 per cent, boasting an extremely low assembly height (5.5mm) and providing one unique underfloor heating system all available from a market leading innovative manufacturer - Schlüter®-DITRA-HEAT-E - has arrived. Schlüter®-DITRA-HEAT-E leaves other conventional systems out in the cold as the perfect all-in-one integrated solution for use under tiles and natural stone flooring. Ideal for refurbishment and renovation projects thanks to its uncoupling and crack-bridging properties, Schlüter®-DITRA-HEAT-E is unlike anything else available due to its loose heating cables which are fixed down to the uncoupling mat free of tape as a result of its unique studded design. Offering optimum freedom for creating concentrated heating zones, as well as providing uniform spacing without the need for measuring and marking, the new system will dramatically cut installation time by up to 70 per cent.

01530 813396 www.schluter.co.uk

Enq. 306



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aradastoves.com

Enq. 307



While sleek and sophisticated with clean-cut lines and space-saving integrated log store, Arada's new i400F provides the real wow factor with its choice of colour combinations to suit any home décor. This DEFRA exempt, contemporary stove gives you the option of burning wood or solid fuel in the UK's smoke control areas, while being super-efficient with its convective jacket for increased heat distribution. With a large viewing glass, simple air controls and pre-heated airwash system for sparkling glass, the i400F is the ultimate heating companion. This comes with Arada's industry leading lifetime guarantee.

Enq. 307



EnviroVent's new and improved MEV Spider is a low energy, continuous mechanical extract ventilation system, ideal for apartments, care homes and communal residences. Fitted with multiple extract points drawing moisture-laden air out of the wet room areas, the unit is designed with easy push button commissioning to enable the installer to set the required airflow rate quickly and effectively. The system also has intelligent humidity tracking controls that constantly monitor the humidity level in the home. It can be installed on the floor, wall or ceiling, either vertically or horizontally.

Enq. 308



An effective alternative to the traditional brass outside tap has been developed by Arrow Valves to reduce the risk of vandalism and subsequent cost of water loss associated with damaged external taps. The spherical type, foam insulated, full bore valve tap and hose connection are located in a stainless steel box with a hinged lid, which can be padlocked. To prevent unauthorised removal of the hose or a DB Pipe Interrupter a Hose Shield can also be fitted (HUSHIELD). Four standard models are available: Model HUTB; Model HUTBS; Model HUTBT; and the Model HUTG.

Enq. 309



The LSD All-Terrain Trestle is the latest product to come from Ladder Safety Devices. They are the only trestles with adjustable legs and integral handrail. Each of the legs is adjustable over 600mm (2ft) in increments of 3mm ($\frac{1}{8}$ "). The trestles provide a working platform height from 300mm (12") to 2,400mm (8ft) and fold flat for storage. The 3m (10ft) staging board, uniquely, has LSD's own claw clamp welded into each stile and clamps onto the trestle rungs. If working in a confined space the trestles can be turned through 90 degrees so that the board is overhanging the rung.

Enq. 310



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Enq. 308

Arrow
Valves

Coming Soon

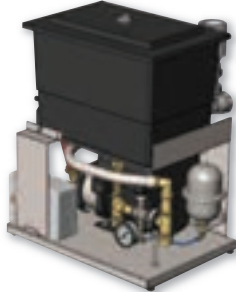
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Enq. 309

NEW

THE NEW LSD ALL-TERRAIN TRESTLE



The **LSD All-Terrain Trestles** are the **ONLY** trestles specifically designed for use indoors and outdoors and on ground that is seriously uneven and includes the unique **LSD Staging Board with integral handrails** and locking clamps.



- ◆ The four trestle legs are adjustable over 600mm (2ft) in increments of 3mm (1/8")
- ◆ 125mm (5") articulated feet
- ◆ Working platform height from 300mm (12") to 2400mm (8ft)
- ◆ Large 3m (10ft) Staging Board
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www.laddersafetydevices.co.uk

Enq. 310

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The LevatoMono Porcelain paver system from **The Deck Tile Co. Ltd.** is designed for fast, cost effective installation over most surfaces, including single ply waterproof membranes and other waterproofing systems using paver pads or height adjustable/slope correcting supports. The system is available in 40 plus colours and finishes in both realistic timber and stone effects. By combining 3D printing and mould making technology, identical copies of natural materials are reproduced and with up to 30 prints available for each paver range, the eye is unable to discern any replicated pattern.

Enq. 311



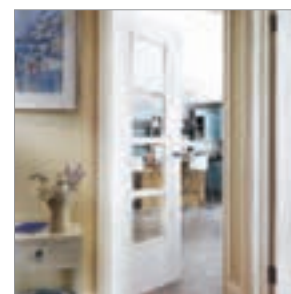
The Wilo-Yonos PICO has been a huge success in 2014. By selecting a standard high-efficiency pump like the Yonos, you are choosing a future-proof solution as the Yonos meets all the requirements of the ErP Directive. It's compact and is equipped with a display that shows the current power consumption and the set delivery head. It also offers constant and variable differential pressure control modes. Thanks to its unique automatic ventilation function, the pump automatically evacuates the air from the rotor chamber. In addition, the Yonos' small size makes installation simple.

Enq. 312



EverEdge DP1 is the new ProEdge product in the EverEdge range of steel garden and landscape edging. The DP1 was launched in 2014 to offer landscapers and homebuilders a deeper edging at an affordable price. EverEdge DP1 is 150mm (4") high x 2,500mm (8') long x 2.5mm thick galvanised steel and is perfect for use when edging driveways and pathways where a deeper edging is often required. Despite only being launched in 2014, EverEdge DP1 has become an instant hit and it has been used extensively in new builds, as well as established sites, to create an attractive yet unobtrusive edge.

Enq. 313



Todd Doors, one of the UK's largest independent timber door and ironmongery specialists, has recently been awarded the prestigious Berkeley Homes contract to supply approximately 450 doors to the current phase of the flagship Kennett Island development in Reading. The doors specified by Berkeley Western are contemporary, solid and glazed Iseo fire doors in a deluxe white primed finish. Todd Doors works directly with factories in Europe and the Far East, ensuring that prices are competitive and that they can meet the customers' exact specifications.

Enq. 314

LEVATO MONO porcelain paver system

The Levato Mono porcelain paver system is the pinnacle of external raised flooring technology; enabling the specification of lightweight, slip resistant and attractive raised flooring solutions, combining incredible technical properties with uncompromising aesthetics; making them the ideal choice for commercial and domestic use alike.

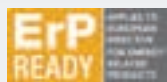


- 20mm porcelain pavers 40x80 45x90 60x60 75x75 30x120 40x120 60x120
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- Eternal product - zero maintenance required – offering massive over-life savings
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- Highly slip resistant ; R11 and achieved up to +65 wet in the BS pendulum test
- Lightweight – 45kgs per m²
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- Timber & stone effects ; 40+ finishes available
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Enq. 311

Save time and money now: It couldn't be easier.

Wilo-Yonos PICO, the uncomplicated one, is one of the most compatible replacement pumps on the market. Settings can be directly taken over. This is easy and fast and saves time and money. Do you want to find out how Wilo does it? **Wilo makes it easy!**

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- Easy adjustment when replacing an uncontrolled standard pump

Enq. 312

Brilliant edging products for every project



				
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<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. 313

Metrotile enjoy 30% annual growth



A leading lightweight roof tile firm, **Metrotile UK**, has enjoyed more than 30 per cent sales growth on last year, having just sold its millionth tile of 2014. Providing a variety of tiles for commercial and domestic premises, the company is forecasting sales of 1.16 million tiles this

year, turning over record figures of £7.1 million with net profits expected to reach £679,000. September's sales of over 120,000 tiles gave the Chippenham-based firm, which employs 17 staff, its best ever month. A significant contributor to the performance is major rise in the sale of tiles for conservatories, 25 per cent of the firm's growth.

01249 658514 www.metrotile.co.uk

Enq. 112

Gebrik system awarded BBA



Aquarian Cladding Systems Ltd announced that the wide range of applications of its Gebrik insulating brick cladding system has been recognised by the British Board of Agrément (BBA) with the inclusion of an additional product sheet within its existing

BBA certificate 07/4403. The new product sheet covers the use of the innovative brick cladding system onto lightweight steel frame systems (SFS), timber frame and structural insulated panel (SIP) systems up to a height of 18m, and for use on SFS over 18m in accordance with the recent successful BR135: Annex B fire test, carried out at the Building Research Establishment (BRE).

0844 334 0077 www.aquariancladding.co.uk

Enq. 113

Vent-Axia wins at prestigious awards



British ventilation manufacturer **Vent-Axia** is celebrating winning Product of the Year at the prestigious Housebuilder Awards 2014. Scooping the award for its revolutionary Lo-Carbon Response™ (dMEV) solution, the Sussex-based company received

the accolade in London at a glittering ceremony held at the Tower Hotel near Tower Bridge. This announcement follows hot on the heels of the Lo-Carbon Response™ winning the Best Brand New Product Award at the Housebuilder Product Awards 2014 in July.

0844 856 0590 www.vent-axia.com

Enq. 114

Up close and personal with Encon



Construction academy students in the East Midlands are getting a little help with their studies from **Encon Insulation**. The company has supplied 80 first and second year students at New College Nottingham's Academy of Construction, Basford Hall, with workwear and building

materials. Basford Hall construction technician Callum Thurman said: "We're extremely grateful to Encon for this generous donation. It's a fantastic example of the construction community giving something back to the next generation."

www.encon.co.uk/ettrade24-7

www.nevilllong.co.uk/ettrade24-7

Enq. 115

Exciting new development gets the full Schlüter wetrooms package

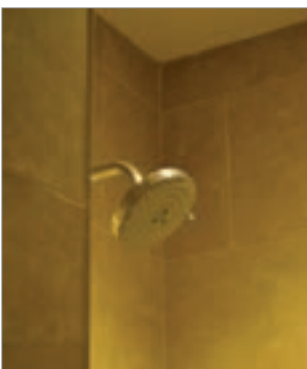


Schlüter-Systems' innovative wet rooms range has been used in an exciting new housing project which will see 15 brand new homes built at the site of a former quarry. Set on the fringes of central Guildford, Chantry Quarry, which is being built by Latchmere Properties Ltd, will offer villa-style, four-bedroom houses for sale complete with high quality en suite bathrooms – and thanks to Schlüter the ongoing protection and maintenance of these bathrooms is assured. Chosen for its easy assembly and great results the Schlüter®-WETROOMS collection provides a fully integrated under flooring product suite which includes top of the range waterproofing sets, drainage systems and uncoupling and waterproofing membranes for tiling walls and floors. The Chantry Quarry bathrooms boast an array of Schlüter products specified for their durable qualities and waterproofing protection. Schlüter®-KERDI-LINE has played an important role, as its linear drain channel system offers a particularly low assembly height and has helped give the bathrooms a seamless wet room style finish, along with pre-sloped shower base Schlüter®-KERDI-SHOWER. Schlüter®-DITRA 25 matting, the original uncoupling and waterproofing matting for tile coverings has also been used.

01530 813396 www.schluter.co.uk

Enq. 116

Impey installs luxury wetroom into a lift shaft at period property



Impey Showers, a leading wetroom specialist, has completed a unique wetroom installation at Forde Abbey, a Grade I listed building and heritage attraction in Dorset. Impey has dispelled the myth that contemporary design solutions for modern lifestyles cannot be incorporated into older properties by installing one of its wetrooms in an almost impossible location; a disused lift shaft in a 900-year-old house. Current Forde Abbey Steward Alice Kennard had found leaking bathroom products to be one of her major concerns and problem areas affecting the extremely valuable decorative plaster ceilings. A new wetroom was created within the space of a disused lift shaft using a number of Impey's innovative, leak-free wetroom solutions. Firstly, Impey's Waterguard was chosen for this project to tank the wet-floor area because it guarantees a leak free solution, which is crucial in a setting like Forde Abbey where original features and antique ceilings would be impossible to replace if damaged. Once the Waterguard is applied, the fleece membrane, which features a one-sided, self-adhesive, butyl rubber backing, does not need any curing time, which means tiles can be laid straight away. Waterguard also comes with pre-formed corners making the process straight-forward and time-efficient.

01460 256080 www.impeyshowers.com

Enq. 117



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*It is possible to fit a Horizon in just one day with two people. However, this is subject to site situations and the competency of your installer.

New build – the bathroom perspective



Milena Cox, marketing manager at Farmiloes, explains what housebuilders should consider when planning the bathroom

Whatever the house price point, the bathroom continues to be a key selling point. In the affordable/first time buyer housing sector, housebuilders face the inevitable question of how much space to allocate to the bathroom. When it comes to mid and upmarket homes, meeting the expectations of buyers in terms of luxury and innovation is yet another challenge to be met. Add to that the need for water and energy conservation as well as the lifetime homes standard recommendations, housebuilders face a number of dilemmas.

Bathroom manufacturers have stepped up to the mark, offering cleverly designed space saving products for where best use of space is vital, as well as a plethora of design-led and sophisticated collections to create 'dream' bathrooms. Housebuilders can expect to find ranges that not only excel in terms of style and design, but also perfectly meet environmental requirements and the

“Bathroom manufacturers have stepped up to the mark, offering cleverly designed space saving products where best use of space is vital”

lifetime homes standards.

While costs have to be a major consideration, there are plenty of well- designed affordable products for starter homes that will add to the desirability and therefore selling potential. Typically there will only be room for the basic bath, basin and WC combination, but with showers no longer regarded as a luxury by most consumers, its inclusion is increasingly considered a necessary added extra. With a variety of reasonably priced and quality products in the

market place, the addition of a shower solution should not be deemed prohibitive anymore. Short projection basins, WC and compact bath tub options can make even the tiniest bathroom appear roomier and therefore more attractive.

Housing developed for the mid-market has to appeal to a more design-savvy consumer. Style is paramount but tempered by the need for practicality and the realities of daily use. In this respect the choice of materials is key. Homeowners want bathrooms that are easy to maintain, clean and that will stand the test of time, making traditional materials such as high glazed ceramics and steel baths more relevant than ever in terms of quality, durability and hygiene.

When it comes to style, Middle England retains its love of Victorian and Edwardian design although market share has stabilised to a fairly low, albeit constant level as European influenced clean lines and contemporary looks

Continued on page 35...

aspire

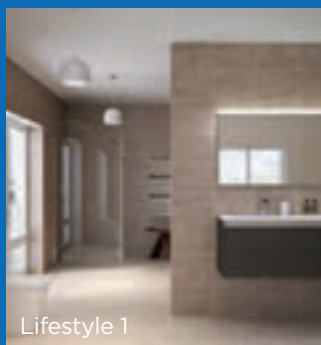
by britishceramictile

British Ceramic Tile's exclusive
Housebuilder range

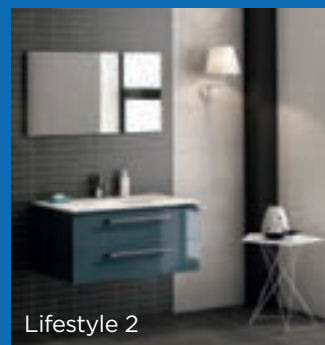
Diverse product range across
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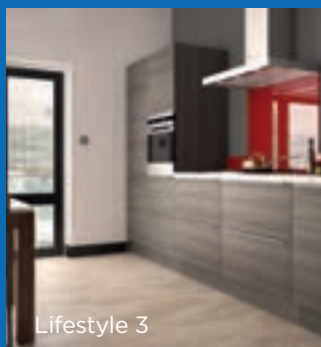
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Lifestyle 1



Lifestyle 2



Lifestyle 3



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The UK's largest manufacturer of ceramic & glass tiles.

“The future is bathroom expert and housebuilder/developer working in partnership to create a mutually beneficial relationship”

become increasingly popular.

In this context, back to wall and wall hung sanitaryware is finally becoming more popular, although the British still have a fear of concealed cisterns, worrying about access if anything goes wrong. These days the leading manufacturers of in-wall flushing technologies have developed extremely robust systems that are very easy to access for repair and maintenance if required, without the need to remove tiles or open walls, so there is no need for concern.

Top end, the sky is the limit. There are currently an impressive number of the world's best designers creating bathroom collections for the leading manufacturers. The potential of these luxury applications is almost limitless. Technologically advanced showers and taps, external connectivity using tablets, phones and apps and sophisticated wellness systems for the personal spa are all key elements of acceptable luxury. Basins and baths are almost sculptural in concept. On the other hand, seamless flush to floor shower areas combine maximum functionality with optimum hygiene and sleek design. Bathroom furniture is as stylish as that chosen for living rooms and taps can be bespoke. Advanced manufacturing processes and innovative materials raise bathroom products in this sector to a whole new level of finesse, and comfort, quality, imaginative uniqueness and innovation are the over-riding criteria.

However – and it's a pretty big however – when planning any new bathroom, building and safety regulations, energy and water saving requirements, flexibility and accessibility issues all need to be taken into consideration.



For new build, the Code for Sustainable Homes establishes very specific water usage targets and therefore a bath's water capacity, shower and tap flow rates and WC flushing performance are very important aspects of bathroom planning, as is the overall energy consumption.

Size is money when building, particularly when developing a block of flats. In this context, one of the biggest bathroom layout challenges is to identify and specify washbasins that do

not protrude into an activity space by anything greater than 200mm.

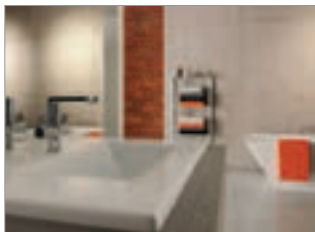
How quickly and easily can the housebuilder find the best and most efficient water saving WC, stylish water-saving taps, thermostatic showers that will conserve hot water but still provide a great showering experience and products that will conform to Doc M and BS8300 regulations but don't sacrifice good looks because of the need for practicality?

To save time, money and hassle, look for manufacturers and companies with people that can provide in-depth knowledge of the main legislation, codes of practice and guidelines into practical planning solutions who will also be able to show and supply the products and equipment needed to not only meet regulations but also your own design criteria.

It also may be beneficial to both sides to call in your bathroom 'expert' as early in the building process as possible, in order to accommodate any special plumbing or electronic requirements. The future is bathroom expert and housebuilder/developer working in partnership, to create a mutually beneficial relationship which will reap rewards in terms of joint business profitability and complete end-user satisfaction.



Abode Bliss bathroom brassware



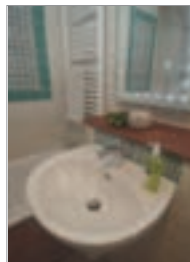
The smooth and easy to operate Bliss range of bathroom brassware from Abode has been designed and created, especially for the UK market. There are two styles of basin mixers in the Bliss portfolio along with a deck mounted bath filler, bath/shower mixer, thermostatic deck

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 chrome finish only.

01226 283434 www.abode.eu

Enq. 121

Hansgrohe gets EcoSmart in Oxford



Hansgrohe EcoSmart products were specified exclusively for a groundbreaking eco efficient home renovation project in Oxford. The Talis E basin mixer provides modern looks and good performance despite a flow rate of just 3.5 litres per minute. The Crometta 85 Green hand shower delivers 6 litres per minute, is operated by a concealed thermostatic control to ensure a constant safe temperature and diverts to the Exafill bath filler. The shower

room houses the Croma 220 overhead shower, delivering a generous downpour but with an EcoSmart flow rate of 9 litres per minute.

01372 465655 www.hansgrohe.co.uk

Enq. 122

The ideal showering solution

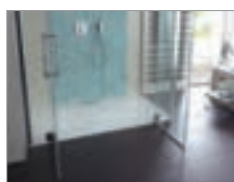


Coram Showerpods and Martin Grant Homes have worked together on a wide variety of developments, most recently at Kingsfield Park in Aylesbury where Coram has supplied 200 of its Alcove Showerpods for installation into a selection of high specification, two- to five-bedroom family homes. Coram Showerpods offer the ideal showering solution for residential developments, refurbishments and use in the hospitality and leisure sectors. They have been supplied to the Ministry of Defence and are also NATO approved.

0115 940 0644 www.coramshowerpods.co.uk

Enq. 123

"Any grout joint is one too many"



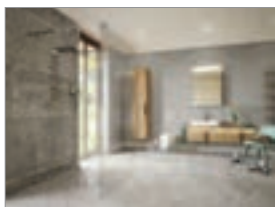
The Asklepios Group, one of the largest companies in the German healthcare sector, and its members of the Green Hospital Program are focused on developing approaches to a "green" hospital. Kaldewei is currently fitting a model room at the Asklepios private

clinic St. Wolfgang in Bad Griesbach with the seamless enamelled shower surface Xetis with integrated wall outlet and Kaldewei Secure Plus finish, a virtually invisible full-surface, anti-slip finish, ideal for hospitals. The surface of Xetis made of durable Kaldewei 3.5mm steel enamel is hygienic, easy to clean and protects against damage.

01480 498053 www.kaldewei.co.uk

Enq. 124

The perfect shower space for life



The bathroom is a key area of a lifetime home and On the Level has years of experience in the design and manufacture of wet rooms with easy, barrier-free, level access. A wet room is, by its very nature, suitable for all ages and abilities as it can offer wide, safe access and also wheelchair access.

On The Level's patented Birch ply wet room formers easily take the weight of a wheelchair and the company offers numerous accessories to create a comfortable wet room for those with reduced mobility. A wet room can be practical, luxurious, minimal and functional.

01525 373202 www.onthelevel.co.uk

Enq. 125

Accessible guidance



With the growing trend towards domestic bathroom adaptation, new guidance is aiming to help get it right. *Design Guidance & Considerations for a Domestic Accessible Toilet/Wetroom* has been produced and published by Clos-o-Mat. The white paper,

downloadable for free on the website, gives advice to ensure that all aspects affecting the functionality and practicality of a bathroom adaptation are duly considered and implemented where appropriate and practical. Robin Tuffley, Clos-o-Mat marketing manager: "Sometimes, basic considerations are overlooked – use of colour is a big help to someone with visual impairment..."

0161 969 1199 www.clos-o-mat.com

Enq. 126

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www.mx-group.com

Enq. 127

The new Bathroom Switch



Feature bathroom lighting is becoming more desirable, but until now the choices of switching have been severely limited. **Sensorbility** has therefore developed the new Bathroom Switch controller, with dimmer and timer variants, allowing bathroom designers

far more flexibility when it comes to lighting design and operation within bathrooms. The variations of the new controller include simple on/off switching, ramp-up dimming, ramp-down switch-off and time delay switch-off. It can be wired to the company's Bathroom Switch Sensor Pads, which can be placed behind most materials such as ceramic tiles, wood, plastic, glass, and even metals.

Enq. 128

New shower range from MX



MX Group has unveiled its latest offering to the bathroom sector, an impressive new range of thermostatic mixer shower valves offering its usual combination of incredible quality, a great looking product, excellent warranties and keen pricing. There are 22 showering choices in the Atmos and Options ranges with most Atmos options complying with TMV2 regulations.

01684 293311 www.mx-group.com

Enq. 129

Proof of wetroom success



Particularly suitable for use in the creation of wetrooms, the Aquatecnic Aquaproof system is available from **Delta Membrane Systems**. Developed specifically to prevent water leakage from tiled areas including wetrooms, shower areas, bathrooms and kitchens,

Aquaproof is compatible with a wide range of substrates. These include ply sheeting, shower tray formers, plasterboard, MDF, cementitious screed and the most commonly available waterproof construction boards. Aquaproof creates a fully tanked room preventing damage to walls and floors, and ensuring there is no leakage into adjacent rooms.

01992 523523 www.deltamembranes.com

Enq. 130

Make the most of 'the smallest room'



On average Britons have the smallest bathrooms in Europe. That's why, when designing bathrooms, saving space and creating an illusion of spaciousness is key to architects and installers. The **Multikwik** range of sanitary frames and slimline cisterns assist the design of small bathrooms in two ways. Firstly, they can shave vital centimetres off the space required for plumbing. Secondly, by using wall hung

sanitaryware, it will give an uncluttered, clean look that can provide an airy feel to the tightest bathroom or cloakroom. The systems offer the opportunity to hide many obtrusive and unsightly pipes and fittings.

01622 852654 www.multikwik.com

Enq. 131

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Enq. 132

Vending solutions from Big Phil



Get your food, drink and materials in one place thanks to **Big Phil**. Developed in conjunction with tradesmen, Big Phil is a fantastic new brand that delivers man-sized 'made-for-trade' snacks and energy-boosting drinks to keep you fuelled up during the busy working day. Available exclusively through trade outlets nationwide you can fuel up as you collect your materials for the day's job. Keen to support good causes, Big Phil has joined forces with Help for Heroes to raise money for injured servicemen and women, donating a minimum of 1p from the sale price of each Big Phil product.

alrightmate@bigphil.com www.bigphil.com

Enq. 133

Stixall Rapid 30



Stixall Rapid 30 is a new two component hybrid polymer adhesive from **Everbuild** with ultra-quick curing properties – setting hard in just 30 minutes. Curing by chemical reaction, Stixall Rapid 30 is ideal for bonding two non-porous substrates, living up to the Stixall name by bonding most common substrates. The instant grab properties make it ideal for use general bonding in the building industry and sealing floor and wall joints with moderate movement

requirements, and the most demanding of applications including bonding in car body, coach and container assembly.

0113 240 3456 www.everbuild.co.uk

Enq. 135

Holdon saw challenge winner



Travis Perkins customer Tony Lavery took home the **Holdon** challenge title by cutting through a wooden railway sleeper over three rounds in a record time of 50.13 seconds. Tony competed against nine other finalists at the Northampton Saints Stadium

to clinch the title of the fastest and most skilled tool user in the country and drive away in the top prize of a brand new Volkswagen van. Each finalist received a free 16GB iPad.

0115 9389000 www.holdontools.com

Enq. 134

Punk: aggressive accessories



PUNK, the disruptive new power tool accessories brand, has been designed to give tradesmen the edge. The PUNK cases launched this month are the ultimate protection for all power tool accessories. The PUNK case is a hardwearing and compact holder with a unique

interchangeable system for multiple storage options. The cases have been developed to seamlessly fit with a selection of 10 individually cased sets, including a 10pc Percussion Drill Bit Set, RRP £12.95, a 29pc HSS Drill Bit Set, RRP £39.95, and a 24pc Assorted Set, RRP £19.95.

www.punkpower.co.uk

Enq. 136

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www.sayfasystems.co.uk
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SPECIALISTS IN WORKING SAFELY AT HEIGHT

Enq. 137

Dickies workwear kit

For everyday industrial use and ideal for uniforms is the **Dickies** range of Redhawk Superwork and action trousers. They are extremely smart and hardwearing, helping the workforce to stand out from the crowd. They offer multipockets including a top pocket on the flap, kneepad bottom loading velcro fastening, a rule pocket on the front, back patch pockets, stud fastening on left side, hammer loop and reinforced back pockets. New to the

Redhawk range for 2014 Dickies introduced a new chino trouser in the popular Redhawk 260gsm poly/cotton fabric: with no exposed metal it is suitable for the automotive industry (scratching cars is a hazard).

01761 419419 www.dickieseurope.com

Enq. 138

Construction training on YouTube

ITW Construction Products are beginning to release instructional installation animations to maintain correct use of Cullen builders' metalwork on-site. The scheme answers requests from the industry for product installation instructions that anyone

can follow on-site, regardless of language spoken. Videos are bite-sized at under a minute long to get builders up to speed as quickly as possible. All have been completed in-house by ITW CP's Cullen technical and graphic design teams working in close collaboration for upmost technical accuracy. Visit www.youtube.com/ITWIndustry

0800 652 9260 www.itwcp.co.uk

Enq. 139

respond online at www.hbdonline.co.uk

Panoramic views just got better from Reynaers at Home

Leading provider of aluminium architectural glazing systems Reynaers at Home has introduced new variants of its Hi-Finity sliding patio doors in response to increased demand for the innovative product.

With a minimised visible frame of just 35mm for a maximised panoramic view, the Reynaers at Home Hi-Finity slim frame doors offer the ultimate in contemporary design and cutting-edge performance.

Elegant Hi-Finity aluminium doors are now available with double and triple glazing and ensure optimum performance, safety, and comfort. What's more, the Hi-Finity sliding system with triple glazing has achieved the Minergie® sustainability label – a quality indicator for high insulation systems. The Minergie component label for windows and doors requires a U_w value (installed) of $\leq 1.0W/m^2K$. The Minergie-P® label corresponds to the internationally-known Passivhaus standard and requires a U_w value of $\leq 0.8W/m^2K$.

Head of Reynaers at Home Hugh Moss said: "The use of structural glazing technology allows Hi-Finity doors to push the boundaries in terms of size and these doors can achieve an industry-leading height of 3.5m. It is now also possible to combine two Hi-Finity doors on adjoining walls using one of a new range of innovative corner solutions. They allow architects to create a wall of glass to let panoramic views flood into homes and – thanks to the unique design of the multi-wheel carriages – even the heaviest of these doors will glide open and closed with minimal effort."

All Hi-Finity doors incorporate a state-of-the-art electronic locking



system concealed in the outer frame and operate via a wall-mounted button or a remote control. Combined with a burglar-resistant design, it makes the sliding patio doors some of the most secure available.

To support the use in luxury high-rise apartments, Reynaers at Home has also developed a project specific bespoke solution by integrating a glass balustrade.

For more information visit www.reynaersathome.co.uk, email homeuk@reynaers.com or call 0121 421 9707

Enq. 140

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Enq. 141



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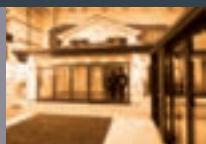
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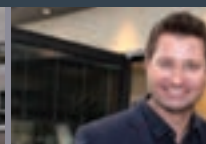
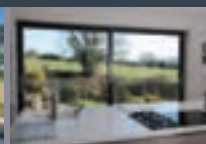
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Architect and television presenter, George Clarke

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The rise of prices and intergenerational living



With rising house prices and many struggling to get on the property ladder, the National House Building Council (NHBC) has seen an increase in family generations combining their assets to buy a family home together. Fergus Pickard, product development director at P C Henderson, explores how folding and sliding doors can help make the most of space and privacy available in family homes

With a record amount of grown-up children living at home and a rise in two or three family generations living under one roof, NHBC even predicts houses will be built and adapted to suit the surge of 'co-homers'. Sliding and folding door hardware can offer vital added privacy and flexible layouts to improve such intergenerational homes.

Lack of affordable housing

The Intergenerational Fund (IF) researches fairness between old, young and future generations. Its housing report 'Hoarding of Housing' identifies that 25 million spare bedrooms are 'under-

“Sliding and folding door hardware can offer vital privacy and flexible layouts to improve such intergenerational homes”

occupied' in the UK and encourages older home owners to downsize and free up space for those who are struggling to find a family property. Of course boosting housing supply is an ideal solution but this has proved difficult, especially with an ongoing brick shortage which further raises the new build house prices.

The worrying shortage of affordable housing has further social side effects for younger

generations with many holding off settling down and starting families as they are stuck in the rental market and house shares. The average age of a first-time buyer, buying without assistance with a deposit, has risen to 37. This is matched with older generations dominating the buy-to-let market, which they then rent out to younger tenants.

Intergenerational living

The Ideal Home Show census learnt that four per cent of the population – 728,000 people – now live in homes with two other generations – a higher rate than in the Victorian era. With

Continued overleaf...



expensive care for the elderly and children in addition to a pricey housing market, inter-generational living provides many fiscal advantages, but lack of privacy and space can become an issue.

This news follows a study from the RIBA which shows house sizes are shrinking so we're getting even less for our money. The average home has decreased in size from 1,647 sq ft, with four bedrooms in the 1920s, to today's equivalent which has 925 sq ft and three bedrooms. Furthermore, the NHBC predicts that the familiar 'granny annexe' could evolve into co-homes with shared kitchens yet separate bathrooms and front doors.

"Sliding and folding doors can help increase a usable room and floor areas at a time when space is at a premium"

Benefits of intergenerational housing include living with loved ones and convenient care for the elderly or children. However, living together permanently can have some disadvantages when it comes to privacy and respecting each other's space. Sliding and folding door hardware can help by providing privacy screens and versatile layouts. Optional closed areas can be created with a sliding or folding door system for relaxation, or

the door can be folded back or concealed to create open plan areas for socialising.

Create space

In addition to providing privacy screens and interchangeable layouts, the interior floor space can be increased by the use of sliding door gear systems, which are silent in use. They can be used as room dividers to create a flexible living area without compromising on an open plan design, which helps create space and allow more light into the property by removing walls and opening up rooms. In contrast, as the winter nights become colder, such partitions can close to make rooms cosier and reduce the amount of energy needed to heat the room by making the area smaller.

According to the Halifax monthly price index, house prices have risen by £17,970 in the year up to October. In addition, a report from the Post Office shows the average house size has halved by 700 sq ft in the last century, further showing the challenge to find affordable living space. By using sliding door gear systems floor space is created in a home in contrast to a swing door which impacts on the room once opened. In a house with ten 3ft internal doors, up to an additional 70 sq ft of usable space can be released in the home by eliminating the room needed for it to swing and function.

With a rise in intergenerational living and

children staying at home for longer, sliding and folding doors can help increase useable room and floor areas at a time when space is at a premium. Partitions and dividers can help demand for versatile room layouts and pocket doors can help provide a more open plan feel to the home as well as letting light flow through openings. More useable space can be created with the use of silent in motion sliding doors as the swing function of a door is removed.

Enq. 143



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Enq. 145

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Enq. 148

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Enq. 149

Locked down prices buck inflation



IronmongeryDirect has announced that it is bucking the sector's inflationary trend, having kept its average prices flat since 2010. Research by the Department of Business Innovation and Skills reveals that the average prices of builder's ironmongery has risen by 20 per cent over the last two years. This is against a backdrop of a

17.4 per cent average rise in all construction materials since 2009. IronmongeryDirect's Managing Director Wayne Lysaght-Mason (pictured) said: "We recognise the inflationary pressures that have been squeezing the profit margins of our customers and have made it a priority to keep prices as low as possible."

0808 162 2828 www.ironmongerydirect.co.uk

Enq. 150

Garador faces the perfect storm



Garador's great looking Chatsworth PVC up and over door (pictured) has been launched well in time for the winter storms. Along with Garador's already popular PVC up and over Sherborne style, both doors offer exceptional

low maintenance and have been engineered to withstand even the toughest weather conditions.

01935 443709 www.garador.co.uk

Enq. 151

7P.i folding sliding door system



Comar Architectural Aluminium Systems is delighted to launch its thermally broken Comar 7P.i folding sliding door (FSD). Smooth operation and solutions to meet the design brief, the aluminium Comar 7P.i FSD system offers a myriad of possibilities for

commercial and residential projects. Comar 7P.i FSD provides a versatile moveable wall that allows space and light into any project. Even in the winter months the glazed facade offers light as well as keeping the building insulated through the trademarked Comar 7P.i thermal break technology.

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

Enq. 152

Integra installation success



The success of **Synseal's** Orangery Collection keeps on growing. An example of this success is the installation of an Integra parapet wall style orangery in Lancashire. The choice was driven by a desire from the homeowner to have an installation that would achieve the look

and feel of a fully brick-built extension, while still benefiting from the extra light that comes from having an overhead glass roof. The Integra is unique in that the concealed lantern roof is designed to fit neatly behind the parapet wall for a very traditional orangery look, with no decorative external soffit or guttering system showing.

01623 443200 www.synseal.com

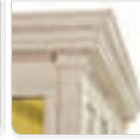
Enq. 153

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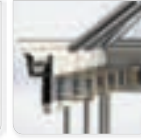


Easy installation of lighting system

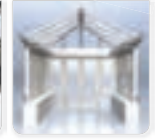


Decorative gutter fascia and fluted plaster

Stylish and elegant



Palm tree pods



Internal view

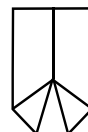
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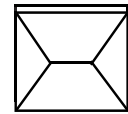
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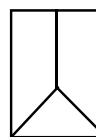
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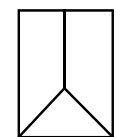
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Enq. 154

Schöck performance for world's largest Passivhaus scheme

The historic city of Heidelberg in south-west Germany is residentially very popular, with barely any property available in the city's picturesque old town and little room for expansion. The spectacular solution is to build a completely new district – the Bahnstadt – on a 286-acre area that was once Heidelberg's rail freight and marshalling yards. The €2 billion initiative is claimed to be the largest single Passivhaus development in the world and by 2022 will provide living space for around 5,000 residents. All buildings, not just residential properties, will meet advanced Passivhaus standards.

Balconies are an important feature in Bahnstadt, but with high insulation levels and the prevention of thermal bridging being critical in Passivhaus design, balconies have not been a popular choice with designers. The Schöck Isokorb type XT structural thermal break unit has changed that perception. This latest generation product for concrete-to-concrete applications offers such a high level of insulation that the Passivhaus Institute in Darmstadt has awarded it with the 'low thermal bridge construction' certificate and confirmed its suitability for Passivhaus construction.

Thousands of type XT units are incorporated into the Bahnstadt development and the major reason for its suitability is the thickness of the insulation body. Now increased from the standard 80mm to 120mm, the thermal insulation performance is up by 30 per cent when compared with the standard range and impact sound insulation is increased by around 50 per cent.

The type XT offers architects and engineers a variety of design options,




including the capability to construct stepped height balconies, with increased fire protection also taken into account. High quality stainless steel bars are an integral part of the unit and although the rod diameter is smaller, the tensile strength is improved and the same load-bearing capacity maintained. This means a reduction in the thermally conducting cross-section,

The Schöck Isokorb range allows connections to be made between concrete-to-concrete, concrete-to-steel and steel-to-steel – and in the UK, all units meet full compliance with all relevant building regulations, while also providing BBA Certification and LABC Registration.

Enq. 155

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




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Enq. 156

George Woods' timber door canopies



George Woods UK manufactures a large range of door canopies, all hand made in timber from sustainable forestry. The company always holds a large stock of its standard size canopies, which enables it to offer a next day delivery service. A bespoke design service is provided for both timber door canopies and barge boards, which can be crafted from your design. Beautifully

crafted porch canopies are available in soft wood and include an extensive range of barge boards (fascia boards), all of which are manufactured on-site by hand. Having a canopy prolongs the life of the front door, extends time between maintenance and adds value.

Enq. 157

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

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Enq. 158



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Enq. 160

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ref. HED

Enq. 161

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.

0845 519 5991 www.charltonandjenrick.co.uk

Enq. 162

DEFRA exemption for Arada's range of i Series stoves



Arada Stoves is proud to announce that it has received smoke control exemption for its i Series cassette and freestanding stoves. Under the fireplace exempted provision of the Clean Air Act section 20, 2014, this smoke control exemption now applies to the i400, i400T, i400F, i500, i600 and i750. These stoves extend Arada's current DEFRA exempt stove range. Arada's Commercial Director, Mark Brettell, commented: "Controlling the appliance is vital to the consumer. Unlike many competitors our products retain all their functionality including retaining full control of the primary, secondary and tertiary air systems without resorting to clumsy, quick fixes. Meanwhile, our stoves still meet the low emission requirements of smoke control areas. This approval to not only burn wood in a smoke control area, but to give the end-user full control of this process, demonstrates the strong in-house capabilities of our UK based technical and design team. We are proud that all parts of our design, technical research and development, fabrication and the delivery of our stoves is carried out solely in the UK and nowhere else. Our stoves are even tested in the UK so you can be assured that all our products meet not only CE certification, but also conform to all UK building regulations."

Enq. 163

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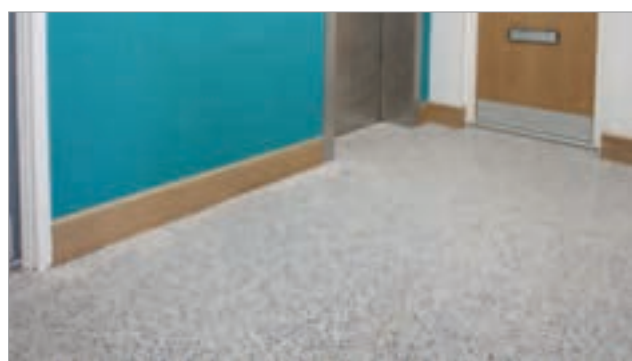


cheminées Poujoulat

No.1 IN EUROPE FOR CHIMNEY SYSTEMS

Air-tight solution

Enq. 164



Discover future proof flooring

Taking place at London's Olympia from the 26 - 27 November, the HOMES show aims to bring together the social housing and private rented sectors to provide them with a wealth of material on asset management, repairs and maintenance, retrofitting and sustainability. For social housing landlords these are all important considerations when developing new sites or refurbishing existing facilities. It is important that the specified building materials will not only meet the demands of today, but that they will also safeguard the structure, appearance and integrity of the site for the future. At the HOMES show Flowcrete UK will be showcasing its high performance range of floor and wall coatings that have been tailored to meet the aesthetic and functional demands of social housing developments. The resin flooring specialists understand that repair and maintenance expenditure represents a significant proportion of the annual budget for social housing developments – a budget that can rarely afford unforeseen costs for repairs or refurbishments.

01270 753000 www.flowcrete.co.uk

Enq. 165

Ecocal TRV is the smart choice



With winter just around the corner, one of the UK's leading suppliers and manufacturers of accredited plumbing equipment, **Altecnic**, is encouraging plumbers to raise awareness of its environmentally friendly and economical Ecocal thermostatic radiator valve. As well as the usual manually selected TRV flow positions, the Ecocal includes an automatically-adjusting liquid filled element, an anti-tamper lock shield

and an environmentally friendly economy setting that all help maintain an ambient room temperature, achieving considerable energy savings and reducing bills. It is designed with a serrated sliding tailpiece to prevent alterations to pipe work during installation.

Enq. 166

Save on energy and water bills



Guardian launches FlowSave, a small thermostatic valve designed to limit the flow of water from taps and showers until the correct outlet temperature has been reached.

FlowSave delivers huge savings on bills for consumers – with an estimated annual saving of up to £150 in gas and water charges per household and £4,000 over a boiler lifespan of 15 years. In addition to saving money on bills, FlowSave improves energy efficiency. FlowSave takes just a few minutes to install by a qualified installer – and the heating system doesn't even need to be shut down during installation.

0161 820 1230 www.guardian-solutions.net

Enq. 167

NEWS BYTES

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

Off-grid bungalow reaps the rewards of renewable heat...

Ref: 51366

Top designer choses EcoSmart fires for luxury penthouses...

Ref: 71069

Eco-friendly grates transform existing fireplaces...

Ref: 21424

Are air pellet stoves a suitable choice for new developments?

Ref: 14807

New website aids specification of renewable heat products...

Ref: 59354

Why underfloor heating is a 'hot' topic for housebuilders...

Ref: 89536

WWII veteran leads way to the future



A former WWII pilot and self-confessed 'gadget man' has shown the way to a sustainable future with the installation of a hybrid Ecodan Air Source Heat Pump (ASHP) from **Mitsubishi Electric** to work alongside his existing boiler. Mr Durward of

Newick, Lewes, chose the Ecodan to reduce the heating bills and with the installation of an 8.5kW Ecodan monobloc ASHP and packaged hydrobox they will also qualify for payments from the Renewable Heat Incentive (RHI). The hydrobox is pre-plumbed and wired for faster installation and also offers simplified SD card commissioning.

01707 282880 www.mitsubishielectric.co.uk

Enq. 168

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01746 781782 www.webuildit-ltd.co.uk

Enq. 169

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Enq. 170

Bostik's Climatherm EWI system used to striking effect

Bostik's Climatherm External Wall Insulation (EWI) system has been used to striking effect at a residential property in Falmouth, Cornwall.

The three-storey, semi-detached Victorian house was constructed around 100 years ago with solid granite walls, and although structurally strong the thermal performance of granite is very poor by modern standards. This led the owners to look at ways to refurbish the property and improve its overall energy efficiency while retaining the period features and appeal of their home.

Recognising that external wall insulation was an effective solution, contractor Marnick Builders specified the Bostik Climatherm system as part of a full scheme of refurbishment.

Nick Chinn of Marnick explains: "We needed an EWI system that offered the right thermal performance and a very high level of durability as the property is located on the coast and exposed to some quite extreme weather conditions. The Bostik Climatherm system with EPS insulation

and white silicone render finish proved ideal. We were very impressed with both the performance of the system itself and the support offered by Bostik.

"An extension was added to the property as part of the project which did not require insulating but needed to match the external appearance of the rest of the house. As a Bostik Climatherm approved contractor we were able to source additional render through the local branch of Travis Perkins and make sure the extension perfectly matched the rest of the property."

The property now achieves a U-value in accordance with building regulations for work of this kind while retaining its period look and feel, fully meeting the requirements of the homeowner.

Nick concludes: "We will certainly be using Bostik Climatherm again for refurbishment projects. We had already been on the Climatherm approved installer course, and the technical team were very helpful in making sure we got the job done to a very high standard."



To become an approved contractor or a certified surveyor or installer of the Bostik Climatherm EWI system visit www.bostik-climatherm.co.uk or call 01785 272625.

Enq. 171

Encon achieves certifications



The Encon Group has achieved a brace of performance standards. Specialist distributors Encon Insulation and Nevill Long and passive fire-protection manufacturer PFC Corofil have gained the environmental standard ISO 14001:2004 AND the

Occupational Health and Safety standard OHSAS 18001:2007. This was achieved in just five months across all of the group's 21 sites and its head office from the UKAS-accredited body NQA using an integrated management system. Pictured: Will Barker and Richard Prince.

www.encon.co.uk/etrade24-7

www.nevilllong.co.uk/etrade24-7

Enq. 172

Abode launch Harrington



The new Harrington from Abode is a classically styled dual lever kitchen mixer tap with a modern reflection of the classic themes of vintage design. The architecturally tall, imposing style with stunning swivel swan neck spout will grace kitchens from progressive modern to classical, with a simplicity of form. The curved body detailing and white ceramic handles will add that 'finishing touch' to a classic décor.

Harrington is available in chrome and

brushed nickel finishes and a minimum 0.4 bar pressure is required.

01226 283434 www.abode.eu

Enq. 173

Long term thermal insulation



Thermoflex is a new, highly flexible PU expanding foam from Everbuild, specially formulated to absorb movement, giving an air tight seal to reduce heat loss and in turn improving energy efficiency in buildings. With global warming being one of today's biggest concerns, all new buildings must be tested for air permeability ensuring the air tightness of the structure is up to standard. Any heated air lost

through gaps and cracks must be replaced requiring additional energy, reducing efficiency and increasing carbon emissions, which have been closely linked to global warming.

0113 240 3456 www.everbuild.co.uk

Enq. 174

NEWS BYTES

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

Kitchens international designer wins KBSA Award...

Ref: 79097

Roofing adhesive product hits milestone...

Ref: 55741

What makes a 'wow' kitchen?

Ref: 57558

Leading insulation industry body and DECC join forces to find solutions to tackle fuel poverty in solid wall properties...

Ref: 85233

Former Malt House in Lichfield receives ScreedBoard Soundproofing...

Ref: 72915

Former Malt House in Lichfield receives ScreedBoard Soundproofing

The award winning ScreedBoard 28 has recently been installed into 25 prestige loft-style apartments in Lichfield. The development's historical heritage is what makes it such a fascinating project, the grade II listed building was a former Malt House dating back to 1874.

There are a range of different apartments available from one- and two-bedroom, to three-bedroom duplexes and luxury penthouses. The Malt House's charming character has been retained through many original features being incorporated into the apartments, such as exposed girders, timber and brickwork.

The iconic development is just a short walk away from Lichfield's city centre and boasts panoramic views, perfectly capturing the city's famous three-spined medieval cathedral and stunning surrounding countryside.

Excellent impact and airborne acoustic performance

The ultimate floorboard ScreedBoard 28 was chosen for this high spec development due to its excellent impact and airborne acoustic performance. ScreedBoard 28 is the ultimate single layer acoustic overlay treatment, featuring interlocking edges for installation convenience. Its high density and unique resilient layer provides unrivalled acoustic performance.

ScreedBoard has recently been recognised in the HouseBuilder product awards and took home the winners award for best internal/interior product.



For more information about ScreedBoard contact Collecta's technical advisors on 08456 71 71 74, email technical@collecta.co.uk or visit the website www.collecta.co.uk

Enq. 175



Zip pioneers radical new design

Zip has been leading the way in the filtered boiling and chilled water market since it launched its iconic HydroTap filtered boiling model in 2000. The company has launched the most advanced drinking water appliance on the market to date, the HydroTap G4. Designed to deliver even greater performance, the latest evolution of the instant boiling and chilled filtered water system has been repackaged into the smallest footprint on the market to make it the perfect choice for commercial and residential applications. It maintains its stylish and sophisticated finish, however, the all new under sink "command centre" gives greater efficiency and more superior control. The WRAS approved G4 cuts standby operating power substantially, when compared to other systems of similar delivery performance. This saving is due to the G4's improved power saving technology and increases in energy efficiency through enhanced thermal insulation.

08456 005 005 www.zipheaters.co.uk

Enq. 176

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NORTHWICH, CHESHIRE: 01606 41292

Enq. 177

Energy efficient radiators – the sensible option...

Chris Harvey, product manager at Stelrad Radiators, discusses the extensive range of radiators available today

Specifiers for new homes spend a serious amount of time investigating the options available to them, determined to recommend the best and most energy efficient heating systems to make their homes attractive to prospective buyers. Plus, those very buyers are becoming ever more aware of the options available to them and expect housebuilders and developers to be a step ahead of the game.

One of the big questions that specifiers will come up against, having decided whether to utilise a modern condensing boiler or renewable heating system to provide heat for their homes, is how to share that heat – however generated – efficiently around the homes they are building. The two most common options today are under-

floor heating and radiators.

It's no coincidence that radiators get the vote from so many developers and housebuilders. Modern radiators are very different to those sold pre-2000. They may look similar to the untrained eye, but on closer inspection they are very different, built to much higher standards

from better materials, having to meet a number of new standards and importantly, having to look good as well. Increasingly housebuilders are looking for the heating source they choose to add to the aesthetic appeal of the homes they build, rather than selecting purely functional radiators that share heat around the home.

The radiator options today are many and the quality is impressive. You'll find premium and designer radiators that may look very unlike the radiators you remember. There are vertical radiators as well as horizontal ones, taking up less wall space and making décor simpler. So long as the radiators are sized properly, they will provide ample heat for any room and they heat up and cool down very quickly, so homeowners won't find themselves waiting for an age for the home to get warm. The smaller radiator footprints of today are the result of double and triple panel radiators and convection fins which generate more heat from a smaller radiator profile.



Most importantly you can now select energy saving radiators in the UK for the first time. Serial feed radiators are now available and have been independently shown to save 10.5 per cent of the energy a standard radiator would use. The heated water circulates in a very different way and heats the front panel first. Often that's all you need – you rarely want the radiator to heat up to maximum temperature, so using intelligent radiators makes a lot of sense. They provide up to 50 per cent more radiant heat – so you feel warmer quicker – and they heat up 23 per cent more quickly than a standard radiator. Serial feed radiators – as opposed to traditional parallel feed radiators are being selected by more and more developers and individuals as the secret is getting out.

“The radiator options today are many and the quality is impressive. You’ll find premium and designer radiators that may look very unlike the radiators you remember”

While radiators can offer real energy savings options these days, one of the major trends in heating in new homes is the addition of a towel rail in most bathrooms. 20 years ago they were the exception – today they are the norm.

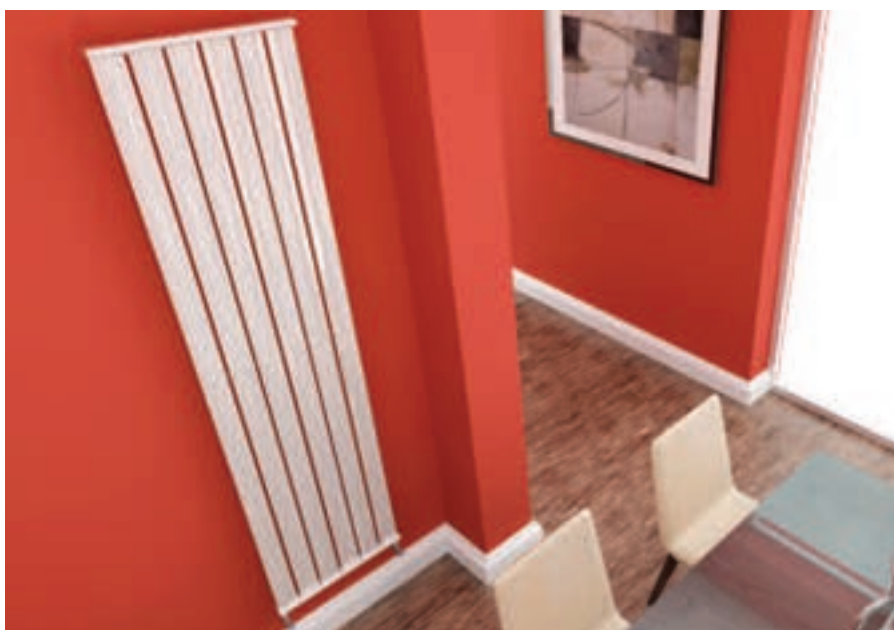
But not all towel rails are the same. It's important that specifiers decide before selecting the towel warmer what they want it to do. The clue is in the name. Do they want the towel warmer simply to warm towels or do they want a decorative radiator that heats the bathroom or shower room as well as the towels?

More upmarket products, often manufactured in Italy, offer much more innovative designs and on the whole, far higher quality finishes. Sadly the towel rail marketplace is a bit like real life – you get what you pay for.

Despite the appeal and mass attraction in the UK of chrome plated towel warmers, all chrome plated towel rails are disadvantaged compared to products with painted finishes when considering their heat output. The plating process compromises the efficiency of the radiator and also has quite a negative environmental impact. Plated rails can be prone to corrosion from moisture ingress between the steel tube and its supposedly protective layer of plating.

But whether chrome plated or painted, when fitting a towel warmer, it is important to ensure it is correctly sized. This will inevitably mean specifying and fitting a much larger radiator than you would for a conventional steel panel type radiator. Taller, vertical models can help deliver satisfactory levels of heat and ensure that your end customers are not hurling themselves at the warm towels as they exit the shower to keep the cold air in the bathroom at bay.

Enq. 178





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Enq. 179



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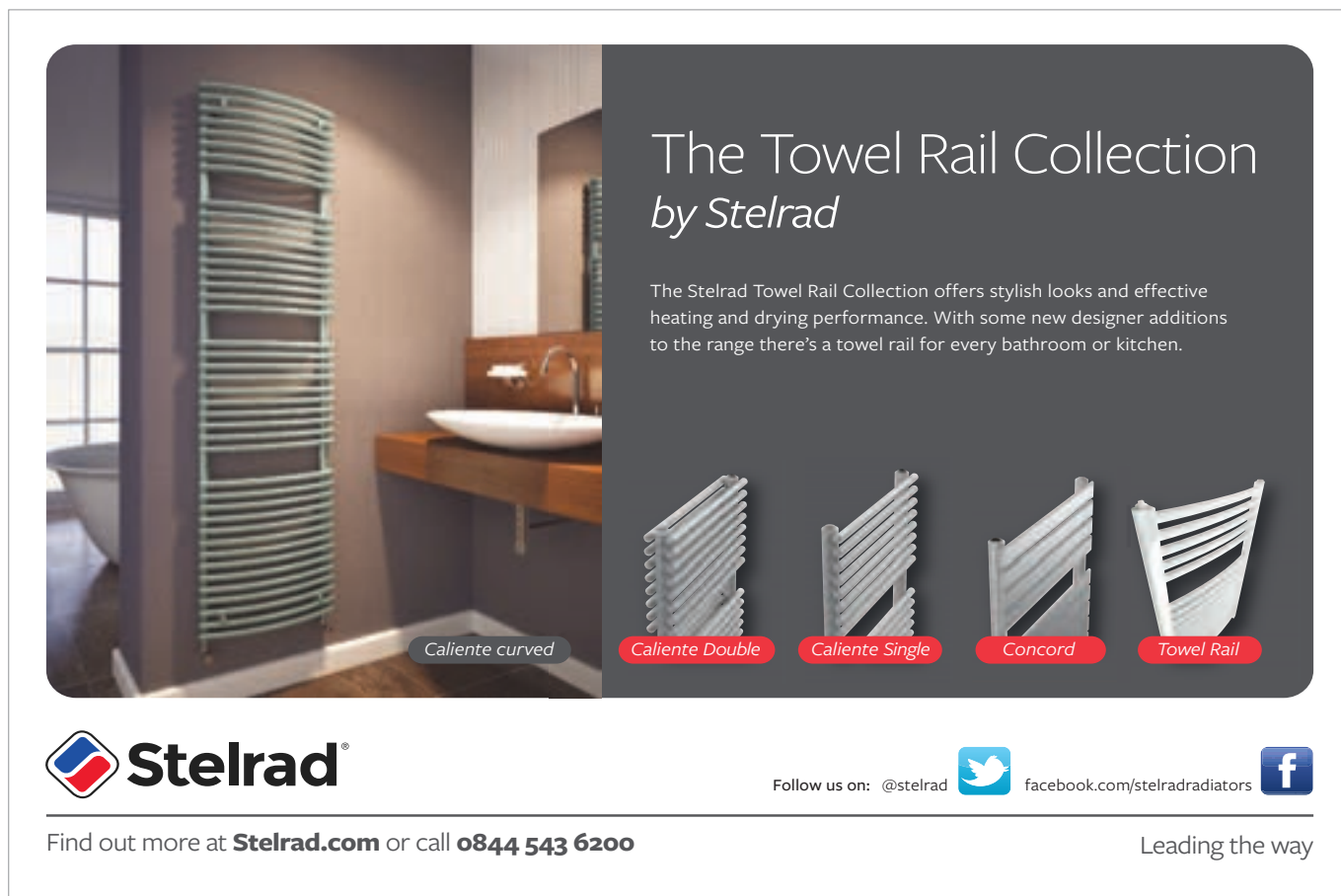
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Enq. 180



The Towel Rail Collection by Stelrad



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Leading the way

Enq. 181

Merchant Homes turns to Stelrad



Merchant Homes based in Glasgow is the latest new homebuilder to form a warm relationship with **Stelrad Radiators**. They have specified the Compact with Style radiator models in its impressive new apartment development – the Gantocks at Gourrock, overlooking the River Clyde.

With the option to match radiator designs and finishes to other internal décor items, the wider premium and designer options in their product portfolio has begun to make significant inroads into up market, new developments where the radiators specified need to be of a more aesthetically pleasing design.

0870 849 8056 www.stelrad.com

Enq. 182

Yeoman chosen for luxury homes



Yeoman Rainguard Rainwater Systems provided the perfect finishing touch for a high specification development in Wetherby by developers Mulbrand Ltd. XL Aluminium gutters are designed to be joined using an internal push fix joint

clip which does not require any mechanical fixings, saving time with on-site installation. Yeoman Rainguard XL Aluminium 125 x 100mm MOG gutters were chosen along with 75mm round downpipes in an Anthracite Grey colour. Plain Cast Aluminium Hoppers were also installed on some of the properties.

0113 279 5854 www.rainguard.co.uk

Enq. 183



Record year for Freefoam Guarantees

Freefoam announce a significant increase in the number of installations registered for its 50-year lifetime guarantee. Figures are up by 13 per cent overall year on year, with some areas of the UK seeing an increase of 45 per cent. Freefoam achieved another first in 2012 with the introduction of the first ever 50-year lifetime guarantee on white PVC-U and PVC-UE roofline, rainwater and cladding products. In the last 18 months this development has helped Freefoam stockists and registered installers gain a significant competitive advantage in today's challenging market. Installers are using the benefits of this extended warranty to engage with consumers and subsequently convert leads into orders with Freefoam seeing the number of guarantee registrations rising steadily year on year. Jason Large of Simply Roofline in Peterborough explained: "We've been registered installers of Freefoam products since 2007. We use the benefits of the lifetime guarantee extensively in our sales pitch, it makes a great selling tool..."

01604 591110 www.freefoam.com

Enq. 184



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Enq. 185

Building the cast iron case for plastic rainwater systems

When it comes to the specification of building products, striking the right balance between cost effectiveness and aesthetic appeal has never been easy. In plumbing and drainage systems, cast-iron has been an integral element of the architectural landscape for over 150 years. However, as real cast iron is expensive and time consuming to work with, Hayley Lowry of Brett Martin Plumbing and Drainage explains how an efficient and economical alternative is fast becoming the main requirement for both contractors and their clients



deliver projects under budget and ahead of schedule – exceeding both the builder's and the client's expectations.

Heritage style gutter and pipework systems are incredibly appealing – with a highly distinctive appearance due to the texture of the material, its thickness, and the quality of each component – but the cost of traditional materials can impact heavily on a project's budget. With plastic rainwater systems it is possible to create a heritage aesthetic without compromising architectural integrity and enjoy the savings in materials, labour and time saved on site which can actually help keep a project on budget.

Cast iron drainage systems can be heavy and difficult to install. With significant additional weight, contractors must also be extra vigilant regarding health and safety and will require more time to lift and fix the system – leading to increased costs and potential delays in the installation process. Almost every job will require both gutter and pipe lengths to be cut on-site using specialist tools and, to ensure long-lasting durability, they need to be fully finished on site, using a primer, undercoat and topcoat, to ward off corrosion. Even if the system used is delivered pre-painted, any cut lengths, or site damage to the finished surface, must be protected to the same level, by the installer. It should be noted that, in some cases, if the level of protection applied on site is deemed insufficient, any guarantee offered may be, quite rightly, invalidated, leaving the installer liable.

Because the plastic ranges are so much lighter than cast iron, installation at height is less hazardous, being effortless to lift, easy to manoeuvre, simple to cut and quick to fit. The systems also benefit from external fixing lugs, enabling easy power tool access, which further speeds up installation. All gutter fitting joints have integral seals and flexible retaining clips, allowing the gutter lengths to simply click into place. No extra-cost fixing kits or nuts and bolts are required to make gutter joints, as with most traditional systems.



By meeting the growing industry need for cost effective, high quality products that deliver proven performance in the long term, there is now a cast iron case for high performance rainwater systems made from plastic. Offering affordability, ease of installation, durability and low maintenance, these rainwater systems meet customer demands for heritage aesthetics but without the associated hassle or cost.

Cast iron aesthetic

Manufactured with modern plastic materials, these new and innovative rainwater systems offer a traditional appearance without a cast-iron price tag. And at a fraction of the price to buy, install and maintain, they can replace an aluminium or cast iron rainwater specification to



“From domestic styles of gutter to high capacity systems for larger scale commercial projects, plastic rainwater systems are also compatible with existing cast iron systems and have been carefully designed to replicate original features”

Designability

To ensure each rainwater system can be designed to meet every client's demands, there are an expansive choice of options and gutter profiles available for domestic builds and refurbishments to suit most requirements. From domestic styles of gutter to high capacity systems for larger scale commercial projects, plastic rainwater systems are also compatible with existing cast iron systems and have been carefully designed to replicate original features, dimensions and detailing.

Once installed, the system is low maintenance as, unlike cast iron, it is not vulnerable to rusting

or corrosion and does not require regular sanding, priming or repainting to protect it from the elements.

Proven service

Leading suppliers and manufacturers do not just design systems to deliver optimum durability and safety standards – they provide superior technical support, detailed installation instructions and maintenance guidelines to ensure rainwater systems perform exactly as promised. Renowned for offering proven quality, these rainwater systems have been designed to facilitate fast, efficient, economical installation and exceptional reliability which provide the builder, installer and the end user with satisfaction, peace of mind and a full comprehensive guarantee.

When a traditional aesthetic is a prerequisite, the right drainage system can be the difference between design success and failure. As budgets are increasingly stretched and tight deadlines dictate product specification, housebuilders must be aware of every product's cost – in both materials and labour. With a price tag in line with modern construction, and an appearance that blends the past with the present, a plastic rainwater system fits the bill.

Enq. 186



Rainwater harvesting from Wilo



Wilo is targeting 2015 as the year to take rainwater harvesting seriously. Wilo offers tried and tested domestic and commercial rainwater harvesting options and is seeing major take up of RWH systems, particularly in Scotland and Northern Ireland where it has

been responsible for some major projects including the Belfast Met project in the Titanic Quarter in Belfast and the Aurora Aquatic and Leisure Complex in Bangor. Find out more on the website.

01283 523000 www.wilo.co.uk

Enq. 187

Hunter shows its 'can do' attitude



A 'can do' approach and a close working relationship with the contractor has helped Hunter Plastics to come up with a solution that made part of the regeneration of the Glades development in London much more straightforward and cost-effective. The technical and fabrications teams at Hunter put their heads together to design and manufacture a bespoke

fitting for walkway drainage. Hunter realises that not all product requirements can be met with standard components. So they have a fabrications department that is fully equipped to provide fabrications to overcome these difficult installations.

01622 852561 www.hunterplastics.co.uk

Enq. 189

Do you have an award-winning roof?



Entries are now being accepted for the UK Roofing Awards 2015. The awards recognise and reward outstanding standards of workmanship and safety among competent roofing companies. They are open to roofing companies who are members of one of the supporting trade associations, including the National Federation of Roofing Contractors.

Submissions from manufacturers, architects and specifiers are also welcome. The awards are comprised of 13 categories covering all the major roofing disciplines from single ply to heritage. The awards are free to enter and you are not limited to one submission.

020 7638 7663 www.nfrc.co.uk

Enq. 188

NEWS BYTES

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

Enviro-Line provides sustainable solution for re-usable water...

Ref: 61439

Tests prove new product cuts roof clipping time by 30 per cent...

Ref: 86055

How to sample a clay roof tile...

Ref: 61295

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

Ref: 59078

New compact Power Driver Attachment for InSkew warm roof batten fixings...

Ref: 30856



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Enq. 190



Luxurious stainless steel balustrade

A development of luxury apartments in the scenic surroundings of the Lake District has used NEACO's Spectrum stainless steel balustrade and balconies to provide a suitably high aesthetic. Incorporating tinted glass panel infills, Spectrum is extensively featured on bespoke Juliet balconies and balcony terraces in keeping with the properties' luxury specification, which includes locally sourced materials, underfloor heating, level access shower rooms and walk-in wardrobes as standard. Alan Green, managing director at NEACO, said: "Our stainless balustrade has attracted a number of recent specifications at high-end residential developments designed for the luxury market. The product's defining quality is a superior aesthetic achieved with hand finished, satin polished components and clean, sharp intersection lines created by true unidirectional polishing. The visual appeal of our stainless steel balustrade is matched by high performance qualities which are true of every product in the Spectrum range."

Enq. 191





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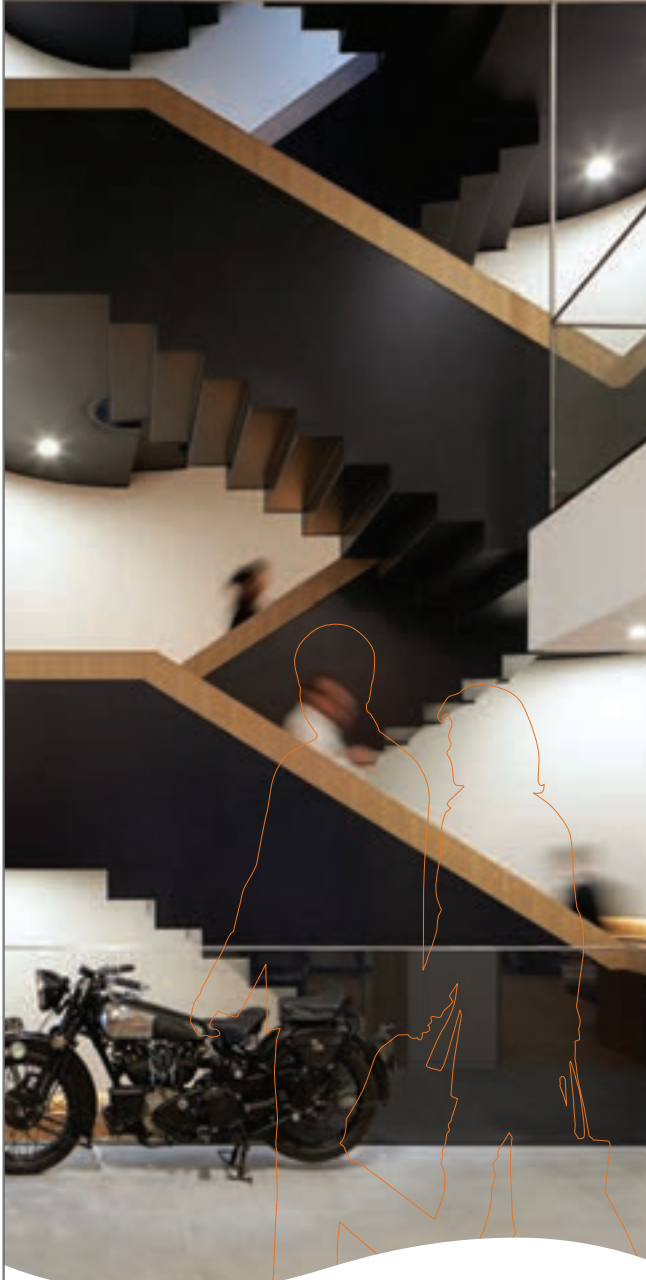



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Enq. 192

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| Ecobuild 2015 Exhibition | Stand S4026

Enq. 193



The art of stairs

Architectural engineering elegance and intelligent design integrates into its surrounding environment transforming architecture into art. Every piece of architecture should be as unique as the person who initially designed it. The ability to take an initial concept and nurture this into something spectacular and highly distinguishable from more standard counterparts is an architectural art form in itself, as Canal Engineering explains

With an ever increasing population of houses being erected, developed or restored all over the world, it is has become increasingly common for people to play an active role in designing different aspects of their homes by integrating personality and character into the surroundings and features their property has to offer.

One of the main features within a property that often gets neglected – but when given attention can transform even the most standard house into one to be desired – is the staircase. With limitless design possibilities the staircase has transformed from a feature that is taken for granted to one that demands the admiration in the architectural world.

Over recent years one design has emerged and increasingly grown in popularity among architects, designers and property developers providing this architectural art form: the cantilever staircase.

Concept

The cantilever staircase might sound elaborate, but it is merely just a flight of stairs running up an inside or outside wall. A cantilever is a beam anchored at only one end allowing the protruding construction to overhang without any external bracing. Cantilever structures are most commonly found within building structures, towers, bridges and aircrafts but the concept can be incorporated into staircase design by applying the same principles.

The simplistic design of the overhanging tread has allowed designers to create some very interesting design concepts to date. The transformation from a standard stair into one that needs no support underneath or between the treads creates a vision of open space and demonstrates a particular 'floating' appearance that is aesthetically pleasing.

Construction

A cantilever staircase is a particular design that is incredibly reliant on the structure. Due to the nature of the stair, it is a necessity that the wall is strong and reliable enough to take the load. The application method is dictated by the wall in question. For new build properties it is easier to design the new wall to take the load of the staircase, however for existing properties the wall will need to be evaluated by a structural engineer to determine the loadings.

The main construction of the staircase is initially dependant on material choice. There are many weight saving methods to consider if the existing wall does not have the capabilities to take the new stair. Using a hidden steel structure, with solid treads, no riser bars and a single handrail has allowed architects and developers to use this staircase in a minimalistic and inexpensive



manner on various existing applications while providing optimal access.

The concept of the cantilever staircase and its structurally sound properties creates the ideal base suitable for any application or environment. The stair design is not restricted to a straight flight style, only by the walls within a property. Helical, curved styles and even tight spirals are possible, releasing the staircase's original modest design to limitless design possibilities.

Materials

With any architectural project the choice of materials on offer are near infinite. The cantilever staircase can incorporate a wide variety of materials to suit. Along with the standard construction, the choice of materials can be broken down by each aspect of a staircase. The treads, riser bars, balustrade, handrail and other

“One of the main features within a property that often gets neglected – but when given attention can transform even the most standard house into one to be desired – is the staircase”

detailed fixings can be fabricated from a number of materials to produce a unique design or complement an existing one.

The use of glass balustrades is popular with residential homes as it helps to create the appearance of space by allowing more light to travel around the stair and throughout the property. The choice of stainless steel, timber, stone or concrete is also popular due to the number of

different finishes that can be offered to match any existing décor within a property.

Material choices are subject to norms, similarly to the ever changing fashion trends throughout the world. Recently, there has been a sudden rise in demand for brass and leather/animal skin which has been incorporated into handrail systems and intricate balustrade detailing.

Performance

Achieving the correct performance of this particular staircase design is about more than its aesthetic appeal. With various technical considerations and design possibilities it is imperative that architects select the right manufacturer, supplier and/or installer with experience and expertise. It is invaluable to complete a staircase project successfully as in time this will determine its performance, durability and appearance.

Enq. 194

Balcony balustrades by Sapphire



Faceted glass balcony balustrades, manufactured and installed by **Sapphire**, have been chosen to enhance the unique visual spectacle of Baltimore Tower, London's latest landmark for luxury living. Each apartment in the 46-storey building has its own private balcony which varies in size as the apartment levels rise, while the outer balcony 'ring' shifts and steps slightly to create the tower's distinctive flowing twist. The centre apartment core also 'rotates' at levels 8, 22 and

29. The project's challenging specification, requiring in excess of 1,000 tonnes of glass for the balcony balustrade and glass floors, is a showcase for Sapphire's intelligent engineered solutions completion. **Enq. 195**

Changes strengthen Aico's position



Aico has announced some key organisational changes that will see the company into a new phase of development. "As a progressive and innovating company," states Michael Guinee, managing director of Aico and parent company Ei Electronics, "Aico is

moving into a new phase and is bringing changes to the organisational structure to ensure continuing success, whilst increasing the amount of field support for our customers." After six successful years, Barrie Ryan has announced his retirement and has stepped down from his role as sales and marketing director. "Barrie can be proud of the legacy he leaves at Aico and Ei Electronics" states Mr Guinee. **Enq. 197**



Latham's fire retardant plywood

James Latham is now offering LuminFirePro – a new fire retardant plywood Euro Class B – s1, d0 – through all nine of its nationwide panel depots. LuminFirePro panels are pressure impregnated with a humidity resistant, high temperature fire retardant chemical formulation based on Osmose FirePRO technology, which is then air or kiln dried to ensure these properties are maintained. This process creates a product which enhances safety in applications where fire protection is the first priority by offering improved flame spread reduction to Euro Class B – s1, d0 as well as decreased smoke development. The panels have been tested to BS EN 13501-1:2007 + A1:2009 fire classification of construction products and building elements achieving class B – s1, d0 as well as being certified for structural use according to EN 13986 under CE2+ system to guarantee full compliance with the Construction Product Regulation. Plus, products treated with Osmose FirePRO have been approved by London Underground for use in construction. **Enq. 198**

NoCO boiler offers better protection



The latest addition to **Sprue Safety Products'** expanding range of home safety solutions will offer an added level of protection against potentially lethal carbon monoxide (CO). Each year, dozens of people die or are injured as a result of carbon monoxide poisoning, but these incidents are avoidable if appliances are regularly checked by registered engineers and working CO alarms located correctly to warn occupants of the gas' presence before it reaches dangerous levels. The noCO system provides the highest level of protection against carbon monoxide. In the event of a carbon monoxide leak, it will shut down the gas boiler.

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Enq. 196

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Learn and live

Neil Perdell, national technical manager at Aico Ltd., looks at why specifying a quality smoke alarm isn't enough to meet your Duty of Care. When it comes to domestic fire safety, alarm installation training is essential

If you work in the housing sector and are involved in tenant safety, you may well find that one of the most common complaints from tenants relates to their smoke alarms going off when there isn't a fire. The danger is that the tenant will try to remove the battery from the alarm, or worse, remove the alarm completely. Of course, that puts a stop to the alarms providing a potentially life-saving service, especially if you rely on alarms powered by battery only.

The most important thing you can do to prevent this situation is to fit quality mains powered smoke alarms. However, even with the best alarm in the world, incorrect installation can compromise the effectiveness of that alarm. This could mean regular false alarms and call outs to fix the problem – which is expensive and time consuming – or so much worse: it could prevent

“Even with the best alarm in the world, incorrect installation can compromise the effectiveness of that alarm. This could mean regular false alarms and call outs to fix the problem”

the alarm from detecting a fire, putting tenants' lives at risk.

That's why the second most important part to a successful smoke alarm system is to ensure the alarms are correctly sited and fitted.

But knowing where best to locate the alarm,

what alarm type to use and what the latest standards and regulations say can be complex. There is considerable room for error here, which is why it is essential that the contractors you use are fully trained in domestic smoke alarm systems; you may find you could also benefit considerably as well.

Many companies developed their own training schemes to raise the standards of installation of domestic fire alarm systems. This was partly as a result of the poor state of many alarm installations we regularly came across and partly due to demand from both social housing providers and their contractors who wanted a bespoke smoke alarm installation training scheme.

So what should you expect to learn under a smoke alarm training scheme that you won't glean from reading the instructions that come

Continued overleaf..

“For inexperienced contractors it comes as a surprise to learn there are different types of fire and therefore different types of alarm sensors to detect them”

with the alarm?

First and foremost are the standards that relate to domestic smoke alarm installation, namely BS 5839: Pt.6: 2013 and Building Regulations. If you are involved in specifying smoke alarms, it's vital you have a thorough comprehension of these. For your installers, they need to be familiar with the overall standards while having a more in depth understanding in the specific areas of alarm siting and installation; and they need to be able to apply that knowledge in the field.

A good training scheme will be able to identify the most the pertinent parts of the standards in regards to installation best practice and 'translate' them into working examples that can be used by your installers going forward.

For inexperienced contractors it comes as a surprise to learn there are different types of fire and therefore different types of alarm sensors to detect them. Training must therefore cover information on the types of smoke, heat and fire alarms for use in different applications.

Other considerations that can have a significant impact on the quality of an installation are siting of alarms within a room. The main points to note are that smoke alarms should be fitted on the ceiling, centrally, but never directly next to or above heaters or vents. That's easy enough, but what about rooms that have peaked ceilings or beams, or even larger obstructions? A correctly trained contractor will know the answer to these quandaries.

In terms of installation guidance, make sure the alarms you use come with detailed installation instructions at the very least as every manufacturers' alarm will have different requirements. The one thing that won't change though is the wiring, as this must be done in accordance with the 17th Edition Wiring Regulations.

A good training scheme should also provide ongoing support, such as digital and printed reference materials and updates on changes to regulations and standards which are almost certain to have an impact on alarm installation.



The social housing sector has championed tenant safety and regularly goes well beyond the minimum requirements and guidelines for smoke alarm systems. If you are specifying good quality mains powered smoke alarms, then hats off to you. But don't negate the effectiveness of

those alarms by risking installation in inappropriate locations and fitting them incorrectly. Make sure your contractors are well trained in smoke alarm installation to make the most of your alarm investment and to provide your tenants with the very best protection.

Enq. 199

SikaMur – the ABC of DPC



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