

January 2015

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Cover image of Verde, a major new student accommodation complex © Ian Simpson Architects
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Editor's letter



David Mote,
editor of
Housebuilder
& Developer

The end of 2014 saw the government deliver an early Christmas present in the form of the Starter Home Initiative and the Communities and Local Government Committee deliver a report suggesting that the NPPF does not do enough to protect against unsustainable development. So, build more first-time buyer homes but please make sure they are sustainable.

As we approach the elections in May we will probably see plenty of crowd pleasing new promises from all the parties. We have seen it all before. However, this is the first time that I can remember that the need to build more homes is very much at the top of every political 'must do' list.

And with that thought in mind, on behalf of everyone on the Housebuilder & Developer team, may I wish all our readers a belated but heartfelt happy and prosperous New Year.

PLANNING

Planning permissions close to 200,000 a year

The number of planning permissions granted in England is close to 200,000 dwellings per annum, according to the latest HBF Housing Pipeline report.

The report, compiled by Glenigan, revealed that the moving annual total of permissions granted stood at 194,820, achieved over the 12 months to Q3 2014. Permissions were still at levels not seen since 2008, but a slight drop in permissions granted for Q3 2014 against the same quarter in 2013 highlighted the need for further improvements to the planning system, the HBF said.

In Q3 2014, 41,746 planning consents were recorded, compared to 44,251 in Q3 2013. Private housing permissions were at 36,690, similar to last year's 36,708, with the affordable housing sector dropping from 6,419 new homes in Q3 2013 to 3,908 in Q3 2014.

The HBF said that speeding up the rate at which permissions were granted would lead to a sustainable increase in housing supply. It stressed the need for local authorities to have properly resourced planning departments so that applications could be processed speedily, allowing housebuilders to start on new sites as soon as possible. It added that the chancellor George Osborne needed to quickly deliver on his Autumn Statement pledge to speed up planning and reduce the associated costs.

HBF's Executive Chairman Stewart Baseley said: "Since its introduction, the NPPF [National Planning Policy Framework] has delivered steady increases in the number of planning permissions.

"Government cannot though be complacent. It is imperative it monitors the planning system closely and ensures it evolves so that it delivers planning permissions at the rate required to address our housing crisis.

"We are still only building around half the number of new homes the country needs."

NEWS BYTES

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London property demand down 28% in 2014 – nationally down 8%...

Ref: 58973

Planning reforms put power back in the hands of local residents...

Ref: 35654

STAMP DUTY

Autumn Statement reforms stamp duty



Housing commentators had to wait until almost the end of the government's Autumn Statement before George Osborne announced

major reforms to stamp duty.

Before he detailed the changes to the threshold payments the chancellor explained: "I am introducing today a system that replaces a badly designed system that has distorted our housing market for decades. Today I'm cutting stamp duty for millions of homebuyers across this country. The changes will mean that stamp duty will be cut for 98 per cent of homebuyers who pay it."

The changes to stamp duty breaks down as follows:

- No stamp duty on the first £125,000 paid
- 2 per cent on the portion between £125,001 and £250,000
- 5 per cent on the portion between £250,001 and £925,000
- 10 per cent on the portion between £925,001 and £1.5 million
- 12 per cent on everything above £1.5 million

Responding to changes to stamp duty on behalf of the private housing sector, the Home Builder Federation Executive Chairman Stewart Baseley commented: "HBF has long called for the abolition of the stamp duty slab system that caused distortions in the market, penalised buyers and influenced what builders could build. The slab system also did wider economic damage because it impeded labour mobility. Whilst we need to study the overall impact of the proposed changes, the new system, which will benefit 98 per cent of homebuyers, is fairer and more practical and will help stimulate activity in the housing market, as well as helping to boost the production of new homes."

The new stamp duty arrangement was introduced at a graduated rate, replacing the existing "slab system" from midnight on the 3 December.

Redrow strikes gold at WhatHouse? Awards



Sales director (new homes) of Zoopla Property Group Chris Browne, Redrow Group chief executive John Tutte and comedian Rob Brydon.

Having just celebrated its 40th anniversary in November, Redrow was named "the best of the big guns" when it scooped the gold award for Best Large Housebuilder at the WhatHouse? Awards 2014. The company also won the silver award for Best Exterior Design for its Kingston Riverside development.

Having been founded in North Wales as a small civil engineering business by chairman Steve Morgan in 1974, Redrow now builds over 3,500 homes each year on more than 100 sites across England and Wales. The company also posted record financial results earlier this year.

Beating Barratt in second place, and the Berkeley Group in third, the WhatHouse? Awards judges said: "Redrow does sleek and modern, as well as its ever popular Heritage Collection. Redrow continues to set the benchmark for bold, refreshing marketing both on and offline, including the My Redrow digital tool for customers, as well as its TV channel. Redrow also has an industry-leading focus on

recruitment and apprenticeships, bringing through the next generation of builders.

"The Redrow culture starts at the top, but permeates through every employee, with a commitment to excellence across the disciplines. Redrow is perhaps best known for its work in the north-west, but it is quickly burnishing its reputation in the south, with Redrow London alone having quickly amassed a development portfolio with an estimated GDV of £2 billion."

Redrow's Group Chief Executive John Tutte said: "These awards are always very special and to win Best Large Housebuilder in our 40th anniversary year makes it all the more memorable. We strive to be the very best in all areas of our business. Far from resting on our laurels after four decades, we want to go from strength to strength and be the homebuilder of choice for our customers, provide industry-leading training to our employees, and excel in customer service. This award is further proof we're on the right track."

NEWS BYTES

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Councils help get Britain building...

Ref: 23985

New guide will better connect our new homes to vital services...

Ref: 80243

Tower Hamlets approves Canary Wharf Group's Wood Wharf development...

Ref: 51389

Does anyone share my concerns about the housing prospects for the under-25s?



Patrick Mooney of Mooney Thompson
Consulting comments

A number of contrasting headlines have caught my eye in recent weeks, but the combined effect is to make me worry about the impact of various housing policies and initiatives on young adults and their future prospects.

First came the news that nearly a fifth of young people in the UK have slept rough in the past year. This was the shocking headline to emerge from a poll commissioned by the youth homelessness charity Centrepoint.

Then while I was still dwelling on the impact of this, I saw a headline telling us that a three-bedroom, ground floor ex-council flat in Chelsea, West London was on sale for almost £1 million. The flat was originally bought for £48,000 in 1989 and the owner stands to make a tidy profit of £950,000 on the sale. "Has the world gone mad?" was my first reaction to this story.

But no sooner had I read that, then several other news stories appeared and collectively they have really got me worried about the society we are becoming. The rather depressing headlines were, as follows:

- 90,000 children face being homeless at Christmas, say Shelter;
- Over 330,000 children (and 900,000 people in total) received emergency food aid from the charity, the Tressell Trust, last year;
- The government is changing the rules for Right To Buy sales to make it easier for tenants to purchase their homes;
- Further cuts in welfare payments are being planned and these will fall particularly hard on young adults, including those in work; and
- Evictions have hit record levels, but remain largely out of the public eye.

Remember it is the young adults of today (already saddled with huge student loans) who will be paying for our pensions and healthcare costs in the coming years. And if we don't look after their housing needs, surely we have to ask ourselves "Why should they help us in the future?"

Autumn statement gloom

We then had the Autumn Statement with its headline news on changes to Stamp Duty, the chancellor's latest initiative to kick-start the housing market – although how much this actually helps young first time buyers is anyone's guess.

What we do know is that further massive cuts are now expected in government spending with public expenditure levels falling to those last seen in the 1930's according to the Office for Budget Responsibility. Given the protection for older people, the welfare cuts will fall most heavily on younger people.

The impact of existing cuts became apparent when figures were issued showing the number of tenants evicted from their homes in England and Wales hit record levels in November.

Ministry of Justice figures show that 11,100 rented properties were repossessed by bailiffs between July and September this year, the highest quarterly figure since records began in 2000. In addition, 2,805 mortgage borrowers lost their homes in the same period.

At this rate the number of tenants who lose their homes will exceed the figure of 37,792 recorded in 2013. A large proportion of possession claims have been made by social landlords, (councils and housing associations) who have warned it is caused by the introduction of the bedroom tax.

Campbell Robb, chief executive of Shelter, said: "It's heartbreaking to hear that so many people are losing the battle to keep a roof over their heads.

"With housing costs sky high, many more families are living on a knife-edge knowing that just one thing, like a job loss or illness, could leave them facing the same fate."

Good news on housebuilding?

The one really bright spark (apart from the Stamp Duty reform) to counter the gloomy headlines was the news that the National Grid is to build 14,000 new homes on derelict gasworks in London and the South East. This is similar in size to the new garden city to be built at Bicester in Oxfordshire.

Although it is going to take 15 years to complete this programme of housebuilding on sites inside the M25, the National Grid also has nearly 500 disused sites in other parts of the country and hopefully it will soon come forward with plans to redevelop this land as well.

The housing crisis will only be solved through a multi-pronged approach to freeing up land supply – including increasing the density of existing communities and encouraging cities to work more collaboratively with their neighbouring authorities, a new Centre for Cities report has argued.

It highlights the importance of land within and outside of cities to be re-evaluated on its merits, including certain green belt sites connected to local amenities and infrastructure – even though this topic has been designated 'off limits' in public debate ahead of the General Election.

Andrew Carter, acting chief executive, of Centre for Cities, said: "The enormous gap between housing supply and demand in many of our most successful and productive cities – including Oxford, London, Cambridge and Bristol – is constraining local economies and hampering their ability to drive national growth. It's putting enormous cost of living pressures on the people who live there, as housing affordability plummets, and also on businesses seeking to attract and retain quality staff."

Delivering Change: Building Homes Where we Need Them explains how cities and government can work together to deliver more homes where they are most needed – matching construction with existing infrastructure and building better links between local homes, jobs and services.

Right to Buy madness

While all of the above is happening, the government is proposing to further ease the rules on Right to Buy to encourage more sales. Having already increased the maximum discount to £102,700 in London (and £77,000 in the rest of the country), the coalition is now proposing to shorten the qualifying period for buying a council home, from five years to just three.

No doubt this will tempt more tenants to purchase their homes and to remove them from public ownership. How many of us remember government ministers promising to replace each home sold with a new one owned by a housing association or local authority?

But building work simply cannot keep up with the speed of RTB sales and it didn't receive a much needed stimulus in the Autumn Statement. More than 20,000 homes have been sold under Right to Buy since April 2012 while less than 4,000 replacement social homes have been built, often at higher rents.

To make matters worse it appears many RTB sales end up being rented out (at rents higher than in the social sector) with the rent bill often paid by Housing Benefit. So as a society we lose the asset, having sold it at a discount, and then we have to subsidise the rent of the new tenant, while paying out a fortune to replace a fraction of the sold properties. Is that a sensible or sustainable situation?

The Scottish Parliament is so concerned about the crisis in social housing supply that it has voted to end Right to Buy and no more homes will be sold north of the border under the scheme after 2016.

Living rough and relying on food banks

The number of children living in temporary accommodation in Britain is at a three-year high, according to Shelter. The charity revealed that more than 90,000 children in Britain, the equivalent of three in every school, will spend this Christmas homeless. The figures also show that the number of homeless families living in B&Bs has almost doubled in three years.

Homeless families in Britain:
Shelter's analysis:

	2nd quarter 2011	2nd quarter 2014
England	68,770	84,930
Scotland	5,933	4,228
Wales	1,947	1,411
TOTAL	76,650	90,569

In addition a ComRes survey of 2,000 young people aged 15 to 25 found that 18 per cent had slept on the streets, in cars or night buses because they had nowhere else to go. Of these, a third said they had been homeless for up to a week. Overall, a third said they had slept rough at some point in their lives.

There has been a staggering 163 per cent rise in food bank usage over the last year, according to figures released by the charity the Trussell Trust. More than 900,000 people visited food banks in 2013/14, with benefit delays or benefit changes reported as the primary reason for referral in 48 per cent of cases.

In 2013/14, 582,933 adults and 330,205 children received three days' emergency food and support from Trussell Trust foodbanks, compared with 346,992 in 2012/13.

And finally my festive award for the most stupid political decision of the year goes to the MPs who failed to support action to prevent "revenge evictions" by private landlords. Liberal Democrat MP Sarah Teather had sought to prevent landlords from evicting tenants who raise concerns about poor conditions, but her private members bill, the Tenancies Reform bill, was talked out despite having cross-party support.

Shelter estimates there were 213,000 examples of revenge evictions last year. As the private rental market is so buoyant, it is often easy for landlords to find new tenants prepared to put up with the problems.

HOUSING STATS

Housing price index and housing stats

According to the Office for National Statistics House Price Index UK average house prices increased by 12.1 per cent over the year to September 2014. This is up from an increase of 11.7 per cent in the year to August 2014 and is the highest annual increase since July 2007, when prices increased by 12.3 per cent. This follows moderate house price increases in the UK, experienced since April 2012, which was driven mainly by increases in London. The average UK mix-adjusted house price in September 2014 was £273,000.

Broken down house price annual inflation was 12.5 per cent in England, 5.8 per cent in Wales, 7.6 per cent in Scotland and 10.9 per cent in Northern Ireland.

On a seasonally adjusted basis, average house prices increased by 0.5 per cent between August and September 2014.

In September 2014, prices paid by first-time buyers were 13.3 per cent higher on average than in September 2013. For owner-occupiers (existing owners), prices increased by 11.5 per cent for the same period.

The Department for Communities and Local Government statistics has also showed that private starts in England reached 27,300 in the three months to September 2014, 4.6 per cent up on the same quarter in 2013.

In the public sector, 33,000 homes were started in the September quarter, which is a 10 per cent drop on the previous quarter. Private completions in the September quarter increased 9.6 per cent to 24,280 against the same quarter last year. Compared to the previous quarter of 2014, they climbed three per cent.

Overall annual housing starts in the 12 months to September 2014 rose 16 per cent to 138,640 against the previous 12 months.

Adding to the collection of statistics the Homes and Communities Agency also released its latest housing statistics, which showed that during the first six months of its financial year (April 1 – September 30), there was a 26 per cent rise in market home starts to 3,229 against the same period last year. The number of market homes completed increased 41 per cent to 3,545.

NEWS BYTES

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Councils receive £3 billion reward for getting the country building...

Ref: 49824

Cambridge development scoops brick award...

Ref: 97928

200 new homes for Wandsworth Town...

Ref: 65138

New home registrations continue to outperform 2013 levels, reports National House Building Council...

Ref: 69129

Mayor drives delivery of tens of thousands of new homes and jobs at Old Oak Common and Park Royal...

Ref: 76591

Quarry based development cleans up at International Property Awards



A development built in a quarry was the outright winner in the International Property Awards Best Architecture Multiple Residence category. It was also judged to be the Best Residential Development in Surrey. The development, called Chantry Quarry, then went on to receive the Best Architecture in the South East award and was Highly Commended in the Show Home Interior Design Category for the South East as well.

The judging panel described Chantry Quarry as: "A brilliant development set in a challenging site. Superbly detailed with an expertly handled contemporary design that made every effort to

blend into, as well as complement, its unusual setting. Well planned and set out with high quality building materials and interior finishes the development's show home interior design was also graded as 'very good'."

Heading home with a bag full of awards Latchmere Properties Ltd Director Mark Eshelby said: "We are absolutely delighted with our success. We have faced and successfully overcome a number of challenges and are very proud of what we have created at Chantry Quarry."

The design brief given to Brookes Architects by Latchmere Properties was to create a collection of striking new homes that would blend perfectly

with the unique surroundings of Chantry Quarry. Within the development, a dramatic chalk boundary rises up behind the gently curving crescent of contemporary properties, which have been orientated to maximise natural light and provide views across the existing woodland.

Chantry Quarry's exclusive 15 villa style, four-bedroom homes have green roofs and planted patios, balconies and roof terraces. The outside spaces also feature small trees and shrubs, with planting cascading down trellised elevations, providing a natural canvas of seasonal colour, which also helps the new neighbourhood blend into its natural surroundings.

NEWS BYTES

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Green light for Nine Elms primary school and 290 new homes...

Ref: 22318

CML responds to government starter homes announcement...

Ref: 78333

Londoners' lower expectations for house price growth...

Ref: 90179

First-time buyers borrow 22 per cent more in October than last year...

Ref: 94398

Council planning budgets should be ring fenced, says FMB...

Ref: 57185

Record price cuts bring lowest mortgage rates since 2007...

Ref: 99609

20 per cent discount on your first home announces Prime Minister...

Ref: 31300

Appetite for risk grows among residential development lenders...

Ref: 20774



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MACAULAY WALK

Merging old and new at the mixed-use Macaulay Walk

Serviced by a dedicated concierge, and benefiting from basement parking, high quality external landscaping and a shopping collection service, including cold storage, Macaulay Walk is a remarkable blend of brand new and ex-industrial buildings that form an award winning, mixed-use development in the heart of Clapham Old Town.

Designed by Assael Architects and built by Grainger Plc the development combines converted 19th century warehouse buildings with contemporary one, two and three-bedroom homes, apartments, penthouses and offices.

Design inspiration

The development's design takes its inspiration from the local legacy dating back to the original Ross Company's Optical Works, which was originally located on the land. Grainger's vision was to provide high-quality and contemporary homes while preserving the rich history of the site and maintaining Clapham Old Town's sense of community.

The design transformed six of the site's existing buildings, which enhance the streetscape and Conservation Area, creating a community of unique residential accommodation. The remainder of the site was rebuilt, and now comprises of five new buildings, four of which are residential and the last designed to create flexible commercial, studio space.



Reflecting the site's history and the varied architecture, some of the buildings were refurbished and their original features retained and complemented by the contemporary new buildings. The final design has enhanced the 'village' character of the development while providing homes for modern living.

Reinstating the internal street feature of the original site has also introduced a public route onto Clapham Common and established a public space, highlighted by open water rills and large mature trees, at the heart of the new neighbourhood.

Conversion

The sensitive conversion of the 19th century industrial buildings into luxury houses, penthouses and apartments has successfully merged the character of the past with the new home efficiency of brand new properties.

To achieve this the original decorative brickwork and Victorian ironwork was retained, to maintain the buildings' period character and preserve the history of the site. However, all the needs for comfortable, contemporary and sustainable living have then been thoughtfully added. By making use of the original windows and adopting an intelligent open-plan design, which includes open roof trusses, mezzanines and external gardens. Each property has also been laid out to maximise space and natural light.

Four penthouse apartments also take full advantage of the panoramic views of Central London and the nearby Clapham Common, via a rooftop extension and terrace.

Residential new build

In contrast to the converted warehouses, the four brand new residential buildings have a contemporary architectural look. They have been designed with attention to height, massing, materials and spatial relationships, which draws inspiration from the original site's varied historical context.

The new buildings include a private mews of four new houses to the north of the development's internal street, with individual gardens and terraces. One further individual house is located at the pinnacle of the internal walk to the south and embraces an 'upside down' layout with two bedrooms on the ground floor and living spaces on the upper floor. It also benefits from a private garden and balcony.

Fronting Macaulay Road, a new apartment building provides a contemporary entrance to the new neighbourhood with its vertically staggered facade designed to gesture the adjacent existing building. The final new building at 29 Macaulay Road accommodates the scheme's affordable units, which have been designed to mirror the converted former manager's house that sits beside it.





Commercial space

The final building provides 30,000 sq ft of open-plan commercial space for multi-occupancy and is suitable for a variety of different sized businesses.

Studios are set around a central landscaped courtyard with overhead footbridges that provide access to the workspaces and link the two sides of the building.

Rather uniquely, the planning consent for this building included the option for automatic conversion, after 12 months from practical completion, of any unsold units to residential use, without the need for additional planning applications. Therefore, the design achieves a balance between residential and commercial and delivers studios attractive to the working cultural sector, which are also capable of conversion into residential 'loft style' apartments

Residential interiors

The open-plan apartments, some of which are duplexes, and houses have been built with high quality materials and feature exposed brickwork, high-ceilings and large windows.

The new homes have large oak doors with bespoke bronze handles, which reflect the site's

industrial heritage. There are marble countertops in the bathrooms, premium lighting and rich wood flooring throughout. Blending the old with the new, existing features such as iron joists and wooden beams have been renovated to remain sympathetic and create a link to the building's history.

Awards

To add to the success of the development, Macaulay Walk was awarded with Sunday Times British Homes Awards 'Best Mixed-Use Development' and 'Development of the Year' for a scheme of 26-100 houses and/or apartments completed in the last 12 months. In addition, Assael Architecture was awarded 'Architect of the Year' in the same competition.

Having collected the well deserved awards, Grainger Plc Development Director Mark Woodrow said: "Winning two awards is a huge achievement and it is great to see all of our hard work being recognised. Macaulay Walk has been one of our most successful developments to date and we believe that this is down to our commitment to create a development which is not only sympathetic to the history of the site, but also complements the surrounding architecture."

EVENTS

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

Housing Awards

27 February, Belfast
www.cih.org/awards

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

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PLANNING

National Planning Policy Framework “risks unsustainable development”

According to a report published by the Communities and Local Government (CLG) Committee the National Planning Policy Framework (NPPF) does not do enough to protect against unsustainable development.

Welcoming the government’s moves to simplify the planning system through the NPPF, the report says it had found some developers who were using loopholes within the framework to produce speculative planning applications for “substantial” housing development at the edge of towns or villages.

It found that this activity was “particularly acute” when a local plan or five year supply of housing land was not in place. In these cases the report suggests that developers were chasing planning permissions “in areas that local communities do not consider suitable for development”.

Commenting on the report the Chair of the CLG Committee, Clive Betts MP said: “Councils must do more to protect their communities against the threat of undesirable development by moving quickly to get an adopted local plan in place.”

In its recommendations for improving the NPPF, the committee stated the need for clear guidance on assessing housing need. It called upon the government to create a remediation fund for brownfield sites to cut the cost of their development.

However, the committee also acknowledged that the NPPF needed more time to “bed in” and that “it would be ill-advised at such an early stage to consider tearing up the document and starting again.”

STAMP DUTY

Reduction in stamp duty for older downsizers could benefit the housing market

In the UK today, an estimated 5.4 million households aged 65 and over are under-occupying family sized property while, at the same time, 5.5 million younger households are living in overcrowded conditions.

The Retirement Housing Group (RHG) believes that by taking steps to encourage older households to downsize or move to specialist retirement property, the government could free up family housing, broaden housing choice and reduce under-occupancy in the housing stock.

Although the Autumn Statement announced a cut for 98 per cent of homebuyers the RDA does not believe this goes far enough. If the Chancellor had abolished stamp duty for older people downsizing to specialised housing, it would have acted as an incentive for them to move.

The Chair of the RHG, Stephen Ladyman explained: “A one per cent reduction in Stamp Duty over two years, targeted at households over the age of 55 who are downsizing or moving to retirement housing, could free up an additional 80,000 family houses. It could also stimulate an extra 220,000 moves by younger households into family housing and generate £600 million in extra revenue for the Exchequer through the extra activity in the economy generated by these moves.”

Recent research suggests that one-quarter of

all households aged over 60 would consider moving to retirement housing if suitable property was available. If only a fraction of the older households moved, it would free up much needed family housing for younger homebuyers.

Taking steps to encourage older households to downsize or move to specialist retirement property, the government could free up family housing, broaden housing choice and reduce under-occupancy in the housing stock. It would also release equity for older homeowners who, by downsizing, could reduce their fuel bills and maintenance costs.

Older people may also benefit from the change in lifestyle; it is estimated that one in four older people have symptoms of depression that require treatment and between 5 per cent and 16 per cent of the over 65s report loneliness and isolation. Of the older homeowners who have moved to retirement housing, 92 per cent report themselves very happy or contented and more than 80 per cent said they were happier than when they were in their previous home.

However, for many older homeowners the costs of moving, including Stamp Duty, act as a major deterrent, preventing them looking for a smaller home.

The RHG is calling on the government to give consideration to the introduction of a one per cent reduction in Stamp Duty for older house-

holds. The concession would apply for two years and apply to one property per household. The scheme could be administered by the Homes and Communities Agency, which already operates the successful Help-to-Buy scheme.



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STUDENT ACCOMMODATION

Major student accommodation complex by Ian Simpson Architects starts on-site in Newcastle

Verde, a major new student accommodation complex in the centre of Newcastle, by Ian Simpson Architects, has started on-site. Located on the Science Central site in the city centre, the new £21 million complex will house 543 student residential bedrooms. Work on the site is expected to last for just under two years with the first students expected to move in September 2016.

The project has been developed by Downing, one of the North West's leading property groups.

Verde will consist of two buildings located on Pitt Street. The building on the junction of Pitt Street and Wellington Street is V shaped, creating a facade that runs parallel with both Pitt Street and Wellington Street. It rises to a point defining the corner and creating a recognisable symbol for the complex, marking the main entrance.

The two structures will be clad in a green glazed terracotta tile. Laid horizontally across both buildings, a selection of projecting tiles create a sense of movement and signal the buildings' entrances. Dark blue brick is introduced at ground level where the facade has been recessed. Terracotta tiles and brick have been specified due to their robust weathering capabilities and their strong tones and colours.

To the south lies a landscaped courtyard. The elevations surrounding the garden will feature silver aluminium panels arranged in a checkered pattern alternating between matt and glossy finishes. The panels have been selected to reflect the changing colours of the sky.

Verde will sit to the north of the Downing Plaza development, which includes Newcastle University Business School, Liberty Plaza and The View, also commissioned by Downings and designed by Ian Simpson Architects. This will offer students a mix of cluster and studio rooms. It will be completed in August 2016.



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APPRENTICESHIPS

Barratt named best apprentice employer in the UK

Barratt Developments has won the Macro Employer of the Year award at the National Apprentices Award 2014, beating major companies including British Airways, HSBC and Ford to the coveted title.

It was the first time Barratt, had entered the Macro Employer category of the competition, which celebrates companies who show commitment towards apprenticeships. As a result of winning the prestigious title, Barratt now features in the prestigious annual City & Guilds Top 100 Apprenticeship Employers list

Group Chief Executive of Barratt Developments PLC, Mark Clare, said: "I'm immensely proud that Barratt has won this award – it's a fantastic achievement to be recognised by education experts as having the best apprenticeship programme in the UK.

"Apprenticeships have a major part to play in building our business and this award underlines their value to the homebuilding sector and our company. Many of our senior staff started out as apprentices and have worked their way up,

learning as they went."

Earlier this year, Barratt PLC announced that it would be taking on an extra 1,100 apprentices nationally over three years, a figure the company is already well on the way to achieving. As part of their training, each apprentice will work on an assigned development for some of their working week, as well as taking part in classroom based learning at a local college.

Locally, four of the most recent intake for the company's East Midlands division of Barratt's David Wilson Homes are non-school leavers, employed in the role as the division seeks to diversify and expand its skills pool.

Warren Yeoman, a 32-year-old apprentice joiner from Braunstone, said: "I've been working as a carpenter for years now, but I've never got the proper qualification, so I'm grateful to David Wilson Homes for taking me on and giving me the opportunity to finally get one."

Kyle Buswell, a 25-year-old apprentice joiner, also from Braunstone, said: "I've been working on sites for a while through agencies, but I'm at

the age now where I want to be looking at something more permanent, and an apprenticeship should help me get that."

Ryan Thompson, a 26-year-old apprentice bricklayer from Leicester, said: "I've been labouring my whole working life, but I never got the qualifications when I was younger. I see this as a chance at getting into the industry properly and working my way up in the trade."

Arran Beany, a 22-year-old apprentice bricklayer from Hugglescote, said: "I've already done an apprenticeship in joinery, so I'm pretty used to working on building sites. I've always wanted to be a bricklayer though, and now that I'm on the course I can't wait to get stuck in!"

Darren Langton, construction director at David Wilson Homes East Midlands, said: "You can become an apprentice at any stage of your career, whether you're looking to make a start or have years of experience under your belt and are looking for a change of career. The National Apprentices Award we have just won demonstrates that we employ the best homebuilders."

STARTER HOMES

Starter Home initiative is open for business



Brandon Lewis

As an early Christmas present the Prime Minister launched the government's Starter Home initiative, which offers 100,000 first-time buyers aged below 40 brand new homes at a 20 per cent discount.

With interested first-time buyers able to register their interest for the scheme from the beginning of 2015 David Cameron explained: "Hardworking young people want to plan for the future and enjoy the security of being able to own their own home. I want to help them do just that."

The government says that changes to the planning system will make the initiative possible, with

housebuilders building the starter homes enjoying exemption from section 106 charges and the Community Infrastructure Levy.

More than 30 housebuilders, including Taylor Wimpey, Barratt and Bellway, as well as smaller companies including Swan Homes (East Midlands) and Swale Valley Construction, have registered their support for the scheme.

Commenting on the scheme the Minister of State for Housing and Planning at the Department for Communities and Local Government, Brandon Lewis, said: "Developers and councils from across the country have signed up, and are starting to identify suitable sites in their

area. Starter Homes will add to the 180,000 new homeowners who have already bought or reserved a property through one of our government-backed schemes. No doubt the naysayers will trot out with a catalogue of reasons why this policy won't work. The same way they did when we revitalised Right to Buy and introduced Help to Buy.

"These self-proclaimed experts insisted that our policies would destroy social housing and fail to boost supply, but they have been proved wrong. Under this government spurring tenants and homeowners have been voting with their feet, and construction has increased."

THE LIVEABLE CITY

The Liveable City – a Danish-British dialogue in Manchester

How do we create beautiful cities with a more resilient economy, healthier residents and a better quality of life for everyone? This was the question discussed by Danish and British architects along with decision makers in a Manchester based conference that also covered subjects including regeneration, sustainability and urban planning.

Organised in partnership with the Manchester School of Architecture, RIBA North West and other local partners the Danish Embassy in the UK invited businesses, politicians, professionals and the general public to join them at the conference and discuss The Liveable City concept.

The Liveable City is a Danish concept that combines architecture and urban planning and aims to demonstrate new ways in which cities can be made better places to live, work and play.

The Manchester School of Architecture also

took the opportunity to display some highlights of contemporary Danish architecture, which embodies a green, environmentally sustainable profile and an approach in which good design and architecture are not reserved for the elite.

The Danish Ambassador Claus Grube, who opened the conference explained: "It is important for us to engage in partnerships and co-operations all over Britain, keeping in mind that there is more to the UK than London. In terms of size Manchester is comparable to Copenhagen, Denmark's largest and very liveable city."

RIBA North West Director, Andrew Ruffler said: "RIBA North West is delighted to have been given the opportunity to work alongside the Embassy of Denmark and the Manchester School of Architecture on this conference. Together we developed an inspirational



programme with collaboration across the built environment at its very heart."

Head of Manchester School of Architecture, Professor Tom Jefferies said: "With the debate around Northern cities, a Northern 'creative powerhouse', and even devolution gathering pace, it was natural for this conference to be located in the city of Manchester, with its population bigger than Northern Ireland and economy larger than Wales."

RECRUITMENT

Persimmon launches ex-military recruitment drive

Persimmon has launched a recruitment drive to employ up to 500 ex-military personnel into its business.

The volume housebuilder is working with Nordic Focus Training to offer ex service personnel from the Army, Royal Navy and RAF the chance to retrain in bricklaying and joinery, completing an 18-month training programme, which involves work on-site and in the classroom.

The launch, which took place at the company's

Potters Wynd scheme in Durham, follows Persimmon's appointment earlier this year of a dedicated ex-military resettlement specialist, Tommy Watson, to head the initiative. Persimmon's first wave of ex-servicemen joined at the start of October.

Persimmon's Group Chief Executive Officer, Jeff Fairburn, said: "We have worked hard over the course of 2014 to develop this programme to help us meet a shortage of much needed skilled trades-

men across the UK.

"It can be difficult for people coming out of the armed forces to find suitably rewarding work," he added. "Our courses welcome new people every four weeks and based on the recruits we've already seen we are very excited with the quality of the candidates and some of them I'm sure will go on to take management positions within the business in the future."



Jeff Fairburn

RENEWABLE ENERGY

More than a quarter of UK homes powered by wind in 2014

RenewableUK is highlighting new official statistics from National Grid which show that record amounts of clean electricity were generated by wind power in 2014.

Wind generated enough electricity to supply the needs of more than 6.7 million UK households last year; a 15 per cent increase on the amount generated in 2013 (up from 24.5 terawatt hours to 28.1TWh in 2014) – just over 25 per cent of all UK homes all year round.

Wind farms feeding into the grid, as well as single turbines connected to local networks, provided 9.3 per cent of the UK's total electricity supply in 2014, up from 7.8 per cent in 2013.

Other records were broken in December, with a new monthly high of 14 per cent of all UK electricity generated by wind, beating the previous record of 13 per cent set in December 2013, as well as a new quarterly record of 12 per cent of electricity from wind in the last three months of

2014, breaking the previous record of 11 per cent set in Q1 of 2014.

RenewableUK's Deputy Chief Executive Maf Smith said: "It's great to start 2015 with some good news about the massive quantities of clean electricity we're now generating from wind, with new records being set month after month, quarter after quarter, and year on year, as we increase our capacity to harness one of Britain's best natural resources.



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CONSTRUCTING
A FUTURE FOR
HOMELESS PEOPLE

BIM4Housing Conferences help spread Building Information Modelling knowledge

Back in 2011 a government Task Group embarked, with industry, on a four-year programme for construction sector modernisation. The programme's key objective is to reduce capital cost and the carbon burden from the construction and operation of the built environment by 20 per cent. Central to these ambitions is the adoption of information rich Building Information Modelling (BIM) technologies, process and collaborative behaviours that will unlock more efficient ways of working at all stages of the project life cycle.

Set up at the prompting of the government's BIM Task Group to promote the take up of Level 2 BIM among housebuilders, architects, the self-build community and social housing groups BIM4Housing is building evidence of the benefits of using BIM to the homebuilding community.

BIM4Housing is also collecting case studies from the homebuilding community; liaising with and sharing best practice with other functional BIM groups, including BIM4 manufacturers, and other geographical BIM4Housing groups such as the US and European equivalents.

BIM4 is now spreading this knowledge around the UK homebuilding community and to achieve this has been running a series of conferences around the country where the first fruits of the information gathering have been disseminated.

The conferences were structured to allow an insight from every part of the housing 'value chain' with an emphasis on benefits. Each conference was opened by a presentation from architects PRP who demonstrated the challenges and benefits of adopting BIM. PRP has developed BIM case studies from a range of domestic schemes and has identified benefits including the reduction in professional time on projects and improved interaction with clients.

Attendees at the conferences also heard about BIM Telford Homes and Wates case studies. The homebuilders have been able to describe the real world benefits of BIM projects spanning small bespoke housing schemes, larger developments, through to high rise apartment buildings. The BIM benefits described by Wates' Chris Barker and Telford's Mark Duffield demonstrated how consistency between developments, increased clarity in the specification and tendering stages, dramatically reduced error levels on-site and created more effective communication between contractors and architects.

Discussion among conference participants focused in on the upfront time and cost of implementing BIM, including the cost to purchase



software and train staff to use it. The construction sector professionals describing case studies have emphasised that all functional and process improvements in any industry will take time and attract cost to implement. BIM is no different, but benefits can accrue quickly, particularly in the design and specification stages of any housing project.

Legal contributors from DLA Piper and Trowers also outlined the contractual and liability implications of BIM adoption. In particular they highlighted where professionals can assume legal issues are the same, and where they differ in the new BIM world. At each of the conferences there was engaged discussion about ownership and liability of data within the BIM world, notably where models were passed onto social housing and building management groups, to use for managing housing stock.

Contributions from Andrew Orriss of SiG360 described how the component manufacturing industry is joining the BIM party, and examined the state of play in available BIM component supply. Happily for the housing industry, the volume of BIM components is growing rapidly. Conference discussion centred on the volume of data being created in models that work with BIM components, especially as many participants were concerned that models had become unwieldy.

BIM4 Housing has committed to work with BIM4Manufacturing to address these concerns and to ensure that the data BIM components make available is relevant to the stage. There was

general consensus that Level 3 BIM, where models will be increasingly connected to online applications, will solve some of these issues by ensuring data is held in the cloud, not in the models.

As part of the wrap up to each conference, BIM consultancy Exitech has reviewed the processes by which BIM is adopted in various industries and applied the logic to homebuilding. The next steps for BIM4Housing will be the publishing of a benefits matrix based on these findings so that every player in the housing sector can clearly identify the benefits that they should see.

Concluding the conferences Nigel Walley from the Chimni project, which is looking at the next stage of BIM – Level 3, discussed how the data created in the housing industry could be made available to homeowners and tenants as part of online services and interfaces. The limited impact, outside of social housing, of the facilities management industry on homebuilding was identified as an area limiting the appeal of a technology like BIM, where normally the O&M stage generates significant benefits.

Nigel also made the case that BIM data was just one component of the coming Smart Home revolution and that the industry must take control of this data now, rather than giving control of it to players like Google and Apple.

The success of the conferences and demand for spaces has encouraged the development of a new round of BIM4 sessions now being planned for 2015.



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How to cure the housing market's ills

By Patrick Mooney

A range of actions to cure a broken housing market, including a period of deflation to reduce house prices to European levels, has been advocated by a leading academic and commentator on social affairs.

Speaking at the HOMES 2014 conference, Professor Danny Dorling of Oxford University warned delegates that we are facing a crisis like never before, with housing being more unaffordable now than at any point in our past.

"London is now more expensive than even Tokyo and this is leading to a rising anger among young people who realise they might be renting for the rest of their lives," he warned. "There is something badly wrong when hard-working people who are earning £40,000 a year have no hope of buying a home in large parts of the country."

These problems are being exacerbated by declining standards in the private rented sector, higher levels of overcrowding and the peculiar London and SE phenomenon of people buying flats in order to leave them empty.

His plan of action to correct the problem, included the following measures:

- Compulsory purchase of greenbelt land at agricultural prices and building affordable houses on this land;
- Provide a range of incentives to small, local building companies so they can compete with volume builders;
- Scrap proposals for a mansion tax;
- Increase the number of council tax bands and graduate them;
- Provide guaranteed three- to five-year tenancies in the private rented sector;
- Penalise the owners of long-term empty properties; and
- Provide generous incentives for older owner-occupiers to downsize.

"We have a real problem whereby elderly people struggle to heat their homes, but they want to keep these large properties mainly so they have something to leave to their children," commented

Professor Dorling.

He admitted that he was a fan of the right to buy, which he saw as a tool for increasing democracy, but he said more properties needed to be built for renting at prices which ordinary people can afford.

"The number of families renting privately is shooting up and is now one in four, while rents continue to increase faster than inflation or wages. There is no slowdown in sight because of the high numbers of overseas buyers and investors. What we really need is an extended period of slow price deflation. Purchase prices and rents need to come down to the levels commonly seen in Germany and France," he concluded.

Danny Dorling is professor of human geography at Oxford University, author and an outspoken commentator on public policy and social affairs. He is the author of several books including *All That Is Solid: The Great Housing Disaster* and *Inequality and the 1%*.

BEST GREEN SCHEME AWARD WINNER

Development draws heating direct from the Thames

Kingston Heights, a pioneering mixed-used development near Kingston-upon-Thames' town centre has won the prestigious Best Green Scheme award at a national housing awards ceremony. The awards ceremony organised by 24 Housing magazine took place in Birmingham and was attended by Shadow Housing Minister Emma Reynolds.

Kingston Heights was built by United House and NHP Leisure Development and is a £70 million mixed-use scheme situated near the Thames and features the first open water heat pump system in the UK. The unique system uses river water to provide heat, hot water and cooling for the 137 apartments, a mix of private and affordable homes and a 142-bedroom hotel. The development will save over 500 tonnes of CO₂ being emitted into the environment and is expected to reduce household energy bills by around 16 per cent per annum.

The open water heat pump system works by recovering the solar energy stored naturally in the river water to provide the thermal energy for the development. The process is environmentally friendly, producing no negative impact on the



environment or river ecology. The scheme, which utilises Mitsubishi Electric's advanced heat pump technology, produces zero on-site carbon emissions, in contrast to the estimated 500 tonnes of CO₂ that would otherwise be emitted by a combustion-based system.

Managing Director of NHP Leisure Developments, Mike Spenser-Morris, who was the driving force behind the open water heat pump system, said: "We are delighted to win

another award for Kingston Heights. We do hope that other developments follow suit and harness the vast store of untapped solar energy in every open body of water to reduce carbon emissions and improve energy efficiency."

Stuart Laird, managing director of United House said: "Kingston Heights is an outstanding example of our technical skills and we are very proud to receive this award."

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Berkeley and National Grid form new homes Joint venture



Rob Perrins

The Berkeley Group has entered into a joint venture with National Grid to deliver around 14,000 new homes across London and the South East.

The jointed venture, named St William Homes, will see major residential and mixed-use schemes built over the next 10 to 15 years on a "significant" portfolio of brownfield land that National Grid owns.

Berkeley and National Grid will be equal shareholders of St William Homes, which will have available funds of up to £700 million through its shareholder equity and bank funding. This would make St William Homes one of the country's top 10 homebuilders by turnover. Construction on the first site is due to start in 2016 and the first homes are scheduled for a 2017 delivery.

St William Homes plans to create more than

7,000 new homes in the project's first phase, generating 5,500 jobs, two new schools and 22 acres of public open space.

Berkley Managing Director Rob Perrins said: "This is good news for homebuilding. St William will take these sites and turn them into new communities. I am delighted to be working with a partner like National Grid which shares our values and has such a strong pipeline of land and assets."

REPORT



Report appraises effectiveness of government growth projects

The British Property Federation, Nathaniel Lichfield & Partners, and the All Party Urban Development Group have launched a report *Going for Growth*, which appraises the effectiveness of various government projects to stimulate growth.

Current government initiatives range from Enterprise Zones and Tax Increment Financing to City Deals and a more coordinated approach to the release of public land. As the General Election approaches, the report assesses how well these schemes are working and the extent to which they might need to be modified, further developed, or even replaced.

The report has focused on the extent to which government initiatives have stimulated development activity. While it is accepted that economic growth does not always require new development, there are many areas where economic growth cannot be delivered without a supportive increase in development. There is, therefore, a strong public policy interest in helping to remove blockages to development, where it can help stimulate and support economic growth.

Chair of the All Party Parliamentary Group for Urban Development Paul Uppal MP explained: "Governments can always learn and as we look beyond 2015, this report gives a vital insight into what has succeeded and how we can build and improve upon the growth initiatives this government has put in place."

The principal recommendations of the report are as follows:

1. Improve coordination and evaluation across the range of initiatives

An expert resource within central government is needed to act as a point of contact for local authorities, to help them connect the many different strands of local growth funding, policy-making, and implementation, and join up various funding streams more effectively.

The government should also develop a shared evaluation mechanism for all growth initiatives as a priority and apply its framework rigorously.

2. Improve the offer in Enterprise Zones and gear more closely to local conditions

Government should reappraise the 'offer' in Enterprise Zones to become more bespoke and provide incentives geared to the specific circumstances of individual Zones.

3. Use Tax Increment Financing more constructively

Government should learn lessons from the successful use of Tax Increment Financing, to

inform how it can be applied to other areas where the lack of upfront infrastructure expenditure is the key barrier to progress.

BLP Insurance Chief Executive Kim Vernau, said of the report: "The effectiveness of the government's initiatives to stimulate and rebalance economic growth will be crucial to helping the UK's construction industry move forward. The initiatives will continue to be a core element of any UK government's economic growth policy, and with the General Election around the corner it is a good time to make sure that they are delivering as planned."

"Enterprise Zones, Tax Increment Financing and City Deals have sought to empower city councils with the tools to stimulate and encourage economic growth in their cities, accompanied with financial assistance for long range urban renewal projects. If successful, this should be a significant step in helping to address the imbalance between the South East and the rest of the country."

"As availability of land continues to hinder construction growth in the UK, the government's initiative to provide a more coordinated approach, both in terms of the effectiveness and efficiency of the release of public land, should also serve to help promote economic growth across the country."

To view a PDF copy of the report, visit the BPF's website at www.bpf.org.uk

Editor's Focus

Clearview Stoves

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Whether you wish to install a heating method that is environmentally beneficial, create a focal point for your room, avoid the worry of power cuts, save money on your energy bills, or simply enjoy the pleasure of a brightly burning fire, a Clearview Stove could well be the answer. Clearview Stoves are made exclusively in Britain and have become synonymous with quality, reliability and craftsmanship. Their uniquely designed air wash system provides not only highly efficient combustion and excellent controllability but also an exceptionally clear view of your fire.

Enq. 107

JT Pumps

2

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Adina Heating

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Enq. 109



Mayor delivers £220 million funding boost for low cost homes to buy

The Mayor of London, Boris Johnson, has announced his intention for millions of pounds of funding for two new schemes to help Londoners into affordable home ownership and accelerate the delivery of new homes.

Shared ownership will be given a further funding boost of up to £180 million with The Mayor's First Steps Challenge Fund. The Fund aims to accelerate the delivery of 4,000 new homes between 2015 and 2020 and is being made available on a recoverable basis so that money can be reinvested to provide more opportunities for affordable home seekers, helping achieve the Mayor's aim of assisting 250,000 Londoners into low cost housing by 2025.

The Mayor is also giving up to £40 million of loan finance to Gentoo's Genie for a new innovative housing product where buyers will need no deposit or mortgage to purchase their home and at the end of the agreement customers own 100 per cent of the home outright. The scheme aims to deliver 2,000 homes over the next 10 years.

The Mayor has already helped Londoners to own a home with over 50,000 people expected to embrace home ownership through his First

Steps scheme over the course of his two Mayoral terms. He has also moved to remove red tape and bureaucracy in the application and purchase process.

The Mayor made the announcements as he visited Erith Park in Bexley, a major new regeneration project, with 80 per cent affordable rent and shared ownership homes. The first part of the major regeneration project will deliver 343 new homes. Erith Park will provide a mix of homes for affordable rent, shared ownership and outright sale and will include 60 of the original households who have chosen to remain in the area. Phase 2 will include 244 homes.

Boris Johnson said: "Shared ownership is crucial in helping the unprecedented numbers of people in London desperate for good quality low cost housing. Families need larger properties and Erith Park is testament to the number of well-designed, affordable, three-bedroom family homes with gardens that can be delivered with good planning, major regeneration and investment. I want the funding announced today to help thousands more Londoners own homes and create more developments like Erith Park deliv-

ering excellent affordable properties."

Gentoo Genie provides long-term Home Purchase Plans for first-time buyers and long-term renters which enables them to buy shares in their home every time they make a monthly payment. This is the first time the scheme is being introduced to London following Genie's successful work in the North East of England. The GLA's funding is from the Mayor's Housing Covenant revolving fund and will be repaid in full within 10 years.

Steve Hicks, managing director of Genie, said: "We set up Genie as a way to help those people who want to get onto the housing ladder but who haven't been able to because of a number of reasons, including saving for a deposit while renting. There has been a lack of innovation in the housing market which has left would-be homeowners feeling frustrated and unable to buy their own house. This 10-year partnership with the GLA will help customers into a minimum of 2,000 new homes in the capital who otherwise would have struggled to own their own homes, because of the difficult market conditions in London."

© Andy Matthews Photography



Passive position

‘Passivhaus’ is a standard for insulating buildings to such high levels that energy bills fall to a fraction of their normal cost. A development in North London is among trailblazers for this technique in the social sector. Mark Smulian reports

When the London Borough of Camden decided to demolish some sub-standard housing and replace it with new build, it had an opportunity to experiment. It was looking not only for good value for its housebuilding programme but also for a way to help tenants beat fuel poverty by providing homes that could be heated efficiently and cheaply. The solution it found was to use the Passivhaus method, which is making a small but

growing impact among social landlords.

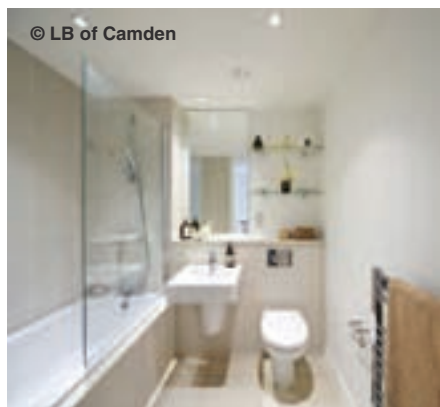
Passivhaus originated in Germany and according to the Passivhaus Trust, which promotes the concept in the UK, “thermal comfort can be achieved solely by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air”. This demands very high levels of insulation, high performance windows with insulated frames, an airtight

building fabric, ‘thermal bridge free’ construction and a mechanical ventilation system with highly efficient heat recovery.

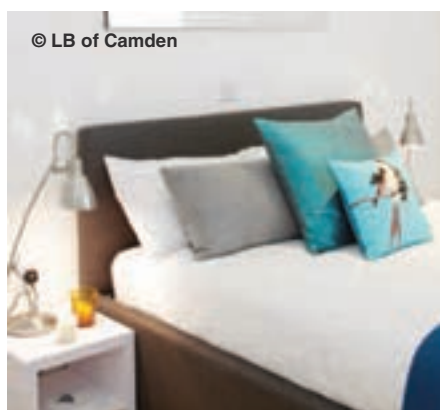
Passivhaus was first used to build homes in Darmstadt, Germany in 1991 and its originators now claim some 30,000 have been built worldwide, including a research station in Antarctica.

The institute claims that feedback to date shows homes built to its standards are delivering on the aim of a 75 per cent reduction in space

Continued overleaf..



© LB of Camden



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“The solution it found was to use the Passivhaus method, which is making a small but growing impact among social landlords”

heating requirements.

Confusion can arise between Passivhaus and the Code for Sustainable Homes and BREEAM ratings. According to the Building Research Establishment: “In reality the distinction is quite simple: Passivhaus is a specific energy performance standard that delivers very high levels of energy efficiency, while the Code and BREEAM are overarching sustainability assessment ratings which address a large number of environmental issues.

“These standards are by no means mutually exclusive; sub sections within these sustainability standards account for Energy and Carbon Dioxide emissions, which are the most heavily weighted and most difficult to achieve.”

There is also a relaxed Passivhaus standard for retrofits called EnerPHit.

Passivhaus may sound as though it involves some very complex techniques to achieve such standards, but the reality is the Camden project

was a fairly straightforward piece of building work, says Ivan Christmas, the council’s senior development manager.

The £10 million Chester Balmore project, which takes its name from the nearby junction of Chester and Balmore Streets in Highgate, was the first to be developed for new housing by Camden in more than 20 years and is among the largest UK housing developments to achieve the Passivhaus standard.

Chester Balmore is characterised by stacked maisonettes, maximising the number of dwellings with access to their front doors from the street. Built at a density equivalent to 220 units per hectare, the development comprises 53 new homes, of which 23 units are for council rent, four for shared ownership and 26 for market sale.

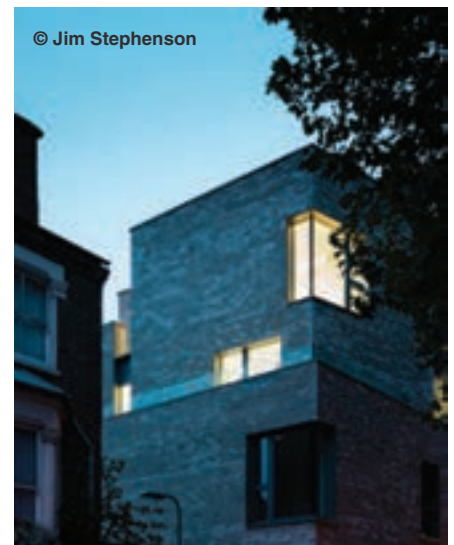
The council takes fuel poverty seriously, so it wanted the development to help it to combat this problem. Christmas explains: “More and more people are finding it unaffordable to keep their home warm as fuel prices rise faster than incomes. “This is having a major effect on the health of the very young and the elderly, in particular.

“For those on fixed incomes, like many council tenants, the issue is becoming critical. People in fuel poverty spend more than 10 per cent of their income on energy for heating, lighting,



- Access to front door from street level
- Landscape communal gardens
- Split level and increased room volume
- Flexible living
- Maximising daylight

© Rick Mather Architects



and cooking in their homes.”

Camden’s planning policy includes provisions to ensure that new homes are energy efficient, though it does not directly refer to Passivhaus. Christmas explains: “At Chester Balmore a heated towel rail in the bathrooms is the only means of conventional heating. This means we not only save the capital cost of providing central heating plant but also the costs of maintenance, too.

“Passivhaus buildings achieve a 75 per cent reduction in space heating requirements, by super insulating the building fabric and making it exceptionally airtight”

“Passivhaus buildings achieve a 75 per cent reduction in space heating requirements, by super insulating the building fabric and making it exceptionally airtight. “For example, we have 250mm insulation in the walls at Chester Balmore, which are almost half a metre thick and windows are triple glazed.”

In the temperate UK climate, ‘mechanical ventilation with heat recovery’ needs to be installed to satisfy the performance requirements of the Passivhaus standard. This is done to provide sufficient fresh air, avoid draughts and discomfort and to reduce energy demand. Without heat recovery, ventilation would lead

to unnecessary energy demand and can cause thermal discomfort, Christmas says.

Instead, fresh air is drawn in through a heat exchanger, past the stale air being extracted from the building.

The heat exchanger is designed so that the exhaust air warms the incoming outside air,

Continued overleaf...

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“The fans only consume a fraction of the energy that the system manages to ‘harvest’ from the stale air”

Ivan Christmas, senior development manager, London Borough of Camden

before it finally leaves the building, but the two air streams do not mix, maintaining high standards of fresh air supply throughout the home.

Two low energy fans are used to circulate the fresh air throughout the homes, one to supply and one to extract.

“The fans only consume a fraction of the energy that the system manages to ‘harvest’ from the stale air,” Christmas says. “Measurements have shown that they can save more than 10 times the amount of energy that they use.”

If the basic idea of Passivhaus is simple and the construction techniques not terribly unusual,

its arrival in Camden was still enough to scare off a large percentage of the housebuilding industry, a possibly shortsighted move given that Passivhaus is growing in use in the social sector.

Chester Balmore originally had 26 homes and 1,000 sq m of retail space, much of it empty. The homes, dated from the 1970s, were built with asbestos sheeting and had very little insulation, so the council concluded no worthwhile refurbishment could take place and they should be demolished. That left a site with old foundations to either dig out or design new ones around, but nothing particularly unusual except

for a slope from north east to south west, which influenced the design.

Christmas recalls: “Using Passivhaus for the first time meant we tendered the project as both a conventional Code for Sustainable Homes Level 4 one and as Passivhaus, and decided to see what we got.

“Three of the four bids put in quite a high risks margin for Passivhaus and so we chose Willmott Dixon, which did not. They are founders of the Passivhaus Trust and like us wanted a demonstration project having never done anything of this size.



“There were very few other examples around; this has been the biggest UK project to date though I think it will shortly be overtaken. We were breaking new ground with it. It doesn’t require different techniques just greater attention to detail in the building process.”

Camden originally sought a builder with a track record in Passivhaus, but found no firm yet possessed this in the UK.

“Building with Passivhaus is just a question of supervision, doing the right thing and getting the right contractor who can then organise a lot of subcontractors and supervise them,”

Continued overleaf...

“The heat exchanger is designed so that the exhaust air warms the incoming outside air, before it finally leaves the building, but the two air streams do not mix, maintaining high standards of fresh air supply throughout the home”



© Jim Stephenson



© Jim Stephenson

“There were very few other examples around; this has been the biggest UK project to date though I think it will shortly be overtaken. We were breaking new ground with it. It doesn’t require different techniques just greater attention to detail in the building process.”

Ivan Christmas, senior development manager, London Borough of Camden

Outline specification of the Passivhaus standard

Energy performance targets and air changes per hour:

- Specific Heating Demand $\leq 15 \text{ kWh/m}^2 \cdot \text{yr}$
- Specific Cooling Demand $\leq 15 \text{ kWh/m}^2 \cdot \text{yr}$
- Specific Heating Load $\leq 10 \text{ W/m}^2$
- Specific Primary Energy Demand $\leq 120 \text{ kWh/m}^2 \cdot \text{Yr}$
- Air Changes Per Hour $\leq 0.6 @ n50$

Source: www.passivhaus.org.uk

Christmas continues. “It’s the greater supervision that is the issue rather than the techniques, its still traditional construction.”

The structure is reinforced concrete in situ with a traditional brick and block structure but the cavity in the wall is 250mm wide and filled with polystyrene, and with resin to stop it slipping. Being built to Passivhaus standards, the blocks have a parge layer, like a cement render, to make them airtight.

At the heart of the site is a central garden that some flats give off while others are on three surrounding roads. The maisonettes interlock in different configurations to make maximum use of the site.

One issue that arose was the education of the flats’ occupants in how to live the Passivhaus way. They were given guidance and a video, but some things are counter-intuitive.

“We knew it would stay warm in winter, but keeping cool in summer was more of an issue,” says Christmas. “Its best not to open your window and let hot air in during the day, for example; you open the windows at night.”

Scientists from University College London are monitoring the performance of Chester Balmore to see if it meets Passivhaus standards. Christmas is confident it will. “I think this is going to become mainstream,” he says.

Client and planning authority:
London Borough of Camden

Architects: Rick Mather (for Camden) and Architype (for contractor)

Main contractor: Willmott Dixon

Mechanical and electrical engineering:
Mott MacDonald

Windows supplier: Internorm

Structural engineers: EngineersHRW

Lead agent: McBains Cooper

Oakland Projects relaunches website



Oakland Projects has just launched its new website which showcases the bespoke building company's impressive range of services. The stylish website includes case studies, stories written about luxury building and bespoke shop fitting contracts

carried out by the company. Users can also access Oakland Projects' LinkedIn and Twitter accounts via the website. The site also includes details about the history and development of Oakland Projects, its aims, services and existing customer base.

0845 862 1041 www.oaklandprojects.co.uk

Enq. 110

TTA sponsorship campaign for 2015



The Tile Association (TTA) is releasing its exciting sponsorship opportunities for the 2015 TTA Awards. To be held at St Johns Hotel, Solihull, on 18 April, the awards will be the tile industry's most

prestigious event of the year. They will recognise the brightest and best individuals, the most innovative new products and the sector's best and most interesting projects on a glittering awards night attended by the crème de la crème of the industry. A range of high-impact, value-for-money sponsorship packages are available, presenting a superb opportunity for companies operating within the tiling industry to raise their profiles in front of the industry's top decision makers.

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Enq. 111

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

Ventilation matters: BEAMA changing perceptions with awareness campaign...

Ref: 29151

Government's 'Starter Homes' initiative will boost brownfield development...

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Property Predictions for 2015 from eMoov.co.uk...

Ref: 19081

Planning reforms put power back in the hands of local residents...

Ref: 80472

WSP's Claire Gott awarded MBE in Queen's New Years' Honours...

Ref: 48075

Appetite for risk grows among residential development lenders...

Ref: 81031

Community fitness for public health



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

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

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Enq. 112



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Enq. 113



Keeping a healthy level of airflow in new homes

As new homes are required to be ever more energy efficient, Paul Croughan, national key account manager for EnviroVent, looks at how innovation is helping housebuilders to achieve the right balance between air tightness and adequate ventilation

It is almost nine years since Part F continuous ventilation became part of building regulations. Increasing requirements for air tightness and energy efficiency meant that ventilation guidance was essential in order to prevent dwellings becoming humid which could lead to condensation, damp and poor indoor air quality.

Updates to Part L1A in 2010 required a reduction in carbon emissions by 25 per cent compared to 2006 regulations using a variety of methods, including reducing the heat loss and improving the building fabric and services. Building regulations Part F updates introduced at this time meant that ventilation rates needed to be calculated by measuring how much a dwelling leaked air. Air leakage from a dwelling is measured through its surface area – in m^3/h of air and m^2

of building area. Any property which was found to be leaking more than $5\text{m}^3/\text{h}/\text{m}^2$ needed no additional background ventilation requirements. For properties that were found to be below leakage of $5\text{m}^3/\text{h}/\text{m}^2$, there was a requirement to increase background ventilation.

It was at this time that ventilation equipment became part of the SAP calculation and Dwelling Emission Rates (DERs) were set to deliver the improvement over the previous regulations. The SAP Appendix Q website was also incorporated into the SAP software model and also meant that individual product performance could be assessed and taken into account as part of the property's SAP calculations. As a result, housebuilders began specifying ventilation systems to reduce humidity levels in dwellings and improve their DERs.

Building regulations updates in 2010 placed greater importance on the effective design, installation and operation of ventilation systems, along with the introduction of the *Domestic Ventilation Compliance Guide* and BPEC Accreditation. These revisions to Part L and Part F have paved the way towards ventilation becoming more of a 'controlled' service, which focused on energy efficiency and correct installation to ensure that what is specified is fitted and works correctly. The aim of these updates was to maximise carbon reduction through correctly specified systems that are installed by competent engineers, therefore minimising energy losses.

The guidance also stated that instruction must be given to the homeowner as to how a ventilation system should be operated effectively.

“To achieve Part F requirements, Positive Input Ventilation (PIV) has proven to be one of the most effective and least expensive options. PIV is the second most popular method of ventilating homes, after intermittent extract fans”

Harmonising the requirements

Understandably concerns were raised by housebuilders about how to harmonise the apparently conflicting pieces of legislation of Part L and Part F – one requiring a more airtight building for greater energy efficiency and the other stipulating a need for greater airflow.

The options soon became apparent. To achieve Part F requirements, Positive Input Ventilation (PIV) has proven to be one of the most effective and least expensive options. PIV is the second most popular method of ventilating homes, after intermittent extract fans. PIV systems work by drawing in fresh, filtered, clean air from outside and gently ventilating the home from a central position – usually in the loft, above a landing in a house – or a central hallway in a flat or bungalow. It works by diluting moisture laden air, displacing it and replacing it to control humidity levels between 45 and 60 per cent.

The requirement for new dwellings to improve performance by an extra seven per cent to meet the 2013 edition of Part L1A (energy efficiency for new building), further reinforced the prominence of PIV, which may give savings on the DER of around five per cent.

Where housebuilders are looking to achieve the higher code levels (4, 5 and 6), Mechanical Ventilation with Heat Recovery (MVHR) is often used as an option in order to gain points and lower their DER. A high performing MVHR system through SAP (Standard Assessment Procedure) may give a benefit in the best case of around seven - eight per cent lowering of the DER. Alternatively MVHR may be used if there was an acoustic condition that prohibited the opening of windows.

PIV however is much more affordable than Mechanical Ventilation with Heat Recovery (MVHR), plus it is easier to install. In some cases, PIV can also operate to draw cooler air directly from the atmosphere in warmer months (rather than the loft space). This means that it can offer all year round ventilation along with summer cooling.



Lowering the DER

Ventilation these days needs to be viewed very much as a service as well as a system and as such each installation and system gives a different reward through SAP, depending of course which methodology is used by way of lowering the DER by a certain percentage. It therefore offers the opportunity of not only meeting Part F, but also the opportunity of lowering the properties DER, thereby, as the saying goes, “Killing two birds with one stone”.

“Ventilation these days needs to be viewed very much as a service as well as a system and as such each installation and system gives a different reward through SAP”

The online table – which can be viewed by visiting www.hbdonline.co.uk and entering the reference number 57361 – looks at two separate air permeabilities, comparing four house types built to current building regulations. What this shows is that using intermittent fans (System 1) means you may lower by 1.5 per cent the property's DER. The cost of ventilation systems to meet Part F may cost as much as £500 per plot to use this methodology, given it also has very little impact through SAP by lowering the DER.

System 1 covers ventilation from each wet room by a locally situated intermittent extract

fan. However, the cross ventilation requirement in meeting Part F does not have very much influence in reducing the DER, so has very limited value to housebuilders.

Housebuilders also need to take into account the cost of installing an extract fan in each room, in addition to the requirements to fit window trickle vents to satisfy Part F – usually between £7-15. If you were to look at a standard three-bedroom property, it could feasibly require a spend of £240 on window vents alone. This figure could be multiplied if there were acoustic issues.

The issue with an intermittent extract fan is that they can be perceived as noisy and may prove expensive at around £100 per room and also it is the case that a large proportion of these fans do not meet the requirements of the *Domestic Building Services Compliance Guide*.

System 2 (Passive Stack Ventilation) similarly gives little benefit to housebuilders in lowering the properties DER, although like System 1, it is energy neutral in SAP. System 3 covers Continuous Mechanical Extract Ventilation (MEV and DMEV) which may result in around a two per cent lowering of the DER, so sees a minor difference overall. System 4 is MVHR and what we have classed as System 5 is PIV, if accredited with a BBA certificate.

With MVHR, the cost could very well be around the £2,000-£3,000 mark to install in an average dwelling, and may offer a reduction of up to seven to eight per cent in SAP. PIV, on the other hand, can often be installed for around a quarter of that cost, which may provide a low-

Continued overleaf...



to Building Control, this is a much easier process with PIV. Housebuilders are increasingly taking the opportunity to use PIV or Multiple Input Ventilation (MIV) on a standard build, but to incorporate it with Air Source (PIVAS/MIVAS), functionally or automatically alternating the source of air from either the loft space or directly from the atmosphere where there may be an acoustic condition to discharge. In the case of PIV the benefit is automatically calculated by SAP without the requirement of having to refer to the SAP Appendix Q database, which is used to validate individual product performances for

“Housebuilders are increasingly taking the opportunity to use PIV or Multiple Input Ventilation (MIV) on a standard build”

ering of up to five to six per cent on the DER. In addition, like MVHR, you don't need background ventilation (window vents) if the air permeability is greater than three air changes per hour, along with negating the requirement for any extract fans – providing all wet rooms are off the central hallway and landing with openable windows.

When you compare PIV to other methods of meeting Part F, it is clearly a cost-effective way forward, given the benefit of not only meeting Part F along with the increased percentage in lowering the properties DER. In addition, given the requirements now for all installer's of ventilation systems to be BPEC certified, with all flow results of all systems required now to be handed

systems 3 and 4, thereby allowing housebuilders to assess various different options and gain an understanding of how each accrues them points by way of lowering the DER.

In the future, on the road to zero carbon, it is likely that PIV will continue its rise in prominence as housebuilders recognise how it offers them a cost-effective option to reduce their DERs.

Enq. 114

Xpelair simply silent



Xpelair has launched the new Simply Silent™ Contour Fan, representing a new approach which raises the bar for domestic ventilation products. Featuring Xpelair's brand new Ghost™ Air Movement Technology, Simply Silent™ uses the latest innovations in ventilation technology to deliver near-silent

running. It is the first in a whole platform of solutions using the technology which are set to be introduced by Xpelair over the coming months and beyond. It also offers So Simple Installation, with a range of smart and innovative features for quick, simple and hassle-free installation including a revolutionary wall kit.

Enq. 115

Domus Thermal duct range extended



Polypipe Ventilation has announced that its unique Domus Thermal duct insulation range is being extended to cover its 220 x 90mm Megaduct Rigid Duct System. Megaduct is a range of large capacity rectangular ducting suitable for larger installations. The

system is particularly appropriate for applications which require higher airflow rates associated with whole-house ventilation within larger domestic properties and light commercial environments. The Domus Thermal range was also expanded earlier this year to cover a wider range of Supertube fittings, including vertical 45° bends and a fixed spigot plenum; both also included in the new range.

Enq. 116

Seal of approval for Panasonic



Panasonic has been recognised by The British Allergy Foundation, receiving the Allergy UK 'Seal of Approval' for its Nanoe-G air purifying technology. Nanoe-G is a revolutionary air purifying system which is used in all Panasonic Etherea air conditioning units. Using nano-technology, fine e-ion particles are released by the air conditioning system, which deactivate 99

per cent of airborne bacteria and viruses in the filter's indoor unit. This ensures that the air is cleansed rapidly. It works effectively on airborne and adhesive micro-organisms such as bacteria, viruses and mould, thus ensuring a cleaner, healthier environment. It also neutralises odours to provide a more pleasant and healthy environment.

Enq. 117

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Fire safety and comfort cooling from SE Controls for new apartments

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

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

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

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

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

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



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

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

Enq. 118

Healthy Residential Concept® Enhancing the living comfort within a contemporary design

Reducing carbon and saving energy are the major points of discussion when talking about new builds or renovation. However, we also have to think about the creation of a healthy and comfortable living environment for the owners and occupants. Consideration is needed as to how to create good indoor air quality (IAQ), a comfortable temperature and controlled daylight in the house to create a better living environment.

RENSON® wants to help you in finding those solutions. By combining ventilation and sun protection with other desirable solutions into a Healthy Residential Concept®, we are able to provide complete solutions for a healthy and comfortable 'home'.

When designing, building or renovating a property, the inclusion of increased insulation and better air tightness has knock-on effects to the property. You need to consider the risk of increased condensation, moisture and poor indoor air quality, all of which will affect your health. Basic ventilation guarantees an adequate indoor air quality. DCV will constantly monitor and adjust the ventilation rates as per the changes in indoor air quality. When the contaminated air is extracted, a natural airflow through the window vents will ensure the supply of fresh air. Intensive ventilation uses natural airflow to cool down a building and its air content.

During recent years, outdoor living has become a real hype. We are looking to achieve the same level of comfort inside and outside of the house not



just in summer but throughout the year. By installing a RENSON® terrace cover, outdoors can be enjoyed come rain or shine. The end user can manage the environment and decide how much sunlight they would like on their terrace or what kind of atmosphere they want to create.

Enq. 119

01622 754123 www.rensonuk.net

Saniflo unveils new models



Saniflo has extended its range of Kinemagic shower cubicles, giving customers a more comprehensive range. Perfect for the less able, Serenity fits in the same space as a bath, features integrated thermostatic shower, a comfortable fold-down seat, anti-slip flooring and secure grab bars. Design features sleek glass panels, an anodised finish, 30mm shower tray threshold, cool-touch

thermostatic shower and options for height of overhead rain shower. Style can be customized, with anti-slip shower tray, secure grab bar and optional fold-down seat and can be fitted with any shower valve.

0208 842 0033 www.saniflo.co.uk

Enq. 120

New Kids-Only workwear collection



Snickers innovation at its best – a range of workwear so that kids can emulate their mums and dads! The Snickers Kids-Only collection of working clothes is a selection of top quality garments that delivers exceptional protection and comfort for the most demanding of users. They're clothes that mirror Snickers' working clothes for professional tradesmen and women, allowing their kids to look just as rugged as their parents. These garments aren't just a great

idea, they've been designed and manufactured in response to increasing demand around Europe, allowing the next generation of Snickers users to experience great gear as they grow up.

Enq. 121

Family home in East London scoops top award



A Georgian end-of-terrace in Wapping, East London, sympathetically restored and newly extended to create a contemporary family home, won the Best Housing Development 1-5 Units category at the 2014 Brick Development Awards held at the Marriott Grosvenor Square Hotel in London on 12 November. Organised by the **Brick Development Association**, the annual contest provides the definitive showcase for what brick can achieve. The Grade II listed house lies within a conservation area and was in a very poor condition when the current owners bought it. The brief for Chris Dyson Architects was to create a family home that responds to contemporary domestic use. The existing condemned, two-storey Victorian extension was replaced with a larger masonry extension to reflect and complement the surrounding Georgian brick architecture. All services were replaced, thermal insulation improved and rainwater harvesting introduced. Period features were reinstated and refurbished to sympathetically restore a sense of character that had been lost over the last 50 years. Brick colour, texture and variety were critical to the success of the project. The brick chosen for the extension was the Coleridge Ashdown yellow multi brick from Ibstock.

0207 323 7030 www.brick.org.uk

Enq. 122

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Enq. 123

Punk: aggressive accessories



For tradesmen, time is money when on the job, but with a PUNK accessory in your power tool you'll be at peak performance every time. The new highly disruptive PUNK range has been designed to give you the power to tackle any job, no matter how tough. The new PUNK 24pc Assorted Set gives you the ammunition to tackle

whatever the job demands, be it drilling through masonry, concrete, wood or metal. To celebrate the launch, PUNK will be offering tradesmen the chance to receive a range of free product samples. Visit the website each month to find out the latest sample.

0115 938 9000 www.punkpower.co.uk

Enq. 124

Wild weather work gloves



The most important tools that you have on-site are your hands. That's why it's so important to make sure they are properly looked after during the winter. Snickers now have a range of work gloves that cope with even the harshest of weather conditions. From tough, hard-wearing Weather Essential gloves to Weather Cut Protection gloves, these top-quality Snickers products will keep your

hands protected and warm. There's eight styles in the range that will suit all working environments and weather conditions, including the Weather Dry Glove, which is made to deliver precise dexterity, friction and grip even in wet, cold and slippery conditions.

Enq. 125

THINK SAYFA -
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Quote offer ref. HBD2

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Enq. 126

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Enq. 127

WeatherClad, a modern solution



Traditional building techniques and fresh, contemporary design blend perfectly at Mosaic, Seddon Homes' development of two- to four-bedroom homes in Halton Brook, Cheshire. Euroform Products' WeatherClad proved the perfect complement to this balance of modern and traditional sensibilities. Possessing all the aesthetic appeal of shiplap cladding but manufactured from a robust, low-maintenance calcium silicate board,

WeatherClad is available in a choice of woodstain finishes. In this case, the specification called for over 5,000 planks in a rich walnut shade. WeatherClad boasts Class '0' fire classification (BS476 part 6 & 7).

01925 860999 www.euroform.co.uk

Enq. 128

Distinction Doors enhances offering



One of the largest composite door component suppliers in the UK, Distinction Doors, chose to use SFS intec's Dynamic 2D hinge for use on its new 70mm twin rebate composite door development programme. The SFS intec

Dynamic 2D hinge was able to meet the criteria for attractive aesthetics, ease of adjustability and stringent testing capabilities laid out by Distinction Doors. The design of the Dynamic 2D enables easy door installation, particularly where the plaster reveal restricts the height for lifting on and off. To add to this, its unique colour-matching properties mean the hinge can adapt to any design specification.

0113 208 5500 www.sfsintec.biz/uk

Enq. 129

Limetec colour-matching service



Sustainable building systems company Limetec has introduced a full colour-match service for its range of Baunit decorative finish render products. With its new tinting set-up, Limetec customers can choose from the 888 standard colours or create a bespoke shade to match their specific building's requirements. Baunit

are one of the European leaders in lime-based breathable renders.

Limetec brings all of their eco-friendly products to the UK, ideal for conservation/renovation projects, historic buildings, new homes, self-build and mainstream commercial applications.

01235 434300 www.limetec.co.uk

Enq. 130

Draks doors for Dorchester Living



Keen to use a local supplier and with quality high on its agenda, Dorchester Living selected Draks to supply and install products from its design-led wardrobe, dressing room and room divider ranges for the new homes at its Heyford Park development in

Oxfordshire. Draks always works closely with clients but, with its factory based on the old military airbase at Heyford Park, collaborating with Dorchester Living has been particularly easy. Working together, the most suitable wardrobe solutions have been devised for each of the 11 different house types that make up the 30 homes in the first phase of the development.

Enq. 131

Premium Platform Lifts

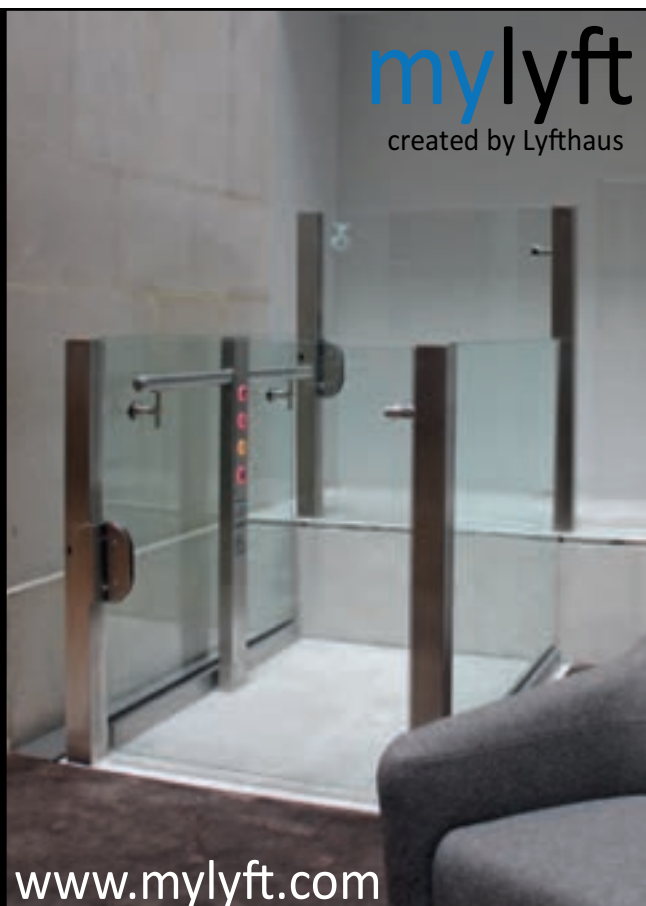
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www.mylyft.com

Enq. 132

JB Kind's 2015 collection



Whether it's an innovative, contemporary or classic door design you are after, you will be able to find it in JB Kind's new 2015 brochure. With 37 new additions and more than 200 door styles, JB Kind's superb quality products and undeniable value ensures you will be able to find something to suit your project and budget. Don't forget, if it's individually

tailored doors you require, JB Kind can also create affordable bespoke solutions. Fully accredited FD30 fire doors and FSC* chain of custody certified products are all available.

01283 554197 www.jbkind.com

Enq. 133

New stylish Twinbolt locking system



P C Henderson, a leading international manufacturer of door hardware systems, is pleased to introduce the innovative new Twinbolt system. This enables the door to be locked internally at the top and bottom of the door by turning one handle 90 degrees, removing the need to manually engage two flush bolts. With over 90 years' experience in the manufacture of door hardware systems, P C Henderson identified the demand in the residential architectural market for the Twinbolt, offering two points of discreet security with throw rods top and

bottom. Designed for easy installation, this system requires minimal routing and additional adjustment to the supplied components.

0191 377 0701 www.pchenderson.com

Enq. 134

Red Deal's winning relationship



Red Deal Windows Ltd. has won three notable contracts to fabricate and install Halo window systems for charitable and residential housing schemes in Rochdale. The developments collectively comprise 51 new-build properties. Richard Garland, head of commercial for the

VEKA UK Group, commented: "To see such a flourishing working relationship between a Halo fabricator and one of their region's most influential contractors is fantastic. It cements everything we know about Halo – it's the right product for all sorts of projects, it contributes to our customers' business success, and provides outstanding comfort..."

01282 716611 www.halo-uk.com

Enq. 135

New orangery collection brochure



Synseal has published a new technical brochure which summarises all available product designs in the company's extensive Orangery Collection. Crammed with isometric cut-throughs and dimensioned section drawings to deliver hard facts detailing the different

orangery solutions, with no sales waffle, this Orangery Collection technical brochure was designed to support Synseal's programme of orangery installation workshops for fabricator partners and Synseal Registered Installers (SRIs). These orangery workshops have proven so popular that an extra date has been added to meet demand.

01623 443200 www.synseal.com

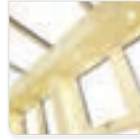
Enq. 136

CONSERVATORY

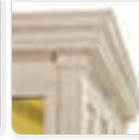
ROOFS, ORANGERY ROOFS, LANTERNS

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Global Summer Orangery



Easy installation of lighting system

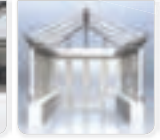


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Pinnet posts



Internal view

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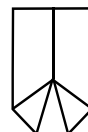
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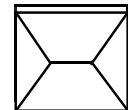
2.8 x 2.9m Victorian
25mm Opal



Red sticker price includes 15% new customer discount

from **£496**
ex. VAT

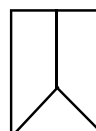
4 x 3m Double Hipped
25mm Opal



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from **£938**
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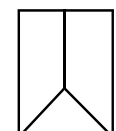
2.8 x 2.9m Edwardian
25mm Opal



Red sticker price includes 15% new customer discount

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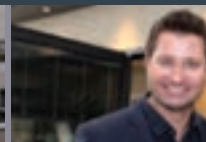
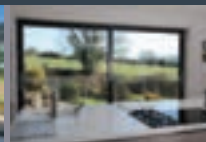
Creating the perfect open dining space is just part of what you can expect from Express. Being leading architectural aluminium manufacturers and installers allows us to offer individual solutions to suit an individual's requirements, combining our door systems with glass facades, windows, shaped frames and roofing systems.

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Romford.

Architect and television presenter, George Clarke

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www.expressbifolds.co.uk

New colour options for Evolve Doors



Synseal's fabricated range of Evolve Bi-fold doors has been enhanced with the addition of new anodised aluminium tracks and Artisan woodgrain foil colour finishes. The Evolve Bi-fold range now boasts new Woodgrain White, Woodgrain Brilliant White, Cream, Irish Oak, Chartwell Green and Grey foil finishes selected from Synseal's Artisan woodgrain collection. These

additional Artisan colours are available for use in conjunction with the newly-introduced aluminium tracks in anodised silver or gold finish.

01623 443200 www.synseal.com

Enq. 139

NEWS BYTES

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

Distinction Doors enhances offering with SFS Intec hinge...

Ref: 92371

Marlin Windows feature in redevelopment project...

Ref: 91669

7P.i Folding Sliding Door System from Comar...

Ref: 10305

New SIG Drainage brand flies the flag for drainage...

Ref: 38679

Multikwik bathroom drainage covers all the bases...

Ref: 42583

BRE recognises wood window alliance's green credentials...

Ref: 47908

It all adds up



Well known for beating competitors to the punch, The VEKA UK Group has now unveiled the industry's only BSI notified and BFRC certified window and door energy performance calculator.

Principal Engineer Tim Williams

has unveiled the only calculator in the industry capable of providing accurate SELs, DSELs in accordance with the BFRC, and notified U-values for CE Marking in accordance with EN 14351. The calculator is unique to each fabricator and their products, is free and is the latest in a long line of innovations for The VEKA UK Group.

01282 716611 www.vekauk.com

Enq. 140

Grundfos new submersible pumps



Grundfos has announced the release of a new range of medium SP submersible pumps. The newly extended family will offer four options – 7, 9, 11 and 14. This will mean better coverage of duty points and higher efficiencies across flow ranges meaning lower running costs. A range of new features combine to deliver many new and improved benefits. These include improved cable guards that mean better protection of the motor cable. The

inclusion of an integral non-return valve minimises the risk of pump damage in cases of water hammering. A modular construction means easier assembly and a reduced need for component stocking.

01525 850000 www.grundfos.co.uk

Enq. 141



Servicing Valve with Automatic Flow Limiting

Arrow Valves Ltd have introduced a quarter turn servicing valve with a ball capable of accepting an Automatic Flow Limiting (AFL) cartridge to limit the flow of hot and cold water. By limiting flow, the AFL cartridge can save energy, water and assist with balancing, thereby preventing some appliances – e.g. a shower – consuming all the available water while other appliances at highest level or further downstream are starved of water. There are eight different colour coded flow limiting cartridges available, which can be inserted after installation, allowing the flow to be controlled from 0.07-0.43 Lt/s. AFL valves are suitable for wash basins, baths and sinks, bidets and WC's (with strainers). A dishwasher and washing machine version is also available. The 4lt/min and 6lt/min AFL cartridges c/w valve appear on The Water Technology List and are approved under the ECA Scheme. They are UK Water Regulations approved.

01442 823123 www.arrowvalves.co.uk

Enq. 142

**Arrow
Valves**

Coming Soon

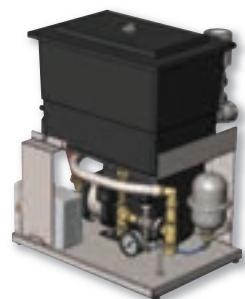
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www.arrowvalves.co.uk

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Enq. 143

Warm, healthy, sustainable housing: policies for the next parliament

Dr Joanne Wade is the director of the Association for the Conservation of Energy (ACE). ACE represents major companies in the energy efficiency supply chain, and uses parliamentary work and policy research to promote the development of an optimal, demand-led energy policy

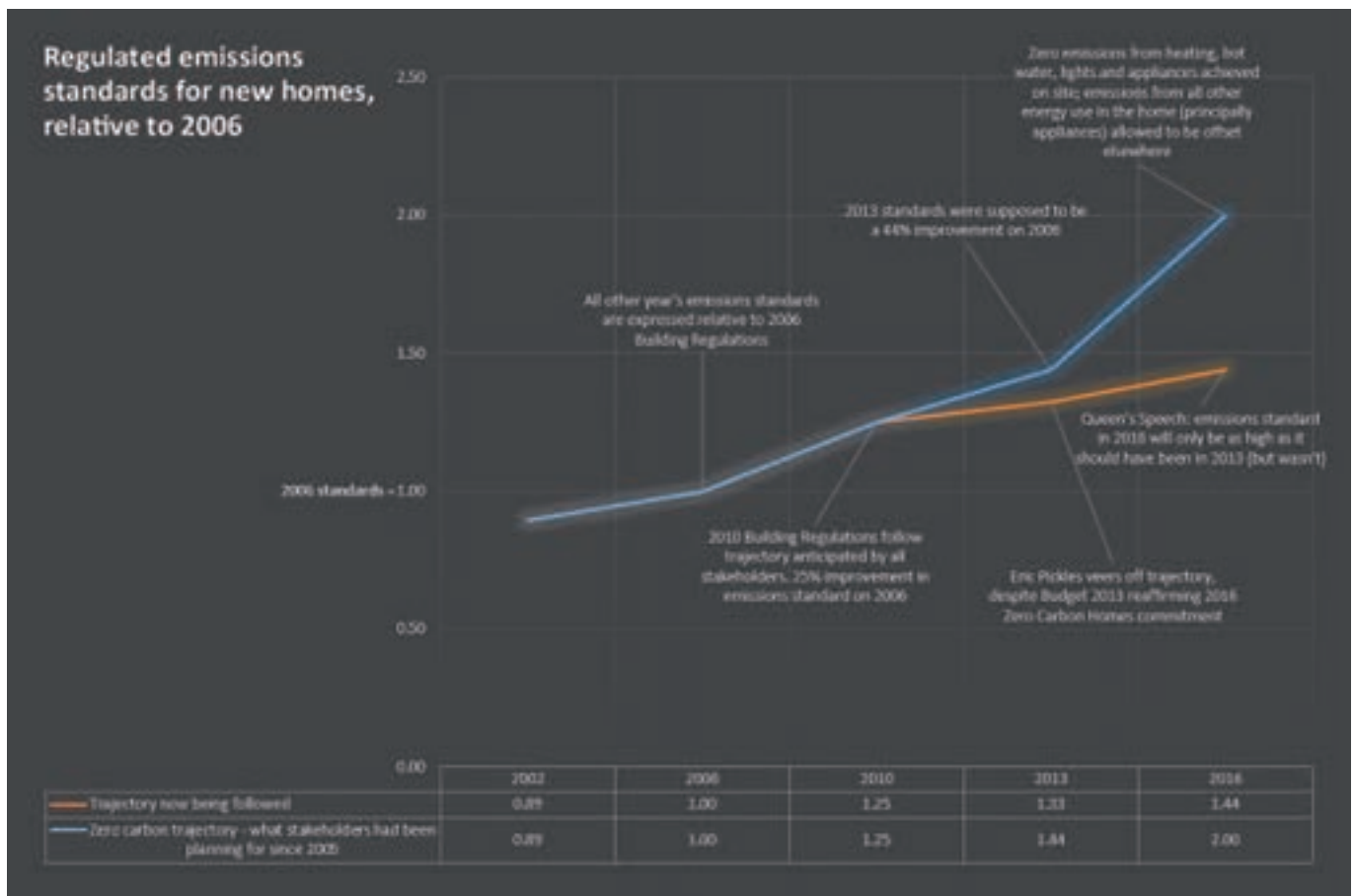
Housing that delivers healthy, comfortable, sustainable living space underpins people's ability to contribute fully to society and the economy. Given this, we need to see high quality housing as part of our infrastructure. And high quality includes high thermal performance.

We are at the moment a long way from having a housing infrastructure that is fit for purpose in this respect, and there is an urgent need for an ambitious, robust and strategic policy framework to support the required transformation. The construction and energy efficiency supply chains can deliver the solutions needed, but only if there are policies in place that underpin investor confidence in market growth. This means policies that are long-term, embedded, consistent and not subject to change. So, where are we now?

For new build, we had established a clear trajectory to zero carbon but the last Part L revision slowed progress, tightening the emissions requirements by only 33 per cent compared to 2006 standards rather than the expected 44 per cent. This not only generates uncertainty (will the new trajectory stick?), it also misses an opportunity for the housebuilding and energy efficiency industries in the UK to be the first to develop solutions that will be required Europe-wide in all new-build from 2020, as all EU Member States respond to the requirements of the 'recast' Energy Performance of Buildings Directive.

For refurbishment we have the Green Deal that has not yet delivered anything like the level of investment hoped for; an Energy Company





Obligation that has been meddled with, resulting in expected activity levels for this winter that are going to be a quarter of what was anticipated this time last year; and subsidies that temporarily inflate apparent demand but run out almost as fast as Black Friday sales offers. We need to stop encouraging householders to be subsidy junkies and start putting in place long-term incentives and regulation that will enable the industry to build a real market for energy efficient housing refurbishment.

If demand for energy efficiency measures is to grow, then energy efficient homes need to be valued by owners and tenants. This can in part be achieved by changing the conversation about energy efficiency: it is not just about lower energy bills, it is also about a warm and comfortable home, and a high quality, well maintained home. Both government and industry have a role to play in demonstrating this value to householders.

This will take us some, but not all, of the way. To raise energy efficiency to the top of the list of home improvement priorities, people need to believe that it will also improve the financial value of the property they own. And this is where government action is central.

Systemic incentives that translate the social value of energy efficiency into private value for the householder will send a clear signal that energy efficient homes are desirable. 'Systemic' could and should mean differential stamp duty and council tax rates, linked to the energy rating of a property. If these incentives were combined with an improved Green Deal that included free,

“There are far too many households who already understand well the value of a warm home; because they don't have one”



impartial advice and zero or low-interest finance, then people would be encouraged and enabled to act. Given this, the government could then introduce long-term plans to extend minimum energy efficiency standards to cover all housing. A clear timetable for the introduction and tightening of these regulations would send a strong signal to the market to value properties meeting upcoming regulations more highly than those requiring refurbishment work.

A policy framework that resulted in householders valuing energy efficiency could stimulate innovation from housebuilders to exceed the

required minimum standards, since higher energy efficiency would be in demand; and landlords need not be concerned about rent increases to cover the costs of energy efficiency works, since tenants would want a warm, comfortable home and would understand that the overall cost of living in the property is what is important.

Which brings us to the final part of the jigsaw: affordable homes. There are far too many households who already understand well the value of a warm home; because they don't have one. The framework described above will not work for many of these households, since the increase in warmth they need will compromise their ability to repay any loans used to cover the cost of energy efficiency work. Hence, an infrastructure investment programme is needed. The majority of the funding should come from the government and/or energy company obligations. Social landlords may also be able to play a significant role, but only if they are allowed to reflect the increased value of energy efficient homes in their rents. Including running costs such as energy bills in the definition of affordability would be a good start. And this applies to new homes too: a cheap home with poor energy efficiency is not 'affordable'.

If the next government introduces this sort of policy programme, then the construction and energy efficiency sectors will have the confidence to invest. By agreeing on a long-term framework and sticking to it, government and industry action should deliver the much needed transformation of the UK housing stock.

Enq. 144



New identity for Limetec Group

Sustainable buildings material manufacturers Lime Technology and Hemcrete Projects have rebranded as Limetec Ltd and HemBuild Ltd under the joint **Limetec Group** banner, and have launched with a new visual identity and website. Limetec Group specialises in helping customers create buildings which are eco-efficient: conserving energy use and employing natural, organic materials which reduce waste and are recyclable. In the future an e-commerce capability will be implemented, allowing all customers to buy direct online. Limetec operates two divisions. Limetec Mortars & Renders manufactures hydraulic lime mortars in a range of earth tones, and partners with Baunit to provide pre-mixed renders and plasters. Limetec External Wall Insulation offers an effective means of reducing heat loss from buildings, its internal wall insulation is simple to install in both new builds and retrofits. HemBuild offers three different building systems: high-performance, off-site panelised and timberframe building solutions; HemClad, designed for 'infill-walling' situations; and HemLine panelised, factory-made internal wall insulation.

01235 434300 www.limetec.co.uk

Enq. 145

Easy-install biomass for the home



Leading biomass solutions provider, **Euroheat**, has launched a new prefabricated wood heating solution for the domestic market, ideal for customers looking to take advantage of the Domestic RHI in a hassle-free and speedy fashion. The Energy Cabin size 1 is the smallest model in Euroheat's Energy Cabin range; a total biomass system, including pellet or split log boiler, accumulator and fuel store; delivered ready to plumb and wire in its own 'house'. Looking very much like a well-built garden shed, the Energy Cabin 1 has an extremely small footprint and will fit largely unnoticed into most back gardens.

01885 491112 www.euroheat.co.uk

Enq. 146

Stelrad LST radiators



Stelrad's range of low surface temperature radiators has grown with the addition of the LSTi – it offers the perfect solution for heating systems where vulnerable people need to be protected from the levels of surface heat emitted from a standard radiator – in particular children and older people.

LST radiators respond to the strict requirements of the NHS guidance note for 'Safe hot water and surface temperature' and can be installed in domestic, commercial and public buildings' running heating systems with total public safety assured. Go to the website for more information on the LST range.

0870 849 8056 www.stelrad.com

Enq. 147

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Wilo small circulators



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01283 523000 www.wilo.co.uk

Enq. 149

Eco-friendly fireplace transformation



Green fuel is giving designers and homeowners new options when it comes to creating a focal point in a room – and it isn't costing the earth. Bio-ethanol is a clean burning liquid sourced from agriculture and because it lets off no gases, and doesn't need a chimney or flue. Now **Smart Fire UK**, the UK distributor of Eco-Smart, is giving homeowners the chance to create the perfect fireplace with its classic, yet cutting edge designs. Its fireplaces already grace some of the best residential addresses in London and can be seen at hotels like The Savoy. Ideal for transforming an unused fireplace.

0207 384 1677 www.smartfireuk.com

Enq. 150



Plan for heating success

A top-end residential property deserves a visually striking and efficient fire or stove at its heart, but where do you start in the quest to specify the right model? Stovax's Matt Beckenham talks to Housebuilder & Developer about how best to approach this key interior element

Heating output is a primary element to take into consideration. There are some models that can emit a heat output of up to 19kW; much smaller stoves and fires can generate 2kW. It is wise to ask the installer for advice on how big the stove or fire should be but for starters a guide for measuring the size of the heating appliance is outlined below.

Assuming that the room is reasonably well-insulated, a simple equation to bear in mind when choosing the appropriate heat output of a stove is to calculate the room's volume (in metres) and then divide by 15. The result will provide the average heating requirements for the room in kilowatts.

With rising energy prices and environmental factors to consider, selecting the right fuel source from either woodburning, solid fuel, gas or electric can be the most challenging task of all.

“With rising energy prices and environmental factors to consider, selecting the right fuel source from either woodburning, solid fuel, gas or electric can be the most challenging task of all”

Woodburning is now widely appreciated for its green credentials, with many homes enjoying the comfort of a real-fire ambiance and the warming feeling that comes from this carbon neutral heat source. Wood fuel is not just the preserve of the rural retreat, indeed with many products on the market suitable for use in Smoke Control Areas,

even the most urban of homes can burn logs or smokeless solid fuels. The following website will be able to inform you about Smoke Control Areas and if your housebuilding project is affected: smokecontrol.defra.gov.uk/locations.php

Gas is a clean and efficient alternative that can offer many other benefits such as remote control operation alongside timer and thermostatic programming functions. A modern, high-efficiency glass fronted gas appliance can quickly heat a room and with some highly realistic fuel effects available, can offer a flame visual to rival that of a solid fuel appliance.

Developments in the fireplace industry have led to a number of products that offer specific structural benefits. Some heating manufacturers have introduced gas fires that have been specifically designed for installation into a cavity wall by simply removing a section from the internal

Continued on page 47...

stoves of the future - here today

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leaf. This offers a reduction in installation costs, negates the need for a chimney breast and allows for a greater possibility for positioning the fire in the home.

For those looking for the ultimate in ease, an electric appliance may fit the bill. Long gone are the days of simple bar heaters and lifeless fuel effects. Today's modern electric appliances can offer both contemporary and traditional fuel options, impressive controllable LED flame visuals, variable heat output and total ease of use and installation as well as minimal or zero installation costs.

It is easy to assume that the fire is something to be enjoyed on a winter's evening, but think beyond the obvious and consider the habits of the homeowners and whether their requirement may be greater in the daylight hours. Is it for a single room only or would they benefit from some of the multi-space heating options on the market? There are a number of double-sided appliances that can provide a visual and functional link between two rooms, but it is also worth considering the other options on the market that can heat up to four additional rooms thanks to a clever warm air ducting kit developed specifically for this product range.

Another way to maximise the return from the fireplace is to have it augmenting the hot water supply for a central heating system. There are a number of solid fuel boiler stoves on the market that include discreet integral boilers within their design.

Once you have identified the purpose of the fire, next is the critical stage of addressing the structural necessities. It is important to always check the installation instructions and discuss

“With so much to consider, it really is no wonder that a fireplace can often be an eleventh hour discussion point, but for those who plan ahead, the fire can be as instrumental in the build's success as the foundations are to its longevity”

your project with a qualified retailer/installer as every stove or fire will have its own specific requirements that can dramatically affect both the interior and exterior of your design layout.

With so much to consider, it really is no wonder that a fireplace can often be an eleventh hour discussion point, but for those who plan ahead, the fire can be as instrumental in the build's success as the foundations are to its longevity. With a wealth of styling options, from wall hung fires to traditional, cast iron stoves give the fireplace its due priority and it can really make the difference in turning your dream ideas into your client's dream home.

Enq. 152



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Enq. 153



Two new gas stoves from Valor

Valor has launched two gas stoves under its Valor Centre brand, giving housebuilders the chance to include lower maintenance, more efficient alternative to solid fuel stoves in projects. The new Brunswick and Ridlington gas stoves provide all the charm and atmosphere of a solid fuel stove with added control and a superb flame picture. With a stylish matt black finish, the 4kW Brunswick is a small and compact design suitable for most homes, while the Ridlington is ideal for bigger rooms, boasting a 5kW heat output. Both models offer 81 per cent efficiency and are available in natural gas with an option to convert to LPG if required. Added peace of mind is provided with a three year guarantee from Valor, one of the most recognisable names in home heating. Tracey Falshaw, product marketing manager for Valor, said: "The Brunswick and Ridlington gas stoves are a fantastic choice for those homeowners who want the look of a stove but are put off by the maintenance and inconvenience associated with solid fuel."

Enq. 154

Absolut **XPERT** - System Chimney





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CE EN 13063-1/2/3

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Enq. 155

Specflue woodburners secure DEFRA approval



Specflue, a leading supplier of flue systems, woodburning stoves and renewable heat products, has received DEFRA approval for its most popular range of woodburners. Manufactured by Termatech, the DEFRA approval covers the TT20 and TT22 models. The DEFRA exemption means that the woodburners can be used in parts of the UK which are designated smoke controlled areas and where smoke cannot be released from a chimney without using authorised fuel or an exempt appliance. Therefore, giving the house builder complete freedom when installing a woodburner within a property. Phil Lowe, head of sales & marketing at Specflue said: "Our Termatech stoves are already approved by recognised European testing institutes and meet the most stringent requirements in Europe, so we are pleased that they have achieved exemption from UK regulations set out by the government through DEFRA." With efficiency above 82 per cent, the TT20 and TT22 ranges have been newly adapted. In addition to their environmentally friendly combustion, both ranges have been developed with a view to easy operation, better heat distribution and minimal maintenance.

0800 9020220 www.specflue.co.uk

Enq. 156

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. 157

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Enq. 159

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Enq. 160

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Enq. 161

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Enq. 162

Groundworks and the environment

A good understanding of the risks and liabilities associated with the subsurface is critical, and can often have a dramatic affect on the profit margins for a project. It is therefore paramount that developers sufficiently understand the implications of the ground conditions beneath a site at each step in the project lifecycle.

Gareth Owen of ESI Ltd looks at some of the environmental issues to take into consideration, and discusses the benefits of a close working relationship between developer and advisor in managing the balance between cost and certainty as a development progresses



construction workers, future site users, buildings and the wider environment. In addition is something that is often overlooked – the potential cost implications of the disposal of contaminated soils from development sites, as this can often lead to substantial punitive costs if not identified and managed from an early stage.

Ground stability and strength is another matter that must be explored. Geotechnical risks that can arise include anything from unstable or weak ground to mining and sinkholes, and could pose a major risk to the building and its stability. The degree to which ground improvement is needed, and the type of foundations required, are often key cost considerations in determining the feasibility of development on difficult sites.

In addition flooding and drainage is often a great concern for developers, not only impacting on the overall planning process but also having the potential to alter the build, and a flood risk assessment is required for any planning application where a site is defined by published mapping to be at risk. Considerations here are twofold, and developers should take into account both the risk to the site from flooding and the risk that

Continued overleaf...

Ground conditions are fundamental to successful development on any site, and in particular in brownfield regeneration projects. Developers can never know for certain the ground conditions without undertaking a degree of investigation before laying the foundations. Both natural and man-made aspects can affect the land condition, its chemical suitability and its ability to suitably support foundations. These can range from relatively minor risks right through to major issues that could cause structural failure, pollution of the environment, or serious health hazards to both construction workers and future occupants. This in turn poses a series of potential ownership liabilities under both contaminated land and health and safety legislation, as well as a significant cost and programme risk to the development, posing a number of hurdles in the form of outline and reserved matters planning obligations.

Land contamination is a significant issue that can affect the building process and across the UK it's estimated that around 100,000 sites are contaminated through previous use, such as industrial processes, mining, and waste disposal.

Even if they've ceased operation, waste materials and residues can still be present in the land and groundwater. For the vast majority of brownfield sites, the planning process is used by regulators as a tool to bring such sites back to a standard that does not pose undue risk to the environment and is suitable for use under the chosen development form.

It is important that soils, groundwater and soil gases are all properly investigated and assessed on brownfield sites, as they may all impact on

“Land contamination is a significant issue that can affect the building process and across the UK it's estimated that around 100,000 sites are contaminated through previous use, such as industrial processes, mining, and waste disposal”



“A competent and experienced geo-environmental organisation can provide clear and pragmatic advice and essentially assist in ensuring safe, compliant, and above all, cost effective development. Such advice is best sought at project inception”

development of the site may have in causing flooding elsewhere. Increasingly it is the case that these issues are intrinsically linked and a detailed understanding of their interrelationship and their implications on the form and commercial elements of a development can provide substantial benefit. These issues are often complex and involve a considerable cost outlay to characterise.

An effective balancing of cost and certainty is therefore of paramount importance in guiding the developer through from project inception to build, and while it would be ideal to be able to fully characterise all potential ground condition issues from the outset, to do so would entail a prohibitively high spend at a time when commercial, political, and planning matters may render such outlay speculative. A valuable – but often overlooked – skill in providing advice on ground conditions is therefore the ability to tailor the investigation and assessment of such issues in order to focus on matters pertinent to each point in a project cycle.

For instance, a pre-purchase assessment only needs to focus on the issues that pose potentially significant cost and programme implications, and may impact on any commercial transaction for the site. In most instances, a desk study might be sufficient for this, but some limited intrusive investigation involving trial pits or boreholes may be prudent. An iterative approach should then be employed in furthering the scope and resolution of investigation and assessment, through outline planning and detailed design stages. At each stage the statutory and planning obligations of the developer, and their cost-planning and programme requirements are balanced against budgetary constraints.

A competent and experienced geo-environmental organisation can provide clear and pragmatic advice and essentially assist in ensuring safe, compliant, and above all, cost effective development. Such advice is best sought at project inception, as obtaining expert guidance at this stage will enable early characterisation of risk and liabilities, and will maximise the ability to review options early in the development process, hence maximising opportunity.

Enq. 163



BIM@Pentair



Pentair Thermal Building Solutions has expanded its online information resource – the Raychem Engineering Toolbox – with the addition of a new section dedicated to Building Information Modelling (BIM). The section provides useful information about the Raychem BIM families and the Revit Software add-

in and is broken down into the following segments: BIM Families; Raychem Trace-it for Autodesk Revit; Watch BIM Tutorials; and Pentair BIM launch. Pentair Thermal Building Solutions recognises that getting the right information from manufacturers quickly and easily is of paramount importance.

Enq. 164

Red Kite flies in to tackle fuel poverty



An innovative housing organisation in Buckinghamshire is aiming to tackle fuel poverty for its tenants through the use of renewable air source heat pumps, which are helping save hundreds of pounds a year on heating for each home. Red Kite installed 32

of the market-leading Mitsubishi Electric Ecodan heat pump systems just over a year ago in homes that have previously been using solid fuel, and the organisation is now looking at extending this programme to tackle their remaining properties off the gas network.

01707 282880 www.ecodan.co.uk

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Testimonial videos describe benefits



Mitsubishi Electric has just released three new testimonial videos to highlight the benefits of Ecodan renewable heating in real world situations. The videos join other testimonials currently available on the company's website, with Mitsubishi

Electric building up examples from Ecodan users around the country. As a market leader in heat pumps, Ecodan has now been installed in thousands of homes. The technology also qualifies for the Renewable Heat Incentive, which can see households receive quarterly payments for the next seven years.

01707 282880 www.ecodan.co.uk

Enq. 165

UPS2 – the big story



Grundfos introduces the latest additions to its UPS2 circulator family of British built pumps the UPS2 25-80 and 32-80. These pumps have been specially designed to augment the current range and provide 8m options. Offering a number of benefits, these pumps deliver enhanced efficiency that meets the latest EuP/ErP requirements.

These circulators have new more powerful motors and improved hydraulics which makes them perfect for use in a range of large domestic and small commercial applications as they can deal with a flow rate of 5.7 m³/h and a system pressure up to 10 bar.

01525 850000 www.grundfos.co.uk

Enq. 167



Reliability is the key

The reliability of Horstmann ZonePlus Z series motorised zone and diverter valves is making them the first choice for new installations, upgrades and maintenance replacements in Bournemouth Borough Council. ZonePlus Z Series motorised spring return zone and diverter valves were completely upgraded by Horstmann a few years ago and are now recognised for their reliability. With the ZonePlus Z series, the aim was to make reliability the watchword for these products with mechanisms featuring high quality components and the drive provided by the proven and reliable Hansen Class F synchron motor. There are three valves in the range – model Z222 and model Z228 are respectively 22mm and 28mm 2 port spring return valves and model Z322 is a 22mm 3 port mid position diverter valve. The Z222 with auxiliary switch has been designed to control the water circulation in fully pumped systems, the Z228 with changeover auxiliary switch controls the water circulation in both gravity HW and larger fully pumped systems and the Z322 mid-position valve has been designed to control the water circulation in fully pumped systems employing a single pump for both hot water and central heating circuits.

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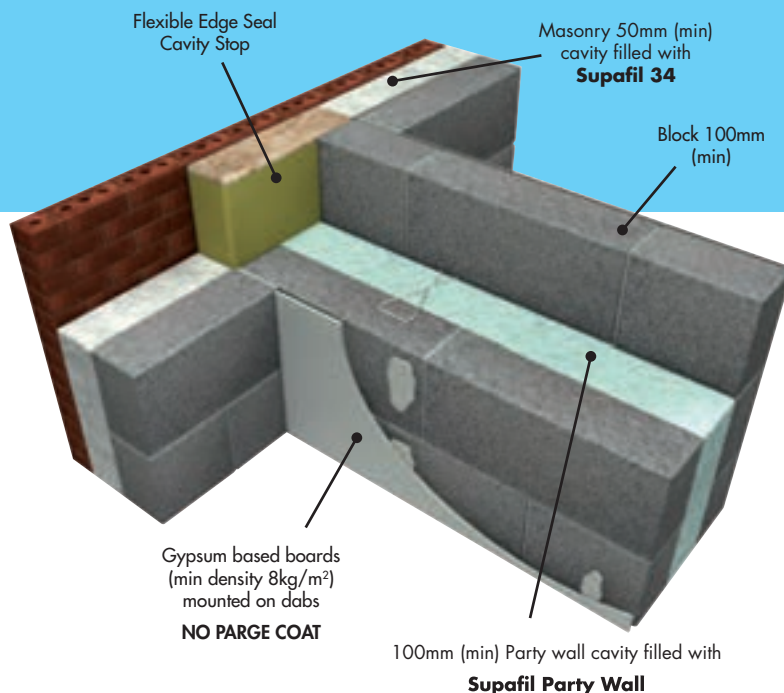
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A new approach for the National Insulation Association

The National Insulation Association explains how it's adapting its approach to suit changes in the construction industry



The National Insulation Association (NIA) is a leading trade body in the insulation industry representing manufacturers, system providers and installers of cavity wall insulation, solid wall insulation, including external, internal and hybrid systems, loft/roof insulation and draught proofing.

Traditionally for years the NIA membership has primarily focused on the domestic retrofit market and rightly so as there are still millions of un-insulated properties. However, there has been a significant downturn and volatility that has been experienced in the retrofit market under the

ECO and Green Deal schemes and therefore the NIA is focusing efforts on supporting its members in accessing opportunities in other markets including new build and commercial. As part of this work the NIA established a new Market and Business Development Working Group last year.

Figures published in the *Economic and Construction Market Review* in November reveal that the value of construction contracts awarded in September 2014 was at its highest level since last January with an even split across sectors. The report indicates a widening of construction activity with growth more evenly spread. With

recent forecasts from the Construction Products Association also predicting 23 per cent growth by the end of 2018, this positive news looks set to continue with the construction industry.

With this upturn and many NIA members having the transferable skills, they have already branched out from the retrofit market to different market sectors.

One member for instance, currently works across a number of market sectors, from domestic householders and landlords through to commercial contractors, local authorities and housing associations, with years of experience in commercial, new build and retrofit insulation.

“A number of NIA members have the technical expertise to give advice on building regulations, SAP and U-value calculations to assist clients in delivering their carbon reduction, energy saving or thermal upgrade obligations”

A number of NIA members have the technical expertise to give advice on building regulations, SAP and U-value calculations to assist clients in delivering their carbon reduction, energy saving or thermal upgrade obligations. A multi-measure approach by many installers enables them to provide ‘whole house solutions’, ranging from insulation through to heating, plumbing and renewables.

The theme of the NIA Annual Conference held in December very much reflected its new approach with the theme of ‘Building a Sustainable Future for the Industry’. The conference was extremely positive, with a strong focus on accessing achievable opportunities in the new build, retrofit and commercial markets.

Continued overleaf..





Rethinking retrofit

Energy saving needs to become a national priority and more emphasis needs to be put on the importance of this and how it can be reduced. The country needs to educate the next generation now on why they should reduce their energy consumption.

In order to bring this about the NIA believes that a fundamental change in thinking and the policy framework is needed. To date government has focused on short term policies and schemes with the associated peaks and troughs and lack of stability in the market to provide industry and householders with the confidence to invest.

What is now required is a long term, sustainable energy efficiency delivery plan. To this end, in July a coalition of 20 leading environmental groups, charities, membership organisations and trade associations came together to launch a major new campaign: 'A housing stock fit for the future – making home energy efficiency a national infrastructure priority'. This calls for energy efficiency retrofit of the UK housing stock to be reclassified by government as a National Infrastructure Priority backed up

by capital investment of around £3-4 billion per year. The campaign has attracted a lot of attention and support to date. However, for an ambitious plan of this nature to come to fruition it will require cross party support and a commitment to this new approach.

Over the coming months the coalition will continue to engage with all political parties to seek support for Energy Efficiency Retrofit becoming a national infrastructure priority.

“Energy saving needs to become a national priority and more emphasis needs to be put on the importance of this and how it can be reduced. The country needs to educate the next generation now on why they should reduce their energy consumption”

Membership

The NIA has seen a sharp increase in insulation companies joining the association in the last year to benefit from the support it can provide to help them maximise business opportunities. Membership of the NIA is much more than simply obtaining a logo that companies can place on their marketing materials. It's about receiving good quality information, advice and support in accessing business opportunities and being regarded as the preferred choice by consumers and specifiers to carry out insulation works.

Enq. 170





Cottage renovation project

The Old Cottages are two newly renovated period properties in Sarratt, near Rickmansworth. Originally six workers' cottages, they have now been remodelled and renovated to form two semi-detached dwellings. As part of the renovation, Alumasc's Swisslab external wall insulation (EWI) system was specified as a result of owner Richard Haynes contacting energy saving specialists, the Mark Group. Advice was sought on how the thermal performance of the buildings could be improved, resulting in EWI being put forward. The period solid brick construction meant that energy efficiency and aesthetics at The Old Cottages were both in need of improvement. As the Mark Group have an excellent, long-standing working relationship with Alumasc, they were confident that Swisslab EWI would meet all the requirements of the scheme. The aim was to improve the thermal performance, thus lowering future energy bills at the properties.

Enq. 171



Timloc introduces next-day delivery

Timloc, one of the UK's leading building products manufacturers, is introducing a next-day service on its most in-demand types and sizes of preformed leaded cavity trays, beginning in January 2015. This means that products in Timloc's core range of leaded cavity tray systems will be delivered the next working day for orders placed before 12.00pm, in line with its core unleaded cavity tray ranges. This is for mainland UK orders only – excluding Scottish Highlands. The move to improve delivery times and product stock levels is a result of the growing demand for preformed leaded cavity trays. The new, faster service will be available on preformed cavity trays supplied with factory-fitted lead flashing, to suit the most popular roof pitches, and un-leaded trays, supplied with a mortar barrier strip to assist in installation of post-fitted lead flashing. As Timloc's leaded preformed cavity trays and lead flashings are installed in one operation by one installer, they offer consistent protection and aesthetic finish across the project, as well as reducing the opportunity of lead roll material wastage.

01405 765567 www.timloc.co.uk

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NEWS BYTES

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

Ref: 23539

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

Ref: 31115

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SIG Insulation meets customer demands at unique conversion...

Ref: 68648

Regupol 7210C acoustic insulation



When the discovery of historic remains resulted in a 14-week hiatus at the £15 million Stoke Quay development in Ipswich, CMS Danskin's Regupol 7210C acoustic underscreed was the natural choice for achieving Part E

compliance. Regupol 7210C does not require separate perimeter strips, simply folding-up at the edges to create a 'screed container', so there's no risk of leakage and subsequent acoustic failure. The quick and easy manner in which Regupol 7210C can be laid down and fitted measurably reduced the overall timescale of the installation.

01925 577711 www.cmsdanskin.co.uk

Enq. 173

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Enq. 174

Brick Effect Render from Bostik

Bostik's Brick Effect Render is a simple, easy to apply, two-part render system designed to give a realistic brick and mortar appearance to block work, concrete, cement and a range of other surfaces.

The system is applied in two easy steps and requires no previous rendering experience. A grey mortar undercoat is applied first and allowed to dry, followed by a brick coloured face coat which, once it has started to cure, is cut through with a cutter tool to expose the grey mortar underneath, creating an authentic looking brick and mortar joint effect.

Both coats are silicone polymer modified render, offering excellent adhesion and weather resistance while remaining vapour permeable. The face coat is available in a range of different

colours akin to a selection of the most popular brick types in the UK.

The Brick Effect Render system provides a simple two-step method to achieving a durable and visually appealing render finish. It's a great option for projects where the appearance of a wall needs to be updated – such as garden walls or prefabricated buildings.

A brick effect render finish is also available to certified installers as part of the Bostik Climatherm external wall insulation system, providing an alternative to traditional silicone and acrylic renders. The flexibility of the Climatherm system's brick effect render finish delivers an effective solution in areas where planning permission may dictate the visual criteria of a development.

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Brick effect render is available in 10kg buckets from your local builder's merchant, you can also find a stockist at: <http://bostik.co.uk/support/stockists>

To enquire about Bostik's Climatherm external wall insulation system call: +44 (0) 1785 272625, or visit: <http://www.bostik-climatherm.co.uk/>



Luxury Duchy Homes in Chesterfield

Luxury property developer, Duchy Homes brought in Designer Contracts to add its marketing touch to the show home interior at its Treeneuk Gardens site. The development is home to eight five-bedroom properties. The site is surrounded by mature woodland and is easily accessible by road and rail. With a reputation for designing show home properties that respond to a tight marketing brief and deliver a rapid ROI to developers, Designer Contracts was instructed to create a scheme that would appeal to families requiring a sophisticated home environment. The result is a refined, cleverly zoned home, styled against a neutral palette of creams and taupes, highlighted with reds and blacks. A complementary neutral palette was adopted throughout the property to enhance the feeling of space and stay true to the design of the home, while touches of red were incorporated to add more interest and differentiate between various zones of the home.

01246 854577 www.designercontracts.com

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Sleek and sociable



This stunning open plan kitchen with curved dining area is from the Charles Yorke Rio Valencia range. The project designers, Charles Yorke retailer Jones Britain, chose DuPont™ Corian® supplied by CD UK for its thermoforming capabilities particularly for the island

unit where the worktop opens out into a curved seating area. The simplicity of the design and clutter free layout enhances the visual appeal of the furniture by allowing the colours and woods used to take centre stage. This particular kitchen was nominated for a KBBReview Award 2014, for Kitchen Designer of the Year as a finalist.

0113 201 2240 www.cduktd.co.uk

Enq. 177

New Franke Muri tap saves with style



The Muri kitchen mixer tap from Franke is a modern classic featuring the ever-popular swan neck design, but is up to the minute with its benefit of an optional flow limiter that saves money on water bills by reducing the amount of water used. With a flow limiter, the running rate of the water is slowed down from 5 litres to 3 litres per minute but does not compromise the performance or functionality of the tap. Design wise, the Muri features softened corners on the

tap body, shoulders and twin tap levers mirroring the trend in sink styles to be less angular and more organic.

0161 436 6280 www.franke.co.uk

Enq. 178



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Professional advice for stylish and practical kitchen design

The kitchen is arguably the busiest space in the home so versatility is key to making this all-important room work. Kerry Baulch, head of product management at Häfele UK, the living solutions specialist, explains how making the most of the lighting, storage and electrical options available to you can take a kitchen area from a functional food preparation station to a contemporary entertaining space

Selecting the right storage

Today's homeowners are keen to invest in a kitchen that will stand the test of time so designing a space that will remain both stylish and operational, is key. Choosing soft closing hinges and assisted opening function for drawers and cabinets will ensure that the kitchen remains functional, elegant and easy to use for years to come. Clever storage will also help to increase the amount of space available – high quality baskets

for inside pull-out cupboards and larder units are ideal for making the most of cabinet space. Larders and corner cupboards are also enjoying a resurgence in popularity – a full length swing-out larder allows easy access to contents from either side, offering huge amounts of storage potential.

Many storage requirements are also being met by wide or deep drawer units, as an alternative to cabinets with hinged doors. The average

household draws holds around 25-30kg worth of weight so when installing wider drawers, consider fitting runners that are capable of handling heavier weights. Flexible products and accessories are proving ever-popular as they can accommodate a range of bulky kitchen essentials, such as large pots and pans. For a smaller sized kitchen, investing in lifting or flat fittings can make drawers and storage systems easier to access.



Adding the right spark with lighting

With functionality such a key consideration in kitchen design, 'task lighting' is essential for illuminating practical spaces. Down lights are also popular as they offer a concentrated light source that is ideal for illuminating the worktops, cooker and sink. The various shapes and styles available can create a truly individual look and provide functional lighting where it's needed most. Angled down lights are a great choice for achieving a softer look with practical functionality. LED strip lighting is another great example of a flexible and cost effective approach to kitchen lighting. Profile mounted flexible strip lighting adds a continuous ray of light along plinths and

“Profile mounted flexible strip lighting adds a continuous ray of light along plinths and inside drawers to illuminate contents or under wall cabinets to brighten worktops”

inside drawers to illuminate contents or under wall cabinets to brighten worktops. LED strip lighting is also an ideal alternative to overhead lighting, eliminating the need for bulky lights and lamps that take up valuable room.

Creating an entertaining space

With both budget and luxury kitchens, it's important to design a multi-purpose space that serves for both preparing food and entertaining friends and family. Using layered lighting can highlight particular features in the kitchen and dining space, as well as differentiating between the two areas. Fixing dimmer switches is also an effective way of transforming the atmosphere of the kitchen and using warm or cool white lighting can create a relaxing, ambient mood.

Setting the right mood isn't just about clever lighting, music also has huge impact on changing the atmosphere of a room. Today's homeowners are looking to integrate the latest technology into their property, so look to incorporate music into the kitchen with speakers that can be placed on a worktop or mounted under a cabinet. Alternatively, by fitting a built-in Bluetooth audio system into the kitchen, music from a tablet or smartphone can be connected from anywhere in the room, giving all around sound that doesn't draw attention to itself. When designing a kitchen, think about the number of power sockets you'll need for appliances and where electric cooking utensils are likely to be used. It's also worth adding USB ports and powerdocks on kitchen islands.

Whether your kitchen project is about creating the right ambience through innovative lighting and electrical solutions, or incorporating stylish storage options to maximise room functionality, there is a solution to suit.

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Shaws of Darwen Classic Shaker



This 'made in England' Shaws of Darwen Classic Shaker 800, double bowl, fireclay ceramic sink suits the more contemporary styles of kitchen design. The beautiful, simply designed shaker features a dropped central dividing wall and both sinks have round overflows and standard 3½" wastes for either basket strainer or waste disposer. Visit Shaws of Darwen's website to view the company's complete range of sinks and taps.

01254 775111 www.shawsofdarwen.com

Enq. 181

Carron Phoenix Logica sinks aim



Carron Phoenix's Logica polished stainless steel inset sink range is designed to hit the spot for the contract market combining modern design, precision manufacturing, competitive pricing and built to last quality. The reversible Logica 100 and 150 models combine smart design with assured quality, backed by a lifetime guarantee. It offers the benefit of a higher spec, yet cost-effective alternative to the standard

monobloc sink products around bringing added value to a project. With a clean design and linear drainer pattern, it offers a distinct 'designer' feel, perfect for adding style and flair to a new build project.

01324 638321 www.carron.com

Enq. 183

Axiom® supports Made in Britain



Formica Group, manufacturer of the Axiom® range of worktops, is showing its continued dedication to British manufacturing by aligning itself to the relaunched Made in Britain campaign. Stephanie McFarlane, marketing coordinator UK, Ireland & Central

Europe at Formica Group, comments: "Axiom® by Formica Group first joined the Made in Britain campaign in September 2013. We manufacture in Newton Aycliffe, County Durham and we wanted our UK kitchen manufacturers to know that by choosing an Axiom® worktop, they will be able to offer a full British-made kitchen."

0191 259 3512 www.formica.com

Enq. 182

Wonderful woodgrain from KBB



The new Bellissimo Pisa handleless, matt woodgrain range offers an incredibly authentic, rustic timber finish with the grain fashionably horizontal. It is available exclusively from KBB Replacement Doors. There are five woodgrain colours: white;

bleached stone; beige; light walnut and grey drift. With 65 sizes plus panels and accessories, including a 300 x 300mm convex curve, the new range offers the flexibility to create bespoke kitchens in any situation.

0800 112 4973 www.kitchenbedroomdoors.com

Enq. 184

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Enq. 185

The smart sink for small spaces



Sinks, taps and accessories manufacturer Reginox has launched the Admiral 40, a stylish stainless steel sink that is ideal for installation where space is tight. Featuring modern styling combined with a number of accessories, the sink has a standard size bowl and a half drainer.

Featuring modern styling combined with a number of accessories, the sink has a standard size bowl and a half drainer and measures 615 x 490mm in total, with a bowl depth of 180mm. It is the perfect compact sink for the smaller kitchen or apartment where style and quality are high on the list of requirements. It is also suitable for use in utility rooms.

01260 280033 www.reginox.co.uk

Enq. 186

Clark-Drain launch drainage channel



Drainage product and access cover leader Clark-Drain has launched the CD 430, a new CE marked, block slot channel made from 100 per cent recycled polypropylene which is fully certified for block paving and for concrete. Clark-Drain believes that the CD 430 is essential to domestic

driveway applications because it offers a more robust and durable solution to the Class A15 block slot drainage channels often installed and answers the question over their suitability to manage the increasing loads of present-day cars and vans.

01733 765317 www.clark-drain.com

Enq. 187

Bracknell Roofing expand network



Following continued market success and increasing demand, national roofing contractor, **Bracknell Roofing** has expanded its nationwide network with the opening of a new branch in Colchester, Essex. Focused on meeting customer needs at a local level, the new branch is Bracknell Roofing's fourth to open in the South East and comes on the back of another recent opening in Bradford. Joining the nine existing branches across the country, the latest addition is testimony to Bracknell Roofing's

growing UK market presence as it seeks to support the renewed optimism and activity seen in the strengthening construction sector.

0870 562 6800 www.bracknellroofing.com

Enq. 188

CompetentRoofer member awarded



On 13 November, the 40th annual National Home Improvement Council (NHIC) awards took place in London. **CompetentRoofer**, the Competent Person Scheme for the self-certification of roof refurbishment

under the building regulations within England and Wales, has sponsored the awards for the second year and has used them as the ideal opportunity to recognise the work achieved by its members. This year the Merit Award for Services to Self-Assessment was awarded to Jackson Jackson & Sons, a roofing contractor based in Rochdale who was an early adopter of the scheme when it launched in 2011.

0207 448 3189 www.competentroofer.co.uk

Enq. 189

Box roof lights for communal space



Vintry Court is a development providing four storeys of residential homes within Bermondsey's London Bridge Quarter. In order to transform the flat roof space into a communal roof terrace, Alan Camp architects specified **Glazing Vision's** three wall

mounted box roof light, measuring over 4m wide and almost 2.5m in span, to make the most of the outdoor light and space. This amenity area has spectacular views of the skyline and has created a sense of inclusivity for all of the residents at Vintry Court. To read more about the case study or to book a CPD please visit glazingvision.co.uk/vintry

01379 353 741 www.glazingvision.co.uk

Enq. 190

Roof garden is 'highly commended'



The Morley Court Roof Garden project in Plymouth has been 'highly commended' in the Best Community Project category by judges of this year's Abercrombie Awards. **IKO PLC** was responsible for the design and installation of the new waterproofing system for the roof

garden, after the existing one failed. Following a survey by IKO's technical team, the recommended waterproofing solution included an IKO Systems Vapour Barrier and IKO Enertherm Alu Insulation to bring the roof up to the required standard of energy efficiency.

01257 488011 www.ikogroup.co.uk

Enq. 191

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Enq. 193

True to tradition



A new range of premium handmade clay tiles is due to launch from Marley Eternit at the beginning of 2015. Marley Eternit is bringing back traditional skills to provide a genuine handmade tile that architects are looking for in today's market. The new Canterbury tiles

will be available in three colours; Chailey (orange), Loxleigh (antique) and Burford (brown) with its own handmade fittings range. The tiles will be handmade by skilled craftsmen, using locally sourced Etruria Marl generally accepted to be the finest clay for strength and durability.

01283 722588 www.marleyeternit.co.uk/handmade Enq. 194

Cost saving luxury for Jubilee



Birchcastle Homes has specified Marley Eternit's Duo Edgemere slates for a select development of luxury homes in Wantage. The tiles were used to give a natural slate look to the roofs of the seven town houses at Jubilee

Gardens, while reducing cost and labour time. The Duo Edgemere gives the appearance of a smaller format slate with a mock bond down the centre of the tile combined with a broken bond laying technique. It has the same visual impact as format slate with the ease of installation and performance provided by standard interlocking tiles.

01283 722588 www.marleyeternit.co.uk Enq. 196

Canadian style in the UK



An innovative Canadian style home, built as a showcase by Cedar Tree Construction, is using Marley Eternit's Acme Grey Sandfaced clay plain tiles to replicate the style of the cedar shake roofs commonly seen in

Vancouver. Greg Jones, owner of Cedar Tree Construction who recently relocated back to Swansea after spending four years in Canada, explains: "I've worked with Marley Eternit on roofing projects before and they were able to provide me with technical support to help me find the perfect roof tile, not only by providing a range of samples but also by identifying projects that I could visit to see how the tiles would look..."

01283 722588 www.marleyeternit.co.uk Enq. 195

New product cuts roof clipping time



Time trials conducted on a housebuilder's development have proven that a new one piece clip and nail from Marley Eternit can save up to 30 per cent on roof clipping time. Marley Eternit has launched the new

SoloFix one piece clip and nail to help contractors get ready for the changes to the BS5534, Code of Practice for Slating and Tiling, announced at the end of August. SoloFix is a one piece clip and nail made from ZAl, which saves on clipping time and delivers a high strength, high performance solution which can be used for all UK exposures including corrosive marine environments.

01283 722588 www.marleyeternit.co.uk Enq. 197



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Enq. 199

Smooth anti-slip decking



Crest Nicholson's Ninety4 on the Estuary development is in the final phase. Each apartment has a private balcony or terrace, many of which have stunning views of the Bristol Channel and the Severn Bridge. JB CitiDeck® from John Brash was selected as a suitable hard landscaping material for the large open areas of decking, terraces and balconies. The decking solution had to be delivered within programmed times, be easy to clean and maintain, provide a high level of slip resistance and be aesthetically pleasing – JB CitiDeck® provides all this, as well as being supplied with full FSC or PEFC chain of custody and is guaranteed against rot and insect attack for 25 years.

01427 613858 www.johnbrash.co.uk

Enq. 200

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

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Ref: 27551

Sanctuary housing installs Aico smoke alarms in development...

Ref: 65724

Adverse weather: Preparation key for construction site safety success...

Ref: 80407

Stewart Milne Timber Systems appointed to LHC New Homes Framework...

Ref: 10185

Trade professionals hold the key to increased carbon monoxide safety...

Ref: 11551

Continued investment sees Bracknell Roofing expand...

Ref: 35082



Safe as houses with Kidde

Kidde customer Place Group UK is one of the first private landlords to be awarded the respected DASH Landlord Accreditation. All Place Group properties are protected by hard-wired Kidde smoke, heat and CO alarms with back-up power. The aim of DASH accreditation is to encourage and promote good property standards and management practices in the private rental sector and the City of Lincoln Council now endorses and promotes the scheme. The DASH Property Standard, which accredited landlords must adhere to, refers to the 'Housing Health and Safety Rating System' (HHSRS). This identifies both fire and carbon monoxide poisoning as primary risks and stresses the importance of fitting appropriate alarms – top of Place Group's list of priorities. Kidde's Firex range has been installed and every studio bedroom now has its own smoke and heat alarm. All kitchens and food preparation areas also have heat alarms.

01753 766392 www.smoke-alarms.co.uk

Enq. 201



SUMO STRONG

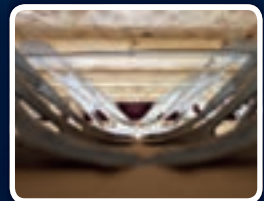
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