

March 2015

HbD

Housebuilder & Developer

Merchant Taylors' Court

A multi-million pound mixed use development in the up-and-coming borough of Lewisham

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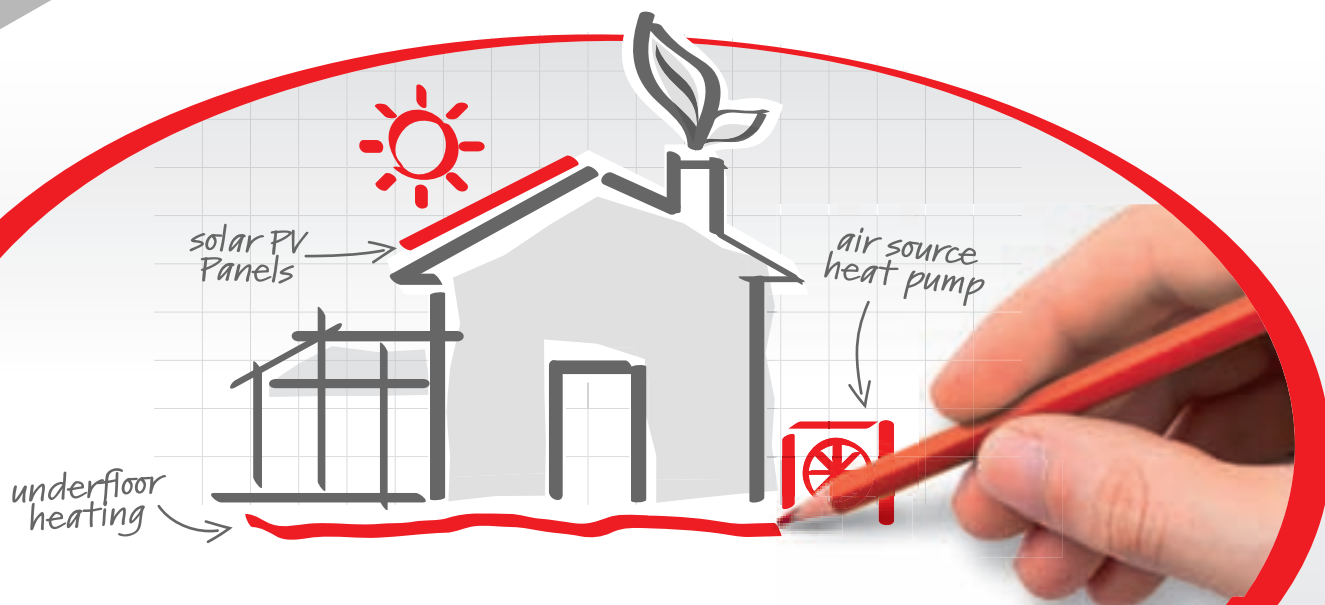
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Cover image of Merchant Taylors' Court
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Cointronic House,
Station Road,
Heathfield,
East Sussex TN21 8DF

Advertising &
administration
Tel: 01435 863500
Fax: 01435 863897
info@netmagmedia.eu
www.hbdonline.co.uk

Editorial features
Tel: 01435 863500
Fax: 01435 863897
lesley@netmagmedia.eu

Press Releases
editorial@netmagmedia.eu

Managing Director:
Simon Reed

Sales Director/Publisher:
Lesley Mayo

News Editor:
David Mote

Assistant Editor:
Gabrielle Vinyard

Editorial &
Production Assistants:
Shelley Collyer;
Roseanne Field

Senior Sales Executive:
Sheehan Moir-Edmonds

Display Sales:
Nathan Hunt

Sales Executives:
Suzanne Easter;
Kim Friend

Circulation/Reader
Enquiry Service:
Jane Spice

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Editor's letter



David Mote,
editor of
Housebuilder &
Developer

As Frank Sinatra once sang: 'It was a very good year.'

It would appear that 2014 certainly was, with major homebuilders almost queuing up to announce strong results for last year. What is also encouraging is that they all appear to think that 2015 will be an equally good year.

As the sun shines on an industry that is now providing even greater support to the growth of the UK economy it is pleasing to see homebuilders supporting local communities and encouraging young people to see property construction as a real career option.

The housing sector has always been a cornerstone of the UK's economy and with the support of government initiatives it is once more creating the homes, jobs and confidence our society really needs.

We just have to hope that after the election whoever is at the reins continues to appreciate how a strong homebuilding industry can help reinforce the country's continued economic growth.

STARTER HOME INITIATIVE

Re-elected government will extend Starter Homes initiative

In a pre election pledge to first-time buyers the Prime Minister said that the Conservatives plan to extend the Starter Homes initiative to 200,000 homes. Doubling the coalition government's original plan to build 100,000 homes for first-time buyers aged below 40, at 20 per cent below market price. This group of property purchasers can now register to buy a home under the scheme and according to government figures 31,000 already have.

In a speech made in Colchester the Prime Minister said: "We want to build a country that rewards those who work hard and do the right thing. This policy will work not least because property developers and the building industry are all coming out and saying that they will deliver it."

The Starter Homes are to still be built on brownfield land and will be exempt from section 106 charges and the Community Infrastructure Levy.

More controversially the Conservatives also want Starter Homes to be included in planning obligations for housebuilders.

However, the DCLG said that more than 30 home builders have said they would consider bringing forward land to develop, the new, discounted houses.

The Home Builders Federation Executive Chairman, Stewart Baseley said: "We welcome the commitment to build more affordable homes and builders will work with local authorities to identify such sites. Increasing flexibility with regards to the community benefit contributions new homes make should help bring more sites forwards."

News Bytes

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

Help to Buy equity loans avert a 5% drop...
Ref: 28846

'We shouldn't just support the young'...
Ref: 96815

It was a very good year

As homebuilders lined up to announce their end of year figures it soon became obvious that 2014 had been a very good year.

First came Bellway which reported that it had achieved further volume growth during the six months to 31 January 2015 against last year, seeing a 15.7 per cent increase in its housing completions to 3,754 homes.

Bellway's operating margin for the period ending 31 January 2015 is expected to "approach 20 per cent" compared to last year's 15.6 per cent.

Bellway's CEO, Ted Ayes announced that: "The group's strategy of delivering volume growth, with a strong focus on return on capital employed has resulted in a further significant rise in profitability."

Galliford Try then reported that its housebuilding arm, Linden Homes, had seen revenue climbing 5 per cent to £346.1 million during the six months to 31 December 2014 against the previous year, and profit from operations up 18 per cent to £52.1 million.

Galliford Try Executive Chairman, Greg Fitzgerald said: "We are very pleased with the group's strong performance in the six months to 31 December 2014 with our housebuilding and construction businesses both performing well, and are encouraged by the start we have made to the second half of the year."

Then came Bovis Homes, which had seen a "record year" of legal completions and a 69 per

cent increase in pre-tax profit to £133.5 million against 2013.

Reporting on its results for the year ending 31 December 2014, the group's total revenue climbed 46 per cent to £809.4 million. Bovis also said that it had achieved legal completions for 3,635 homes, a 29 per cent increase on 2013. Private legal completions rose 26 per cent to 2,931 homes.

Bovis CEO, David Ritchie said: "I am delighted to report excellent results for 2014. With a record number of homes delivered and stronger sales prices and profit margins, profit before tax has increased by 69 per cent. We have also achieved our return on capital employed target for 2014 and are confident in our ability to deliver a further improvement in return on capital employed in 2015."

Not to be left out Persimmon reported a strong performance for 2014, with its pre-tax profit rising 44 per cent to £475 million against 2013. Full year revenue climbed 23 per cent to £2.6 billion during the year ending 31 December 2014. Its legal completions for the year totalled 13,509, a 17 per cent improvement on 2013, at an average selling price of £190,533, up 5.3 per cent.

The volume builder's underlying operating margin also climbed from 16 per cent in 2013, to 18.4 per cent last year.

Persimmon's Chairman, Nicholas Wrigley said: "We have undertaken disciplined

investment to support sustainable growth in volume, increasing the number of completions by 17 per cent in the year, bringing the increase in the number of new Persimmon homes completed over the past two years to 36 per cent."

Last but by no means least housing leader Barratt joined the queue of happy home builders reporting half-year figures to the end of 2014, that showed that completions in the period were at the highest level for six years, up 12.5 per cent at 6,971. Site openings were also up, with nearly 100 new sites opened in the six-month period.

Barratt Group CEO, Mark Clare explained: "Since 2009 we have committed to invest over £4 billion in land for new housing and this is now paying off. Housing completions were up over 12 per cent during our first half and are running at the highest level for six years, supporting over 12,000 suppliers and subcontractor companies. Over the next six months we plan to open a further 90 sites that will deliver another 13,500 new homes over their lifetime."

Also, on another positive note Barratt said that it had experienced an easing of materials shortages, particularly of bricks and blocks, and the shortage of a skilled workforce moderating as labour had returned. However, like other housing leaders it also attributed increased profit and housebuilding numbers to better production management.

COMMUNITY FUND

Housebuilding careers encouraged by Coventry City Council

As Barratt Homes joined forces with Coventry City Council, to encourage work-related learning, local school children tried out bricklaying at a hands-on, Insight into Construction day at the City Wharf site in Coventry.

Organised by Coventry City Council's Work Related Learning Service in partnership with Barratt Homes North Midlands' division, the day helped demonstrate to students the skills involved in building a new home and encourage them to considering a career in construction.

Year eight and nine students from Foxford School & Community Art College, Ernesford Grange Community Academy and Whitley Academy spent a day at the development, meeting staff, learning about the construction industry and gaining practical, supervised experience of building walls and other construction work.

Coventry City Council's Cabinet Member for Business, Enterprise and Employment, Kevin Maton, said: "This event was a great chance for students to have hands-on experience and see the sorts of opportunities available in the construction industry, and we're thrilled that Barratt Homes were able to be involved in this event with us."

"Coventry City Council and our FE colleges like City College run several vocational courses across the city aimed at giving young people crucial training and opening the door to careers in various industries, including construction."

The students were also taught how to stay safe on a building site and shown around a completed show home by Barratt Homes staff.

Managing Director of Barratt Homes North Midlands, John Dillon, said: "We're always on the look-out for the homebuilders of the future, and we wanted to give local students a glimpse of

what it's like to work on a new homes development. We hope they learned a lot and will consider working in the industry once they leave school."

School children are shown how to lay bricks by Barratt Homes North Midlands' Managing Director John Dillon



EVENTS

National Homebuilding & Renovating and Home Improvement Show
26 - 29 March, Birmingham
www.homebuildingshow.co.uk

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

Housing Awards
21 April, London
www.cih.org/awards

Grand Designs Live
2 - 10 May, London
www.granddesignslive.com

RESI Awards
13 May, London
www.resiawards.com

May Design Series: Furniture, kbb, Lighting, Decor, DX
17 - 19 May, London
www.maydesignseries.com

Eco Technology Show
11 - 12 June, Brighton
www.ecotechnologyshow.co.uk

CIH Conference & Exhibition
23 - 25 June, Manchester
www.cihhousing.com

RESI Conference
17 - 18 September, Newport
www.resievent.com

100% Design
23 - 26 September, London
www.100percent.co.uk

London Homebuilding & Renovating and Home Improvement Show
25 - 27 September, London
www.homebuildingshow.co.uk

The Build Show
6 - 8 October, Birmingham
www.buildshow.co.uk

UK Construction Week
6 - 11 October, Birmingham
www.ukconstructionweek.com

Grand Designs Live
8 - 11 October, Birmingham
www.granddesignslive.com



Islington scheme achieves 12/12 Built for Life status

Developed by Igloo, an Aviva Investors fund, which invests in mixed-use real estate in partnership with the public sector and local communities, Four Hundred Caledonian Road has become the first development in London to achieve the full Outstanding 12/12 rating under the Building for Life 12 assessment criteria.

Building for Life 12 is a government backed, industry standard framework used by independent design experts to assess the quality of both private and shared amenity in planning applications and new developments. Ultimately, it seeks to create better places to live, which are attractive, functional and sustainable. Building for Life responds to the National Planning Policy Framework's aim of encouraging communities to engage with the planning of new homes by offering 12 criteria to measure the quality of a new development.

Formerly known as Building for Life, the system was upgraded in 2012 and only two other schemes in London have achieved Built for Life accreditation, which requires a minimum score of 9/12. Four Hundred Caledonian Road is the capital's first development to satisfy all 12 criteria. These include whether the scheme is made safe by putting windows in locations that will discourage crime, has charm and character, has access to leisure and public transport and provides a range of home tenures to meet the purchase power of a range of incomes.

Constructed on the site of disused buildings, next to Caledonian Road and Barnsbury Station, Four

Hundred Caledonian Road is designed by Brady Mallalieu Architects and is set around two courtyards. The scheme comprises of 23 contemporary low-energy apartments and a pair of townhouses, as well as three commercial studios. It also includes the careful restoration of a Victorian townhouse along with a retained historic stable block and new homes.

David Birkbeck, chief executive of Design for Homes, the co-author of Building for Life 12, explained: "There are plenty of tests, even regulations for the inside of homes but only Building for Life 12 focuses on the quality of place, whether a scheme has a distinct identity, is planned sustainably and will have long-term value for those who live there long after the shiny new kitchens date. Nothing at Four Hundred Caledonian Road has been compromised, a testament to the design which seeks to give something back to the neighbourhood and local community, in spite of obvious site constraints."

Igloo development director, John Long said: "Igloo has long strived to deliver schemes that reach for high standards of design and sustainability. It adds to the customer appeal of our developments and provides long-term value for our investors. It's key to our brand – but there has never been a way to empirically test how our schemes stack up in the wider marketplace. Building for Life 12 helps us, and our customers, judge between the quality of schemes, to compare apples with apples. It helps customers make informed choices before they make the biggest purchase of their lives."



Charles Church support government's self-build initiative

planning minister Nick Boles announcement that the government recognised self-build as an affordable way for people to create their perfect home.

Mr Boles' comments were the start of government's Right to Build initiative, which provides a £150million fund to help kick-start self-build across the country.

Charles Church North East deputy managing director, John Eynon, explained: "We believe there is a growing demand for people to build their own homes, not just as a cost-effective way of owning their own home but as a means of living in their dream home.

"Self-build can appeal to a wide cross-section of people including youngsters priced out of the first-time buyers' market, people wanting a family home that is not just perfect for toddlers but for teenagers as well, and couples wanting to retire to

the home of their dreams."

The development's self-build plots come in five different sizes with all the essential work carried out. This includes providing road access, foul and surface water drainage and utilities including water, gas, electricity and telecommunications.

John concluded: "People have the freedom to design and construct their own home, which can be up to three storeys high, while still working within a design framework. And while the framework encourages high quality architectural design and protects the visual amenity of the site, it won't inhibit their innovation and individuality.

"The 39 serviced self-build plots are the result of an inspiring initiative by Newcastle City Council. It seems we are leading the way up north when it comes to individuality and meeting people's desires to create the perfect home."

Charles Church North East is championing custom build and has allocated a quarter of its Newcastle Great Park development as self-build plots, which are being sold to buyers wanting to build their own home.

Last year Charles Church welcomed the then

TRAINING

Laying the foundations for site managers of the future

Redrow has re-launched its trainee site assistant programme, which now provides participants with formal qualifications and is the first scheme of its kind to be partnered with NHBC.

Redrow Homes HR Director, Karen Jones, explained: "This programme has been developed with our partners to provide site workers with the skills, knowledge and attributes to eventually supervise their own building sites. It's a springboard towards management, giving our most promising employees the opportunity to grow with our rapidly changing business and put down solid foundations for a successful career."

The first intake of 24 students has already started the programme and each student will work towards a BTEC Level 3 in Construction & the Built Environment, developed by South Staffordshire College, and a NVQ Level 3 in Contracting, developed alongside NHBC. Redrow has run similar schemes in the past but this is the first structured scheme to result in formal qualifications.

A range of candidates have been promoted onto the course which includes apprentices, labourers and forklift drivers.

The participants will combine their learning,

done on block release, with working on site at one of over 100 Redrow developments in England and Wales.

South Staffordshire College Apprenticeships Manager, John Renshaw, said: "As an organisation we work with lots of private and different public sector organisations to train and up-skill

their work forces but this is the first time we've created a course of this kind for an employee in the construction industry. Working with Redrow our aim is to provide the knowledge and professional qualifications site assistants need to do their job, as well as the skills to motivate a team and boost morale on site."



National conference supports Farrell Review

The Farrell Review, which was published last year, recommended that Design Review Panels be replaced by Place Review Panels. These Place Review panels would have representation from the core skill sets of planning, landscape, architecture, conservation and engineering, to reinforce the holistic approach that is necessary to retrofit towns and cities.

Following the successful launch of the review Sir Terry Farrell said: "I am delighted there is now industry-wide support for the concept of Place Review. In a country where 80 per cent of the built environment we will have in the year 2050 already exists, we must set about retrofitting our towns and cities with the public and private sectors working together rather than acting as adversaries.

"I hope that the positive momentum that has been generated since we published the Farrell Review continues. Planning needs to take a more

proactive approach, looking at the bigger picture creatively with the communities participating in this process rather than being 'consulted'."

At a recent conference, hosted by the NLA and supported by Farrells and the Design Network, leading figures from local and national government, property, planning and design concluded that the Design Review Panel concept should be reviewed and the issues framed in a different way.

Attendees heard from a number of leading figures, including Sir Terry Farrell, Sir Michael Lyons, author of The Lyons Housing Review, Richard Upton CEO of Cathedral Group and Deborah Lamb, Director at English Heritage. Professor Matthew Carmona also outlined the progress that has been made in establishing the Place Alliance, which is an industry-led body taking forward many of the recommendations in the Farrell Review.

In support of the conference Minister for

Sir Terry Farrell



Housing and Planning, Brandon Lewis said: "Good design is a key aspect of sustainable development and should contribute positively to making places better for people. We encourage local authorities to have local design review arrangements in place to help ensure high standards of design and welcome moves by industry to look at what more can be done to ensure this is as effective as possible."

SELF-FINISH

Shell homes for 'self-finishers'

Boutique developer and executive committee member of the National Association of Self-builders, Inhabit, hopes to be able to offer new homeowners 'self-finish' property shells. Supported by The Mayor of London's Custom Build Fund, which is providing the majority of the loan required to deliver the scheme, the unique homes have been designed to allow occupiers to finish their homes inside as they wish. This should make the homes better value, more sustainable and designed internally to meet the specific needs of their owner.

Currently at the public consultation and planning stage the Blenheim Grove project will be five terraced, custom-build shells on a site once occupied by five Victorian homes and only minutes from Peckham Rye station in London.

Designed by Poulson Middlehurst Architects the scheme borrows elements from local Georgian terraced houses but creates a modern facade with a series of bays and sunken terraces. Internally the homes embrace the award winning Solidspace split level design system, which provides living space ranging from 1,837 to 992 sq ft.

All homes have been designed with roof terraces, a study area and the two larger properties also have a private rear courtyard.

The buildings will be constructed to create a structurally secure and weather tight shell, which



will include internal floors, stairs and structural load bearing walls. The windows and external doors are also fitted, and the all homes will be sold with a structural warranty.

Purchasers will take over the property as a shell and then finish their home following their own internal design needs. The new homeowner can fit out their home to satisfy their bespoke specification at the speed their personal time and budget can support.

Inhabit Business Development Manager, Olivia Horner, explained: "By offering these options we believe buyers get better value than buying a Victorian house in the area, gutting and rebuilding it. Self-finish means they will pay less stamp duty, they won't have to pay any VAT on the finishing and they will live in a brand new home, which embraces cutting edge design and enjoys real thermal efficiency."

MAB COMMENTS

Starter Home Scheme

Commenting on the Starter Home scheme Andy Frankish, New Homes Director at Mortgage Advice Bureau (MAB), said: "Although still very much in its infancy, the Starter Home Scheme promises to be a popular option for first-time buyers. However, questions surrounding eligibility remain unanswered: it has not yet been revealed whether there will be additional restrictions on top of the 40 year age cap. Crucially, there has been no mention of maximum loan-to-values (LTVs): for this scheme to be successful or even to compete with Help to Buy, 95 per cent mortgage lending must be available.

"However, many lenders could be put off from offering this if they are not able to sell at full market value for five years, which is problematic in a repossession scenario. The general lack of lender and broker involvement in the early stages of this scheme could also prevent it from having a flying start: little is known about its mechanics so it may be a while before widespread lender support is obtained. Without a good lender mix, the scheme could quickly lose momentum, and if the sites are all brownfield developments surveys will need to be certain property will hold value."

To read the full comment, visit hbdonline.co.uk and enter the ref 62045.

Regenerating contaminated and redundant land into an award winning residential neighbourhood

A landlocked parcel of severely contaminated land, which has taken Shanly Homes over three decades to resolve, is now the setting of a significant regeneration project. Designed by PRP Architects, Boulter Meadow will become a community of 448 new homes, which include one, two and three-bedroom apartments and two, three and four-bedroom houses. With phase one now complete and fully occupied work on phase two is well underway.

Shanly Homes had long recognised the opportunities that the 15.6-acre site on Blackamoor Lane could bring to the local community and the wider regeneration of the Berkshire town of Maidenhead.

The site, which had been a gravel pit until the late 1940s, and then an unlicensed and uncontrolled tip for industrial waste from the 1950s to 1970s, was severely contaminated. However, its location within a residential area made it a strategic site for regeneration and it had been allocated for housing.

Shanly Homes acquired the site in the mid 1980s. However, while allocated for housing in the Local Plan it did not have an implementable planning permission as its severe contamination was recognised as a massive obstacle in making it a viable development opportunity.

Over the next three decades, Shanly Homes worked to address the concerns of the local community, who were fearful of the health risks that any disturbance of the contamination might create.

Consent to decontaminate the site was granted in May 2006 but only after an extensive public inquiry and an independent examination of every aspect of the decontamination scheme. This included extensive ongoing controls to guarantee the continued safety of local residents.

Community involvement

Both immediate and wider residential areas were kept fully informed throughout the project. These communication channels included:

- Pre-start meeting and workshops – local residents were invited to see and discuss plans, which helped to develop protocols and form the basis for communication between the residents and the build team throughout the project
- A dedicated website – set up with full

Continued overleaf..





information and with plans showing forthcoming remediation works

- Monthly newsletters – including plans and updates
- Monthly meetings and monitoring groups – supported liaison with the local council
- A visitor centre – manned by Shanly Homes, McArdle and RSK staff
- A 24-hour telephone helpline
- Public notice boards fixed to site hoarding

Remediation

From the beginning of the project, the close proximity of existing residential properties on three sides of the site ruled out the option of on-site remediation, due to the potential release of contaminants into the air.

After an extensive selection process, to determine the contractor best able to deliver the high standard of remediation required, McArdle was appointed. Their on-site presence also ensured communication with the Shanly Homes build team resulted in swift responses and decisions to be made when issues arose.

Rather than addressing the whole site at once and creating continual disturbance for local residents the site was phased and worked in a grid pattern as this limited the noise and disruption to specific areas.

Three types of waste were found on the site and removed:

- Hazardous waste including carcinogens - harmful to human health
- Stable non-reactive including fibrous or bonded asbestos

- Non-hazardous waste including household waste

By the end of the remedial process, 300,000 tonnes (150,000 cubic metres) of waste had been removed, equating to over 10,000 lorry movements. Traffic movements were also minimised with lorries taking away contaminated material and returning with clean materials to fill the void created.

Also, to support the remedial works and limit the impact on existing communities, a temporary bridge (approximately 100ft wide), which

removed the need for lorries to use the local road network for access to the A4, was constructed over the town's moor.

The excavation works

Cutting-edge real time air quality monitors were fitted around the site boundaries and mass spectrometers immediately alerted the site team if a reading approaching a critical level was detected. Once an area was excavated, at each 10 square metre point, the natural base was tested to ensure



it was clean.

This validation process was exhaustive as it involved both the base and the sides of each pit. The clean up criteria was agreed between the Environment Agency and RSK, with the results subsequently being signed off by the Environment Agency.

Well-planned layouts

Where there was once industrial rubbish there are now tree-lined roads. Buildings vary in height from two to five storeys, with the heights gradually increasing towards the centre of the development. This well planned layout encompasses two-storey homes along the boundaries that are shared with existing neighbourhoods and where existing residential neighbourhoods are absent apartment buildings form a perimeter feature.

Homes are designed with practical and well-planned internal layouts and have a high quality specification. The houses provide a number of different layouts to choose from with some enjoying living/dining rooms and separate kitchens. Others have a kitchen/dining/ family room on the ground floor with the living room on the first floor.

All facades support a traditional styling with light coloured brick and soft cream render, but also have contemporary twists with the

use of large expanses of glass on some of the apartment buildings.

To create both private and public green open space every house has a private garden and apartment buildings share landscaped communal gardens and have balconies or terraces.

Public spaces

There are many other pockets of green, open space throughout the development and residents of Boulters Meadow also benefit from a large

central area of public open space, which includes a children's play area. However, as the majority of the development is sited in a flood plain, the sunken central area has been designed with the ability to contain floodwater in an extreme flood event. This minimises and manages flood risk to the development's homes and the local area.

The development has already been highly commended in the Best Regeneration project category of the 2014 Housebuilder Awards and was awarded second place in the regeneration category of the RICS awards.

Project time line

- Mid 1980s – Shanly Homes acquired the site
- Early 2003 – Investigations to extent of contamination and examination of options for its removal and subsequent redevelopment
- August 2003 – Planning application submitted to remove contaminated waste and replace with clean materials
- May 2006 – Remediation application approved after public inquiry
- May 2007 – Planning application submitted for new homes
- October 2008 – Planning for new homes approved following extensive public consultations and Local Authority negotiations
- November 2010 – Remediation works begin
- February 2012 – Remediation works complete
- March 2012 – Work starts on site: new homes building programme start
- January 2013 – Phase one sold and phase two under construction
- 2017 – Construction due to complete

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FIRST-TIME BUYERS

First-time buyers given first step to a brand new home

Cherwell District Council are helping first-time buyers, who are happy to finish off their home, get a foot on the property ladder. By undertaking some of the final build work themselves, residents will receive a discount on their share of the new home's price.

Potential homeowners who are interested in finishing off their own homes can register an interest in one of the Council's award-winning Build! Projects.

Cherwell's lead member for housing, Cllr Debbie Pickford, explained: "The Build! project is all about turning redundant brownfield sites into affordable housing opportunities for our residents. We know buying a house can be expensive, especially for first-time buyers, so we want to make the dream of buying a home a reality again. By undertaking some of the work themselves, residents not only have the incentive of a cash discount but they get the added benefit of being able to finish and decorate their home to

their own individual tastes.

"Whether it's through shared ownership or outright sale, we have plenty of options available to help get that all important first foot on the property ladder. What's more, we offer training to help people complete their homes to a top standard, which will provide them with valuable DIY and home improvement skills for life."

Cherwell currently has renovation and new build projects taking place across the district, with the majority of homes available in Banbury and Bicester.

In Banbury, 16 homes will be built at the site of the Orchard Lodge Care Home next to Banbury Police Station. The homes will be a mixture of two and three-bedroom houses available on a shared ownership basis.

In Bicester, the first shells have already been completed at Newton Close where 21 two and three-bedroom homes are being marketed on a shared ownership basis.

At each of the developments homes will be completed to a shell standard, at which point the new owners can complete the work. The amount of work will vary at each site and will range from decoration and the installation of kitchens and bathrooms to finishing the entire unit's interior. This work could include completing internal walls and staircases to installing all of the heating, plumbing and electrics.

Everyone who is approved for a home will be offered the opportunity to undertake a training course with ACE Training in Kidlington, which will teach participants the skills they need to undertake the final works.

In recognition of their unique housing projects Cherwell's housing, regeneration and development team were presented with the award for the Best Council for Self/Custom Builders at the annual Build It awards in Swindon.



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Persimmon launches £750,000 community fund

Persimmon has launched a £750,000 community fund to support local groups and charities across the UK.

Persimmon Community Champions is a national programme where charities and groups can apply for funding up to £1,000 to match money they have already raised themselves.

Explaining that the community initiative is a

way of supporting people across every area in which the company works, Persimmon Group CEO Jeff Fairburn said: "This is an extremely proud day for the whole business. We have always supported charities but we have never come together with such a large pot of money. We hope that our funding of £750,000 can make a huge difference across every community.

"Every one of our businesses has two grants of up to £1,000 each to give away every month. That's £2,000 a month from 24 regional teams plus a further £2,000 from our PLC head office and Space4 timber frame business."

The company is calling on groups and charities to apply for funding, with the first grants being issued in March 2015.

News Bytes

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

New Home Quality Mark puts consumers at the heart of house building...

Ref: 17605

Homeowners suffering from energy price "rocket and feather effect"...

Ref: 69612

Housing developments on the rise, but more are still needed...

Ref: 37725

Unused public sector land will provide over 100,000 new homes...

Ref: 75162

More opportunities for construction sector to win public sector work...

Ref: 64603

Conservative Housing Plans Need to Focus on Small Builders, says FMB...

Ref: 53526

Contracts exchanged for next phase of housing at Castle Hill Ebbsfleet...

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Mortgage Advice Bureau comments on new Help to Buy equity loan...

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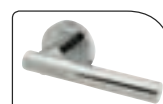
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COMMENT

Is it really good news on housing building activity?



Patrick Mooney of Mooney Thompson
Consulting comments

Celebrating the best housing starts and completion figures in recent years, government ministers warmly applauded the success of their efforts but ignored the fact we are still building only half of the new houses we need.

The good news was house building rose 10 per cent last year to reach its highest level since 2007. Official statistics showed 137,010 homes were started in 2014, a rise of 10 per cent on 2013, with 118,760 completed, a rise of 8 per cent. But these figures are 25 per cent below the levels reached in 2007.

The bad news was this remained well below the number of new homes widely-accepted as being necessary. The Barker Review found we need at least 245,000 new homes per year to meet demand and although it was published as long ago as 2004, its findings remain universally accepted.

Office for National Statistics figures also showed that English councils started building more homes than in any year since 1992, starting 2,560 in 2014, up from 1,080 the year before. This compensated for mixed news from other social landlords.

Housing association starts fell to 22,180 from 24,860 compared to 2013, but completions rose to 24,090 from 21,800. This increase is likely to have been driven by housing associations concentrating on finishing large developments funded under the 2011/15 programme before the March 2015 deadline.

Huge increase needed

The Chartered Institute of Housing (CIH) said the figures showed the need for 'a huge increase in momentum' to meet housing need.

Gavin Smart, interim chief executive at the CIH, said: "We need a huge increase in momentum if we are to have any hope of tackling our national housing crisis. In 2014, we built less than half the number of new homes we need to keep up with our growing population and help the millions of people who are being priced out of a decent home."

"We are still way short of building the number

of new homes the country needs," said Stewart Baseley, executive chairman at the Home Builders Federation. He said that despite the government's Help to Buy scheme, it was still too difficult for developers to get planning permission.

But a seemingly relaxed Brandon Lewis, (who combines the roles of planning and housing minister), said: "We inherited a broken housing market in which builders couldn't build, lenders wouldn't lend and buyers couldn't buy... The figures show we're on track and turning this around." Sorry Brandon but many of us do not agree with you, Messrs Smart and Baseley included.

However, Ian Duncan Smith outdid this comment for amazement value with his suggestion that council houses should be given free of charge (!) to tenants who wanted them and were in work.

Tough times for first time buyers

Meanwhile the NHF have produced some interesting conclusions by combining the latest housing statistics with other socio-economic and polling material to reveal the following:

- The average first-time buyer today needs a £30,000 deposit, almost 10 times the deposit required in the early 1980s;
- A first-time buyer has to borrow 3.4 times their annual income on average, compared to first time buyers in 1979 who needed to borrow just 1.7 times their income;
- Two thirds of first-time buyers receive financial help from their parents – a figure that has doubled in just five years;
- The average age of first time buyers is 29 but rises to 37 for those who are not receiving parental help;
- Almost 80 per cent of people in England think it's harder to own a home now than it was for their parents' generation;
- Eight out of 10 people polled didn't believe any of the main political parties would effectively deal with housing.

Presumably this proves that all of the government's policy tinkering and new initiatives is not sufficient to meet our needs. So what else can we do?

A personal manifesto

Looking toward the election in May, I have produced a personal manifesto for solving the housing market crisis. It goes something like this:

There is a huge amount of land suitable for new housing which is in the ownership of private housebuilders, but ear-marked for a staggered release over the next 10-15 years, to maximise company profits and shareholder dividends.

We need to force the quicker release of these sites whether that is through threatening compulsory purchase orders or incentivising the owners to start building on the sites, with financial rewards or a combination of the two.

Next we need to ensure we have the skilled labour and the capacity in the building materials sector to exploit this additional supply of land. At the moment we do not, so it is clear that the supply of both labour and material needs to be encouraged, funded and supported. (I think the House Builders Federation share this view, so it's not exactly radical!)

By employing more people and producing more bricks, windows, roof tiles, etc., we will be increasing economic activity and massively increasing tax receipts – which could of course be re-cycled into subsidising more support for additional social or affordable housing through councils and housing associations.

Far more use could also be made of off-site construction methods with houses in kits brought to site for assembly – as a quick boost to supply in those areas with the greatest need.

A rents cap

I would also bring in a cap on private sector rents which have been rocketing above inflation levels and now account for approx £8 billion a year, a massive part of the Housing Benefit bill. What on earth are private landlords doing with all of this money and is it all being declared to the tax-

Continued overleaf...

man? Money saved could also be used to fund more housebuilding.

But how does David Cameron propose reacting to this? Surprise, surprise, he is going to scrap the HB entitlement for unemployed 18-21 year olds. This will make life incredibly hard for young adults who are not living with their parents and it is no way to prepare for a happy and productive life, but it certainly presents them with huge challenges.

I don't know about you but I know I couldn't survive on £57 a week (all in) – the equivalent of a young adults' Job Seeker Allowance.

We should also scrap the "affordable rent" rules imposed on publicly supported new housing schemes by the HCA and DCLG, which required rents for new council and HA homes to be set at 80 per cent of private rented market rents. Why not allow social landlords to set their own rents?

Next we need to allow councils the financial freedoms to borrow against their assets and income streams to build more housing, whether on their own account or in partnership with others. For councils to collectively build fewer than 3,000 new homes last year is pretty lamentable.

There is an argument that the scrapping of the planning framework has encouraged more house building, but we have not seen the large regional sites being developed which straddle local

government boundaries. These need encouragement and would justify the rereturn of some regional planning.

We also need to reverse the ridiculous changes in Section 106 agreements which has seen developers successfully appeal against the requirement to provide social housing, as part of their consent to build private homes for sale.

Reform the regulator

Meanwhile the HCA's brief should be changed to ensure they focus on delivering the bigger development sites. This would include finding ways to unlock them, whether it's with planning skills, or bringing additional finance to the table, or simply bringing new players in to maximise housing skills.

Away from the world of development and just in time for the election, trying to prove to the next government that they are not morbidly defunct, the HCA has belatedly started taking more action on tenants concerns – but is it too little, too late?

I believe it is. As a regulator they have sadly failed tenants and the taxpayer. Although we have narrowly avoided the sort of market failure which hit the Dutch social housing sector, we have sailed very close to the wind. Can you imagine an English HA replicating Vestia's €2.7

billion losses on derivatives deals that went wrong? Sadly I can.

In each of the last two years, Dutch tenants have seen the biggest rent increases in the last 20 years while spending on repairs and maintenance has fallen.

It seems remarkable that only eight English HAs failed the HCA's latest value for money requirements for publishing meaningful self assessments. Remember last year's horror story when 15 HAs failed the test and a further 160 got a formal 'must do better' warning letter.

The co-regulatory model has not worked well – don't just take my word for this, it is the view of Moody's. And it's not rocket science is it? In what way would it be the case that Boards made up of volunteers or very part time experts can sign off compliance statements as accurate?

Other downgrades have mainly been issued for failing to ensure annual gas services have been completed – now remember this is to fulfil a landlords legal requirement, so it is not exactly onerous. The other high profile downgrade has been against Circle for problems with the delivery of responsive repairs to their tenants in London. Surely they are not an isolated case. They do show we need a proactive regulator who will help tenants and those who cannot take advantage of the historically low mortgage rates.

AFFORDABLE HOMES

More affordable homes coming to Hungerford

Work has got under way on a housing development that will bring 15 new affordable homes to Hungerford.

The new homes – 11 for affordable rent and four for shared ownership – are being built on the site of the former Fairfields sheltered housing scheme. They are scheduled to be completed in early 2016.

Sovereign's Regional Development Director, Roger Keeling said: "It's very pleasing to see construction beginning at Fairfields. We have a long-established presence in Hungerford and it's great that we have the opportunity to provide more much-needed affordable homes for the town."

Last month, Sovereign was granted planning permission to build another nine new homes for rent and shared ownership at the former Northview Heights older persons' scheme in Hungerford.

It has conducted public consultations about the two developments to ensure that the local community's views are taken into account.

Roger Keeling added: "We worked closely with West Berkshire Council to improve the provision of older persons' accommodation in

Hungerford. This has freed up land that we are now able to use to develop high-quality modern homes that will help to meet local housing needs, whether for affordable rent or for low-cost home ownership."

The homes at Fairfields and Northview Heights were no longer considered fit for purpose and many of their residents were moved in 2013 and early 2014 to Redwood House and Lindley Lodge, two new modern blocks of older persons' homes built by Sovereign

in Hungerford.

The homes being built at Fairfields include for affordable rent: four one-bedroom flats, two two-bedroom maisonettes and five two-bedroom houses. For shared ownership: two two-bedroom houses and two three-bedroom houses.

Funding for the new development includes around £420,000 in recycled capital grant, approved by the Homes and Communities Agency.





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New Home Quality Mark puts consumers at the heart of housebuilding

Leading building science centre BRE has introduced a national quality mark for new housing that will help transform the way consumers choose the homes they buy and rent.

Using a simple 5-star rating, the Home Quality Mark will give homebuyers and renters a clear indication of the quality and performance of a new home. It will illustrate the home's overall running costs at a time when average energy bills top £1,000. It will also demonstrate the home's environmental footprint, its resilience to flooding and overheating in a changing climate. Additionally the mark will evaluate the digital connectivity and performance of the home as the speed, reliability and connectivity of new technology becomes ever more critical.

Recent consumer research carried out by BRE supports the introduction of the Home Quality

Mark with 97 per cent of respondents in a survey saying they would welcome it. A number of leading housebuilders also support its introduction as it will provide them with a valuable independent quality mark they can use to highlight the innovative features of their homes and differentiate themselves in the marketplace at a time of rapid growth and change in the sector.

Chief Executive of BRE, Dr Peter Bonfield says: "It is our long term goal that the Home Quality Mark will become the de facto sign of a better home – something that homebuyers can rely on and use in their purchase decisions. It will also be used by housebuilders to demonstrate the quality and performance of the homes they deliver."

CALA Homes, one of the UK's top ten housebuilders plan to trial the mark. Its Chief Executive Alan Brown said: "Independent

benchmarking of new homes is hugely important. For CALA, it provides third party recognition of our commitment to consistently build high quality, sustainable homes. For homeowners, it offers a simple and reliable measure of the energy performance of the property they are buying. We look forward to working with BRE on the new Home Quality Mark."

BRE has many years of experience in developing and implementing standards for buildings and communities which are used in over 70 countries around the world.

Currently the mark is also being trialled by building products manufacturer Wienerberger on a new project called the E4 brick house which is under construction on the BRE Innovation Park in Watford.

RESTRUCTURE

Major housebuilder Countryside restructures to support growth

Brentwood-based housebuilder Countryside has announced that a restructure of its New Homes and Communities division is underway as a result of the recent and projected growth of the business. The division has grown significantly since it was set up in 2010 and its output is forecast to grow significantly in the next few years. During 2014 it added 18 new sites to its significant land bank with the potential to accommodate 2,300 new homes and 2015 is set to be a landmark year with the launch of Beaulieu in Chelmsford, Countryside's largest ever scheme.

Beaulieu will offer 3,600 high quality new homes, along with outstanding amenities, infrastructure and landscape. The first phase of new homes is expected to be released for sale this summer.

In order to support this growth, the division is being geographically split into three housebuilding regions – Central, East and South – as well as a Strategic Land operation.

Graham Cherry, chief executive of Countryside's New Homes and Communities division explained: "This is a very exciting time for the company as a whole and this restructure puts us in the best possible position to manage

the next period of our growth. We have a superb South East focused land bank in terms of its size, quality and planning status, an excellent forward sales position and a very sound financial base. With the quality and commitment of our people, this gives us a terrific platform for the future."

Of the newly created regions, the Central Region will cover the area north of the River Thames, excluding Essex, and will also be responsible for setting and safeguarding policies, systems and procedures across all of the division's

housebuilding operations. Tony Travers will become Managing Director of the Central Region. Iain McPherson joined Countryside in September as Managing Director of the Southern Region to expand operations south of the River Thames. Chris Bladon has also been appointed Managing Director of the Eastern Region which covers Essex, while the Strategic Land operation is led by Managing Director, Andrew Carrington.



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Croydon Council's 10 priorities on housing

The Croydon Council Cabinet is set to approve a report which outlines how housing is the council's top priority, and its importance in securing growth, creating jobs and places where people want to live and work.

Members also considered the launch of a development company, which will help kick-start the building of new homes.

As spelled out in the council's growth plan, which recognises the need for new homes, housing will play a key role in Croydon's regeneration.

The council's 10 commitments cover all aspects of housing, from building homes and improving council estates, to tackling anti-social behaviour and homelessness.

These include:

- Building more homes for local people
- Using planning powers to get the best out of the housing market
- Regenerating council estates
- Driving up standards for private tenants
- Tackling poor quality housing to improve health
- Supporting older and disabled people and helping them live independently; providing shelter to rough sleepers helping them get off the street
- Improving conditions for homeless families in temporary accommodation
- Ensuring people feel safe in the place they live
- Developing strong communities
- Setting up the People Gateway, which will integrate different council services providing a singular approach to managing homeless

The council's development company will act as a commercial arm to the council, to secure the delivery of new homes.

The company's structure will enable it to accelerate the delivery of new homes and respond to development opportunities as they arise.

Councillor Alison Butler, deputy leader and cabinet member for homes and regeneration, said: "Housing policy is not just about putting a roof over people's heads. It is about giving our children the best start in life, by tackling inequality and poverty, and by increasing life chances and improving health.

"Addressing the shortage of housing in Croydon is our biggest priority and this shows our real commitment to building and improving homes across the borough.

"The setting up of a development company will bring this forward and drive all of the developments in the borough, such as our council new build programme.

"This report sets out how we are going to produce new homes and make better places to live."

HOUSING DEVELOPMENTS

Housing developments on the rise, but more are still needed

The number of new homes built last year rose by 10 per cent, but Kent is still faced with a serious shortage of housing despite there being a number of 'oven ready' development sites with planning permission says Land and Property experts BTF Partnership.

According to the Department of Communities and Local Government, the number of homes being constructed in England rose by 10 per cent in 2014 to 137,000. To put that into perspective however, this is 25 per cent lower than house building levels for 2007 and, with an increasing demand for property, unless more is done soon the country is at a great risk of facing a housing shortage crisis.

In Kent alone, Government figures suggest that 8,519 new homes are required, yet with only 3,100 having been constructed last year, there is still a shortfall of 5,419. As demand for housing in the region pushes prices up, the average house price in the South East now costs around ten times the average yearly earnings at just under £300,000, so there is an ever-increasing lack of affordable housing.

William Hinckley, partner at BTF Partnership comments: "House building, especially in rural areas is often an emotive subject, and local

communities often strive to protect small villages and the surrounding countryside. Whilst there will always be demand for large, brand new greenfield sites, developers need to take note that there are many sites coming to the market and being sold across Kent with planning permission already secured for housing projects."

BTF Partnership has recently sold a residential development site in rural Selling, nr Faversham with planning permission for 14 two and three bedroom dwellings with gardens and garages.

William Hinckley continues: "We are currently in the midst of selling another site in Ospringe with planning permission for seven new properties arranged as a mix of one, two and three-bedroom units with courtyard parking. Whilst these may be small scale developments, they are on land which has become surplus to use and will help meet the need for affordable housing."

BTF is also managing the sale of Havelock, a 0.246 acre site located in a built up residential area in close proximity to Canterbury Christchurch University campus with potential for the development of housing or student accommodation.

MERIDIAN WATER

Forging ahead with Meridian Water

Experts are being sought to help the £1.5 billion Meridian Water mega development forge ahead.

Enfield Council is putting together a team to complete the next phase of the project which will create up to 8,420 new homes, 3,000 new jobs, better public transport links and infrastructure including schools, shops and a health centre in a waterfront Edmonton setting.

Enfield Council's Cabinet Member for Housing and Estate Regeneration, Cllr Ahmet Oyken, said: "The Council is currently putting together an expert team including architects and planners to drive the delivery of Meridian Water, and this work will guide the final shape of this exciting development.

"This is a fantastic scheme which will regenerate a key site in our borough and bring jobs and homes to the area which will in turn help to drive growth and prosperity in Enfield and beyond."

The architect's first task will be to prepare a Design Code which will set out the high quality of development. The Design Code will give residents and businesses in the area the chance to comment on the design quality of the scheme to make sure that Meridian Water fits in with existing communities.



Merchant Taylors' Court – 114 new homes for Lewisham

One Housing has acquired a number of buildings in the London Borough of Lewisham from the Merchant Taylors' and Christopher Boones Almshouse Charity, a major provider of charitable housing, to develop 114 new homes of private sale, retirement housing and affordable housing for rent.

The schemes, designed by PRP architects and

Fielden and Mawson, received planning permission to redevelop the existing outdated buildings to create 95 new homes and refurbish 19 of the existing grade II listed buildings. One Housing will deliver a number of retirement properties, some of which will be returned to the Merchant Taylors' Boones Charity for the benefit of their existing and future almshouse residents.

The scheme is due for completion in February 2018, and while the name of the development is yet to be finalised, what's definite is that One Housing has acquired a long lease.

One Housing redistributes the money it makes from private sale to fund new affordable homes and to create employment and training opportunities for their residents.

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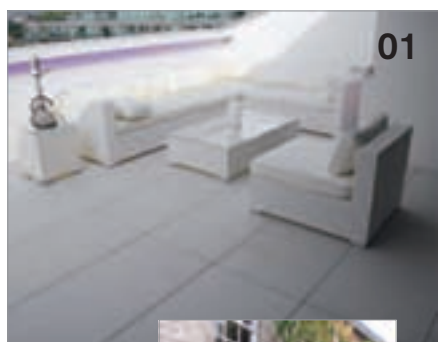



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Editor's Focus



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Levato Mono

01

Levato Mono Porcelain paver system is designed for fast, cost effective installation over most surfaces including: single ply membranes, roofing felt and other delicate waterproofing systems. The porcelain pavers are also available in larger formats, are highly abrasion and stain resistant, fire and frost proof and achieve R11 slip resistance – required for outdoor use. With all its features such as height adjustable and slope correcting supports, high load bearing and over 40 finishes available Levato Mono is the ideal system for balconies, roof terraces and piazzas.

Enq. 107

Osmo UK

02

Osmo UK's eco-friendly UV-Protection-Oil has been used to safeguard, restore and rejuvenate a Gothic Re-vival porch at an 18th century listed property in Cambridgeshire. Osmo UV-Protection-Oil is a satin-matt, clear finish designed for interior and exterior application. Based on natural oil, the finish does not crack, flake, peel or blister. It is moisture regulating and reduces swelling and shrinking of the wood. By integrating clear UV protection into an oil-based pigment-free finish, it ensures the natural appearance of the wood is maintained.

Enq. 108

Ironmongery Direct

03

The Eclipse Single Pocket Door Kit helps to save up to an impressive eight per cent of space in any room, making it the perfect space-saving solution for new properties that are short on space or storage. What's more, it offers a modern and elegant alternative to traditional hinge doors. The door system, which includes a top quality steel frame for single doors is quick and easy to assemble and install. The track is fully extractable allowing easy removal of the door without breaking into the wall when needed.

Enq. 109

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The Biodigester 'T' range caters for 6-42 people and larger Biodigesters are available for up to 2000 people. All Biodigesters are suitable for variable loading. The 'T' range Biodigester has been tested to EN12566 Pt 3 and has a CE Mark. Owners are impressed by the limited maintenance required, infrequent emptying intervals and the 'Odour Free' totally aerobic process. The Biodigester range is backed over 40 years experience and full details may be obtained from Burnham Environmental Services Ltd.

Enq. 110

Intergas

05

Intergas Heating manufactures a domestic high efficiency combination boiler unlike any other. Its intelligent design means there is no need for a diverter valve, valve motor, hot water plate heat exchanger, air vent or air pressure switch and, with fewer parts (there are only four moving parts and 12 components in total), there is less to go wrong. In fact its revolutionary two-in-one heat exchanger has never had a mechanical failure since its launch 18 years ago, making the Intergas range of boilers one of the most reliable on the market.

Enq. 111

Arada

06

Arada's Stratford Ecoboiler range provides a highly-efficient, economic and sustainable alternative to traditional heating systems, producing 50 per cent more heat to water than comparable stoves and raising water temperature far quicker than the average boiler stove. Handcrafted in Arada's purpose built factory in Devon, the Ecoboiler's large fire door glass, soft curved lines, discreet thermostatic control and three bar operating pressure, makes it the ultimate heating companion. Arada's new Stratford Ecoboiler Wood is now also available boasting an 11.8kW output.

Enq. 112



Derwent Living unveils 10 year plan for growth

forthcoming impact of Universal Credit, a more flexible approach seemed prudent.

"Derwent Living has created a less prescriptive, but far-reaching business plan. Above all, this plan is designed to be a 'living' document, to consolidate Derwent Living's strong financial position, and allow us to respond rapidly to changing economic and political conditions."

The 10 year plan takes into account welfare reform, income collection and lettings, the use of digital technology, customer retention, tenancy sustainment and value for money.

By diversifying its operations, developing new commercial subsidiaries and using surpluses from commercial operations, Derwent Living has developed more than 1,500 properties in the six-year period to 2013/4.

Peter added: "The wider impact of this development activity means that for every home delivered, around £70,000 is added to local economies, which is essential for regenerating communities by providing homes, jobs and services".

Derwent Living has also announced it intends to improve 150 homes to Derwent Living's Homes Plus Standard by 2017.

Housing associations like Derwent Living have been relying less on government funding over recent years. The company surpassed its own targets and built more than 300 new homes in 2014 by ploughing its own surpluses from commercial activity into the development of new affordable homes.

Peter believes that: "Much of our growth over the past six years has been due to the imagination and persistence of the Derwent Living executive team and its board, and is a reflection of our commitment to finding new ways to raise finance."

"Our new plan goes one step further in doing this, as we intend to use surplus generated by our

other commercial ventures to improve our existing housing stock and fund the building of much needed homes."

Although faced with challenging times over the last few years, the positive nature of the company's business plan is as a result of strong financial management and the company's approach to developing its affordable housing business alongside its commercial ventures.

One of Derwent Living's most successful ventures to date has been its facilities management subsidiary Derwent FM, which has been growing steadily over the past few years. Derwent Living has also linked with financial organisations in order to buy housing stock from other housing providers.

Peter said: "Derwent FM is a success story for Derwent Living and it has won contracts from central government, health authorities and the education sector in the last five years, with no signs of slowing down. This, combined with our other ventures puts us in a strong position."

"As an organisation our main priority is to our customers, both new and existing. We will continue to provide much needed housing when there is limited funding available, and we also recognise that we have to look at ways to improve the services we already carry out and the new plan highlights the areas we need to address. Through customer led reviews and a new performance management strategy, we pride ourselves on creating a culture where customers' priorities are the basis of performance."

Key themes in the Derwent Living business plan include: responding quickly and effectively to customers' repairs and complaints, increasingly using technology to provide a fast and efficient service to customers, and improving the turnaround times for empty properties to ensure they are full.

Derby-based housing association Derwent Living has announced it is to embark on an expansive building programme – delivering 600 much-needed affordable homes over the next three years.

The housing provider, which manages more than 25,000 homes across the UK, has unveiled its most advanced business plan to date, looking at activity right up to 2025.

Derwent Living's chief executive Peter McCormack has announced that the organisation has increased turnover during a six year period to 2013/14 from £31 million to more than £60 million and has raised customer satisfaction to over 90 per cent.

Derwent Living has defied the downturn and despite difficult economic times, the organisation's robust new business plan will see the company continue to grow well in to 2015 and beyond. Outlined in its ten-year plan, is the need to build 200 affordable homes for those most in need, every year for the next three years.

Peter McCormack said: "Previously, Derwent Living has created and followed business plans in three year cycles, but financial forecasting is becoming ever more uncertain. So in view of the fragile economic recovery and the probable

BRITISH PROPERTY FEDERATION

BPF sets out vision for £1 trillion property industry

The British Property Federation (BPF) has launched its General Election manifesto, setting out what the next government needs to do to "turbo boost" the £1 trillion real estate industry's contribution to the UK.

In its Manifesto 2015: A Vision for British Property, the BPF shows how a healthy real estate industry is vital to the UK's economic and social

infrastructure, working with communities to create places where people can live and work.

Designed as a guide to real estate for MPs, the manifesto sets out the ways in which Government can work with the sector to achieve its aspirations, from boosting economic growth, to regenerating high streets and meeting the housing challenge.

Recommendations include carrying out a full

review of the business rates system, reforming council tax in order to tax homes fairly, devolving powers to local leaders and encouraging local authorities to support a professional private rented sector.

To read the release in full, please visit www.hbdonline.co.uk and enter the reference number 67367.

CIH CONFERENCE

Senior Tory commentator criticises lack of ambition in housebuilding promises

By Patrick Mooney

The broken housing market should be declared a national emergency according to Tim Montgomerie, former Times columnist and leading Conservative party commentator and blogger.

Speaking at the Chartered Institute of Housing's South East conference in Brighton, Mr Montgomerie gave a grim and downbeat analysis of the housing market but told delegates that he thought Evan Davis, the BBC's Newsnight presenter, had already given us the solution.

He was referring to a suggestion that the government borrow £100 billion and spend half the sum on building new homes and the remainder on infrastructure like new roads, schools and doctors' surgeries.

The annual interest on the borrowing would be

£2 billion, much of which would be covered by higher tax receipts on the construction, sales receipts and rent payments.

Mr Montgomerie favoured building lots of homes in a few places, suggesting that eight or 10 new garden cities would be ideal and it would be easier to deliver this than small amounts of new housing in lots of different locations.

He said that green belt land needed to be freed up and urged politicians to have the courage to stand up to NIMBYs.

Delegates were told that the last Prime Minister who really understood the housing problem and how to solve it was Harold MacMillan. He famously kept in his office a running total of the number of homes built under his premiership.

"I'm not sure who is currently advising David

Cameron on housing, but whoever it is, they are getting it wrong," he said.

Mr Montgomerie was positive about the devolution of powers to the collection of local authorities in the Manchester area, but wondered aloud how more partnerships could be created.

The conference platform was shared with Gavin Smart, CIH interim chief executive and Ann Santry, chief executive of Sovereign Housing Association, who agreed with much of what Mr Montgomerie said.

According to Mr Montgomerie there are two types of politician: weather vanes (followers of public opinion) and pointers (who form public opinion). "Too many of them are weather vanes who are swayed too much by public opinion, from those who are already well-housed."

PLANNING APPROVAL

New homes for Cumnor Hill as HAB Housing secures planning approval

HAB Housing is delighted to have received planning approval from the Vale of White Horse District Council for a scheme of five new homes on Cumnor Hill in Oxford. Designed by John Pardey Architects, HAB's first development for the luxury housing market, the new homes will embody HAB's values of high quality architecture, public space and sustainability. Less than ten minutes from the city centre, the two storey houses will occupy a hillside suburban site surrounded by native woodland.

Each five-bedroom home is individually designed for its specific position on the hill. The homes are flexible so that each buyer can tailor it to suit their lifestyle, hobbies and family. Winter garden rooms and double garages with integrated workshop areas and multi-bike storage will feature across the scheme and each home can be adapted to suit buyers' desires as to living and sleeping arrangements; with different layouts for home working, guest accommodation, open plan living and flexibility in the number of bedrooms.

HAB's Communications and Sales Director

Simon McWhirter said: "This is fantastic news. Cumnor Hill is a beautiful setting minutes from Oxford City Centre and with the Cotswolds on

its doorstep. John Pardey Architects and Robert Bray Associates have combined with us to craft a really cracking scheme."



COMMENT



Response to new homes technology

The importance of smart home technology by
Richard Newlove at
Amina Technologies Ltd

I very much believe customer expectations of a new home is and will continue to follow the expectations they have of features found in a modern car, especially as reliable, compact and fully inclusive integration technology is offered to them in an ever increasingly affordable fashion. Very few people today would reject the idea of having electric windows, electronic management systems (which dramatically improves efficiency), bluetooth connected entertainment and communication systems, parking sensors, high technology keyless entry and security systems and Satellite Navigation systems in their car. In fact the lack of any of these features makes a car a lot less desirable and a lot harder to sell today.

This can also be seen in the desire that has existed for some time now in the housing market for properties with features such as underfloor heating, and more recently energy saving devices such as extremely high levels of insulation, PV energy generation and heat recovery systems. Such properties are relatively rare and very much demand a premium value and are quickly snapped up.

The consumer is fully aware of the cost of energy, both financially and from an environmental point of view, and that its expense is not only going to rise, but do so in an ever accelerating fashion. Therefore, just as the new car has to be more efficient, consumers will demand very efficient next homes.

In the same way a home equipped with a sophisticated alarm system, not just the type that wakes the neighbours, but that actually sends you video footage to your phone to allow to understand what's going on, is increasingly sensible. The very same electronics now allow the consumer to communicate with the home to control lights, temperature, blinds etc., all remotely from the smartphone.

We all appreciate the world is now forever digital where content is increasing being sourced from the 'Cloud' or kept on instantly accessible hard drives within the home. Homes that are wired throughout, distributing broadband to any room, allow high definition video and audio (including gaming and knowledge) streaming to be selected and played in any location.

Music streaming and reproduction in multiple areas of the home is now very easily possible without the need for wall mounted complex and costly control panels. A simple multi-channel amplifier in a central cupboard along with an internet connected hard disk source wirelessly controlled from a smart phone is all that is required to generate completely different audio streams to every room in the home.

Keeping the number of electronic components down to a simple minimum like this allows for easy and cost effective replacement when items break or become obsolescent. Infrastructure items such as wiring and loudspeakers should last the lifetime of the building. Conventional gridded

in-ceiling speakers may need replacing more frequently because of discolouration of the grille. They also tend to be more obvious and obtrusive, spoiling interior design criteria. The invention of plastered over fully invisible loudspeakers more than 12 years ago, means that these infrastructure audio sources no longer affect any interior design, now or however decoration is changed in the future, and they never need to be changed.

Aesthetics, design and stunning modern interiors are the other crucial area in driving the perception of property value and speed up sales. With technologies such as Invisible loudspeakers, wireless control of internet / hard disk sources and remote monitoring, the developer really can add all the functionality to a home while allowing the design team the freedom to create desirable properties for the future.

Should housebuilders be embracing technology more?

For the very reasons already discussed, these new simpler, all embracing technologies should indeed be taken up by the housebuilding community. Like the car market, this technology may never be attractive in the very entry level house market, but should be considered for executive homes, if for no other reason than to help drive consumers' desires to move up to them as they progress the housing ladder.

Just like car manufacturers, housing developers should in addition to energy conservation (which includes lighting control), now be working with manufacturers to establish standardised packages of infrastructure items (wiring, speakers, alarms sensors etc.) along with some of the new smart phone controlled, internet enabled audio and video distribution components together with remote security monitoring and control components.

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CHARITY

Barratt Homes West Scotland raises £18,000 for Shelter Scotland

The team at Barratt Homes West Scotland raised a whopping £18,679 for Shelter Scotland at its inaugural charity dinner last week.

The successful event for more than 300 contractors, suppliers and staff of the west Scotland division took place at the Grand Central Hotel in Glasgow.

From golf days and spa days to football hospitality and signed sports memorabilia, each of the top prizes on offer at auction received an enthusiastic response from the crowd, helping to push up the total raised throughout the evening. As well as an auction and prize raffle, former Scottish footballer and after-dinner speaker John Gahagan entertained the audience with tales from his playing days at Motherwell FC.

David Scott, Managing Director of Barratt Homes West Scotland, said: "I am overwhelmed by the level of support and generosity shown to us by our contractors, suppliers and staff in help-

ing us to reach this fantastic total for Shelter Scotland. The charity makes such an important difference to the lives of so many people in Scotland, and it's a cause which is very close to our hearts here at Barratt. Given the success of this year's event, I'm hopeful of repeating it again in 2016, and building our relationship with Shelter Scotland over the longer term."

Graeme Brown, Director of Shelter Scotland, said: "We are so grateful to Barratt Homes for their continued support. At a time when Scotland faces a national housing crisis, generosity like this enables us to offer vital services to those experiencing homelessness and housing problems.

"It costs just £10 to help a family or individual facing the tragedy of homelessness through our free national helpline. Every penny from every donation made to Shelter Scotland goes towards helping people in housing need in Scotland."

Each year, Shelter Scotland helps half a million



David Scott, Managing Director of Barratt Homes West Scotland addresses contractors, suppliers and staff at the charity event in Glasgow

people facing housing and homelessness difficulties by providing expert support services, online advice and a free national helpline.

RELOCATION

Landmark Estates relocates to new headquarters in Ringwood, Hampshire

Residential and commercial property developer, Landmark Estates has recently merged two offices to create one central headquarters in Ringwood, Hampshire.

Previously with offices in Brockenhurst and in Christchurch, Landmark Estates operates throughout the south of England and London and has made this move in order to be close to Bournemouth, Southampton and the New

Forest which are some of the company's target areas. The larger central office will create a central headquarters from which the company plans to expand its development area.

Ringwood also provides excellent access onto the A31, A338 and also easy rail links to London and other major transport hubs.

The move follows Landmark Estate's recent announcement that it has achieved planning

permission to regenerate the well-known and much loved Fordingbridge hospital into a collection of smart flats and houses. The hospital will provide 15 dwellings, including 11 flats and four single storey houses ranging from one to two bedrooms. All of the properties will be finished – to a high specification and include parking. Every residence will either have private outside space or access to communal gardens.

PLANNING

We must act to save the planning system

A leading campaigning group has warned that consistent deregulation and demoralisation of the planning system is putting the very fabric of our towns, cities and the countryside at risk.

In a pre-election manifesto 'Building the Future', the Town & Country Planning Association (TCPA) argues that there is a real

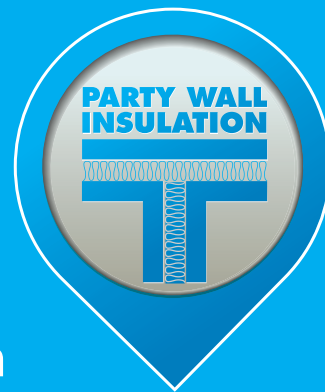
danger that the planning system, a vital national asset, essential to the maintenance and well-being of the country, will soon be lost.

The TCPA's position is simple: good planning makes better places. The manifesto calls for action in the first 100 days of a new government to restore the importance of planning as a key tool in delivering much needed new homes and

communities. This includes taking steps such as creating a new legally-defined purpose for planning based on sustainable development, the updating and effective deployment of New Towns legislation, and changing the National Planning Policy Framework to place social justice, equality and climate change at the heart of planning decisions.

SUPAFIL[®]

PARTY WALL



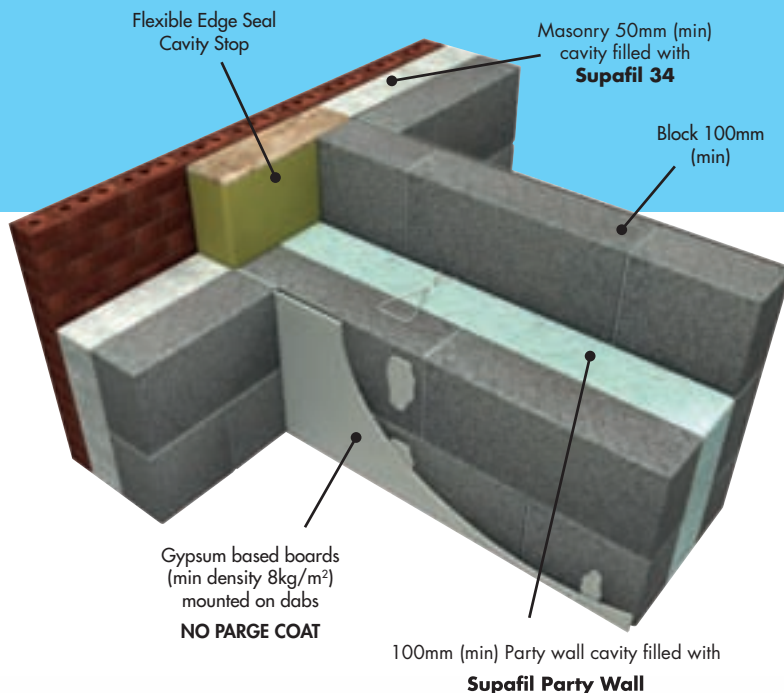
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<http://www.robustdetails.com/TheHandbook/RobustDetail/E-WM-28>



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BM TRADA outlines changes to testing



Changes to industry competency schemes for air tightness testing introduced in January will alter the way in which testers can demonstrate competence in the UK. It will make it easier for clients to select the appropriate testing firm for different types of project and improve how building control bodies and specifiers check that evidence is acceptable, says **BM TRADA**.

The ATTMA scheme, was established to meet new requirements introduced by DCLG which aim to improve standards in the quality of air tightness testing by ensuring the competence of the testers.

01494 569830 www.bmtrada.com

Enq. 115

The new Cullen brochure is here



ITW Construction Products (formerly ITW Industry) has published its new *Cullen Timber Engineered Connectors* brochure for 2015. Continuing its ITW "Product Line Simplification" strategy which was strongly evident in the previous issue, ITW CP has endeavoured to further streamline and enhance its comprehensive connector range, making

Cullen products even simpler to specify and pick. The Cullen brochure is supported with the introduction of QR code links to animations hosted on ITW Construction Products' YouTube channel.

01592 771132 www.itw-industry.co.uk

Enq. 116

Synseal nominated for award



Synseal has secured a nomination for the 2015 Business Excellence Awards in recognition of the company's operating performance and dynamic business growth achieved over the last two years. The prestigious annual Business Excellence Awards were launched in 2010 to celebrate excellence, innovation and performance across business communities

worldwide. The Business Excellence Awards seek to prove that in times of economic turmoil, good leadership can deliver the difference between surviving and thriving.

01623 443200 www.synseal.com

Enq. 117

TTA announces new technical seminar



The **Tile Association** will be holding new technical seminars from May 2015 to help professionals in the industry gain a deeper understanding of specialist areas of tiling. The seminars will be held at regular intervals at TTA headquarters, and are in partnership with CITB. The first event takes place on Wednesday 6 May, with a seminar on 'Tiling to Heated Floors' and

another on 'Tiling to Calcium Sulphate Screeds'. Places are strictly limited to 30 for each event and operate by advance booking. There's a small charge for the day covering administration, lunch and handouts.

support@tile.org.uk www.tiles.org.uk

Enq. 118

Howarth Timber's 175 celebrations



The **Howarth Timber Group** continues to celebrate its 175th anniversary in style with a dinner for the great and good of the British building industry. More than 200 guests, including suppliers, industry leaders and journalists, attended the dinner at the Manchester Marriott Victoria and Albert and were treated to a fantastic night of entertainment. Comedians Rod Woodward and Kevin Connolly delivered lively sets, while brothers Nicholas and Andrew Howarth both gave insightful speeches about the history of the company and what the future holds for it. In his speech, Nicholas was quick to praise Howarth Timber's suppliers and the role they play in the ongoing success of the business. He said: "We recognise the importance of having strong and mutually beneficial relationships with our suppliers. We value suppliers that enable us to offer good quality and ethical products to our customers, at competitive prices and with high levels of customer service." The evening also saw more than £5,500 raised for Howarth Timber's partner charity, Caudwell Children, through a silent raffle and generous donations from guests. This year sees Howarth Timber host a series of events designed to celebrate the company's landmark anniversary. For more information on what is lined up please visit the new, bespoke 175 website.

Enq. 119

Freefoam scheduling service delivers results



Freefoam Building Products report that its scheduling service is achieving real results for Freefoam customers. Over the last 12 months the service has generated an impressive 62 per cent of schedules resulting in orders. 2014 saw a new member of staff joining the team, Tish Redmond. Promoted from within Freefoam Tish manages the whole process providing an accurate product specification and quantity breakdown from drawings for all elements of the roofline product range including fascia, soffit, rainwater and cladding materials. With a 10 day turn round it's a service that an increasing number of customers are finding extremely valuable to their businesses. General Building Plastics, with branches throughout the Midlands, use the service. Alan Sutherland, managing director, explained: "We've submitted plans from various contractors and been very pleased with the results, winning 70 per cent of schedules. We get a quick turn round with a full breakdown emailed back to us with all the components itemised. Accurate specification means that our customers can be confident they are ordering exactly what they need, eliminating wastage and saving money. We are a growing business so the service saves us time and is helping to secure valuable new business."

01604 591110 www.freefoam.com

Enq. 120

Once thought never to be...

Sometimes a site appears so complex that one wonders if it is destined never to be developed at all. The 3, Church Road site in Ealing, tackled by Autor Architecture, would appear to be just such a proposition, reports Michael Willoughby



The creation of what is now 29 mixed private and affordable properties on a site of a former nursing home, had been refused by Ealing Council, who came up with no fewer than 48 separate objections and on two separate occasions. They disliked everything from design, overlooking, noise, access, parking, pollution and massing.

The proposed site has two different characteristics. The front portion occupies a prominent corner position on Church Road facing the three Churches: The Church of our Lady, St Mellitus Church and Hanwell Methodist Church in a linear, 300m stretch. The 20m wide and 100m long back part of the site stretches across the 31 rear gardens of Church Road and Balfour Avenue.

At the front, the site's complex constraints reduce the buildable area to a third. These include the front boundary that forms a non-continuous radius, a substation and five root protection zones that penetrate into the site by up to eight meters. Additionally, the neighbouring properties are two-storey and do not give any hint toward useful building lines or height references. At the rear, site constraints include overlooking, overshadowing, overbearing impact, noise, privacy, amenity space and site access.

All this made it a difficult proposition financially: the development had to be four storeys high to stack up. If that wasn't enough, during 2008, the financial crisis hit and the site sunk even further underwater. The developer was forced to sell the front proportion of the site to Thames Valley Housing Trust, with a subsection managed by Inquilab, a smaller housing association with less experience of developing in the borough.

Continued overleaf...



“Refused by Ealing Council, who came up with no fewer than 48 separate objections and on two separate occasions”



“The sites constraints in the context of the financial crisis made it a challenge to provide successful place making architecture at the financially necessary density level but without compromising the identity of the area,” says Autor MD, Frederic Paulus Akuffo.

It fell to him to maintain the profitability of the site while checking off each and every one of the objections. To gain approval, he says, “the applicant has to win 48 times; the council only once.”

The hearing took over eight hours and involved more than 15 residents from three different wards. Meanwhile, the client team brought eight different consultants to give evidence.

“It was the most difficult we have ever worked on since there was a requirement for maximum density, while the council and local residents

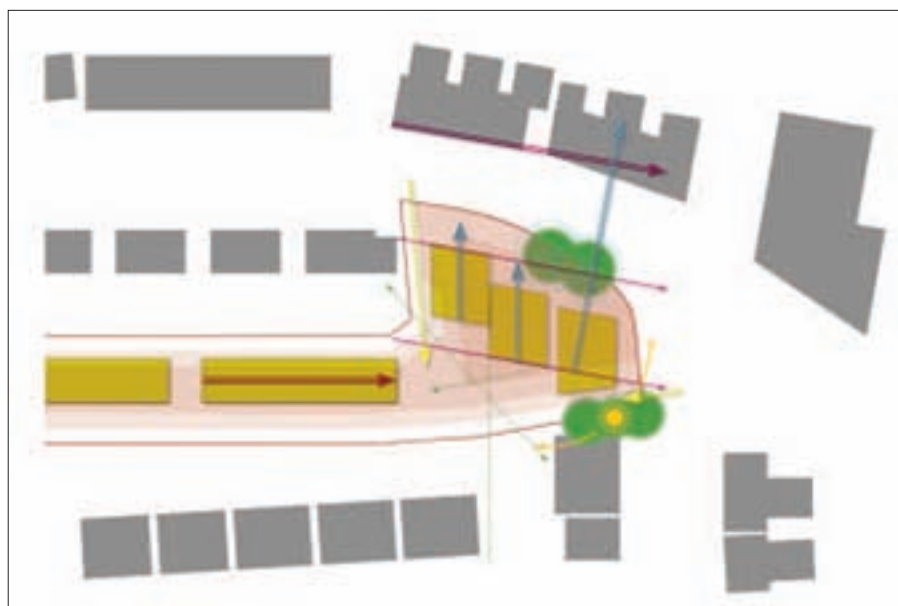
pressed very hard for non-overdevelopment.

When selling the front block to TVHA the scheme had to be further increased in size by about 10 per cent to comply with the new GLA space standards. The council used this Minor Material Amendment Application as a chance to condition the full material pallet in two consecutive committee meetings. The result was a high-quality development.

The process was “highly unusual,” says Akuffo. “The council not only requested high quality material samples of the brick and cladding elements, but also summoned 1:1 build samples of the balustrades, windows and louvres to the committee meeting.”

He says the housing association’s contractor tried to argue with the decision and the materials but was refused. In retrospect, the 48 reasons

“The council not only requested high quality material samples of the brick and cladding elements, but also summoned 1:1 build samples of the balustrades, windows and louvres to the committee meeting”





for refusal look suspiciously like an overwhelming desire on the part of the council not to have anything built. Indeed, the appeals inspector awarded the appellant to have parts of the appeal cost covered by the council for ‘unreasonable behaviour’.

That meant the real work on Autor’s behalf came in creating an overriding narrative to move the scheme through the planning system.

The story the architect told was of providing a link in a dense urban fabric dominated by two great “ways” – an ancient, and extant Roman High Street in Uxbridge Road – and an emerging new road in the form of Crossrail.

According to Autor’s view of the local area, the scheme at four floors – where three wards and their churches join – can establish a new axis within the existing urban fabric. As such, the

development is oriented with the three existing churches and acts as a bridge between the historic layers of the immediate area.

Finding a balance between the density requirements of the area involved the architects negotiating the building envelope through the principle of what they call ‘geometric design blueprints’ that can flexibly respond to the constraints matrix of the site while at the same time acting as an efficient construction grid on this complex site.

The design of the front block is based on three stepped squares linked to the scale of the neighbouring structures - and different on each elevation. So, in effect, the scheme uses height to link points in the area and stepped rhombi to respond to the site constraints. To the rear, the mews houses are set out on a multiple of seven degrees to rationalise construction elements, while maximising outlook levels but minimising overlooking. At the same time, the layout breaks down and gives rhythm to the 100m long elevations. *Continued overleaf...*

“The real work on Autor’s behalf came in creating an overriding narrative to move the scheme through the planning system”





Sinking the mews 1.5m below ground level allowed the kitchen windows at the front to be moved beneath eye level view of passing pedestrians. At the rear, the sunken help to reduce noise levels in relation to the 35 neighbouring properties.

The project's layout is a stepped single-aspect where a GLA definition is used – because the Agency defines a corner unit as dual-aspect, making it a winner here since the team could include more efficiency into the scheme.

To combat the potentially poor ventilation and bad outlook which is a peril of single aspect dwellings, the team worked hard to create sublime outdoor spaces. These are various spaces delineated as “retreats” in terms of amenity space within the site.

This is unusual because front gardens are not usually for amenities, but the presence of the two 15m high trees made for a restful area the team called “The Poet’s Garden.”

The back amenity, such as communal rear gardens shaded by the protected trees, and three roof terraces, step down towards the rear from four stories down to two stories. The front is monumental to be in line with the churches while the rear steps down to link itself in terms of greenery and volume with the smaller scale residential gardens.

The idea, says Akuffo, “is to pursue maximal density to facilitate a viable development while creating a design whose identity is integral to its neighbourhood.”

“We managed to turn the schemes’ taxing constraints into opportunities by using what we called a ‘Relationship matrix,” he continues. “Due to the onerous amount of constraints we looked not at the constraints in isolation but at their relation towards each other.”

At the front the huge Class A trees that on the one side reduce the buildable area can actually be used to shield and step the scheme linking it with the prevailing neighbourhood. Translating these relationships into building resulted in an architecture that is inherently generated from and linked to its place and community.

“The idea, is to pursue maximal density to facilitate a viable development while creating a design whose identity is integral to its neighbourhood”





Meanwhile, every apartment has a 1.5m GLA-compliant balcony enclosed so as to provide more shelter on the busy Church Road and limit overlooking onto neighbouring properties. These are enclosed in clad volumes with semi-pitched roofs which correspond with the sloped roofs of neighbouring properties. (The three projecting volumes correspond with the three churches in the area – linking the building to the architecture of the area.)

The cladding was another stand-out element – glass-fibre reinforced concrete called ‘Rieder – Öko Skin’ which gives a rough finish like stone. The methodology became known from its use on the South African World Cup Stadium. But

Church Road marked the first time that a timber patterned application had been used in on a development in this country.

The mews houses are built using a hybrid cross laminated timber (CLT) system, combined with a TGI timber cassette system. This system detailed with Autor who specialise in prefabrication is Pinewood’s first application in the UK minimising the construction cost compared to conventional CLT Systems and enabling an efficient, sustainable construction process on the constraint back-land element of the site.

Environmentally the scheme is up to Code 4 and includes solar panels and a decentralised heating system. Each flat has its own heat-

exchange unit. The property features aluminium double-glazing and is 10 per cent wheelchair accessible as befits its funding by the HCA.

Following a very difficult birth, Ealing Council was so happy with the scheme that they paid to have it submitted it for the New London Design Award 2014, after it was already short-listed for the Housing Design Award 2012.

In her committee report, Juliana Conde, the council’s urban design officer for the council dubbed it: “A high quality design that is a specific, well thought response to the numerous constraints of a very difficult site and succeeds in creating attractive buildings, that have a strong character.”



Project details

LPA: LB Ealing

Client: Leo Developments Ltd and Thames Valley Housing Trust (TVHT)

Site: 3 Church Road London W7 0BB

Scale: 20 Flats and 9 Mews Houses mix of private and affordable

Density: 69 units/ha - 225hbr/ha

Contract: £5.5 million

Status: On site

Contractor: Francis Construction Ltd (Front) and Leo Developments Ltd (Back)

Vent-Axia welcomes new research



Vent-Axia, a leader in low carbon ventilation, has welcomed new research which highlights issues with indoor air quality in UK homes. According to a new YouGov consumer survey, conducted on behalf of BEAMA, over half of respondents had experienced mould or condensation in their homes. Added to this, a new independent study by Prism &

Waverton Analytics, backs up this research showing that a large number of homes are experiencing, or are at risk of aggravated health problems due to poor indoor air quality.

0844 856 0590 www.vent-axia.com.

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FACTA appoints new chairman



Lee Henley of Steelway Brickhouse, was appointed Chairman of the Fabricated Access Covers Trade Association (FACTA) at its Annual General Meeting. FACTA represents the leading UK manufacturers and suppliers of fabricated access covers with a huge variety of applications both internal and external.

Fabricated covers can be made in a variety of materials and offer flexibility of design including bespoke designs, short production runs and single covers. Mr Henley anticipates the Association developing its position as the voice for the industry.

01827 52337 www.facta.org.uk

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'I'm a green warrior' project



Mitsubishi Electric has announced that it has become the official main partner for Wigan Warriors Community Foundation and a key partner of the Foundation's new I'm a Green Warrior project. I'm a Green Warrior is a ground breaking campaign to advance the growth of a greener community and a sustainable future in The three-year deal will not only see

Mitsubishi Electric become the Foundation's main partner, they will also sponsor the Foundation's innovative I'm a Green Warrior project. The partnership will help engage the community in the green agenda.

01707 282880 www.mitsubishielectric.co.uk

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NorDan wins again



NorDan, one of the UK's market leaders in high performance timber and alu clad timber windows has been awarded the annual "Large Supplier of the Year" for the second time from Crest Nicholson Regeneration. NorDan was shortlisted by buyers, commercial directors and production directors of the regeneration division of the multi award winning

company and chosen as winner by managing director Debbie Aplin. NorDan's regional director Paul Detain received the award from former rugby player Martin Bayfield at a prestigious charity dinner.

01452 883131 www.nordan.co.uk

Enq. 125

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Enq. 126

Vortice supplies flagship development



Liberty Place is a flagship development, comprising one and two bedroomed apartments. Vortice was approached to assist in the design and specification of energy efficient ventilation systems for this prestigious development and worked alongside Thomson Electrical to train their team in best practice for these heat recovery unit installations. Vortice runs

regular BPEC training courses aimed at installers. This investment in training and education has been incredibly effective in ensuring that installation teams have no problems on site when installing.

01283 492949 www.vortice.ltd.uk

Enq. 127

Vandersanden awarded ISO 14001



Belgian brick and pavers manufacturer, Vandersanden Group, has been awarded the ISO 14001 certification, the international environmental management standard. This certification is awarded to companies that regularly review their systems and products with the aim of reducing waste and pollution. All

Vandersanden plants have firmly rooted environmental awareness. The certificate is based on three areas: legislation and regulation compliance; management of environmental risks; and ongoing improvement of environmental performance.

+32 89 510 140 www.vandersandengroup.co.uk

Enq. 128

Trust in maturity



According to Housing Minister Brandon Lewis, firms that do not use new technology to speed up housebuilding risk being left behind. However, Durisol UK would argue that its well established construction system – which has been around for decades – is equally suitable for achieving a quicker build. With the Durisol system, the specially designed

blocks are simply placed on top of one another, with staggered verticals, and are then filled with concrete to create a rigid, well insulated, durable structure without the need for mortar joints or specialist bricklaying skills.

Enq. 129

Snickers' new Quilted Jacket



Whether you want fashion or functionality, check out Snickers Work Jackets. Famous for the outstanding functionality in its range of jackets, Snickers is now adding fashion to the unrivalled hallmarks of quality that are embedded throughout its range of modern working clothes. Snickers' jackets are ideal for professional tradesmen and

women who want everyday comfort and to dress smartly both in and out of work. The new Quilted Jacket is warm, cosy and made from a water repellent fabric lined with 'high-loft' lightweight padding for superior comfort and insulation in chilly and windy weather.

Enq. 130

Edenhall rebrands cast stone



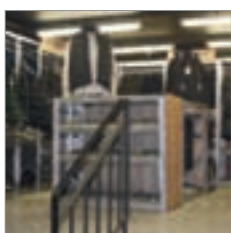
GreconUK is the new brand name for the architectural cast stone business of Edenhall. The rebrand aims to highlight the company's position as an architectural cast stone specialist, derived from over 60 years experience. Customers are now supported by a single coordinated team, with extensive product knowledge and experience that focuses on exceptional

customer service. Manufacturing expertise and flexibility are combined with a dedicated and highly skilled technical and estimating support team that manages the customer experience throughout a project.

0345 163 2213 www.greconuk.com

Enq. 131

Dickies Authorised Workwear Dealers



Dickies, the internationally renowned workwear brand, has launched a new project called Dickies Authorised Workwear Dealers, which has been rolled out to builders merchants. High Wycombe based retail shop Isaac Lord, has recently become one of the few selected stores to be a Dickies Authorised Workwear Dealer. Keith Robinson, retail

purchasing manager at Isaac Lord said: "We have been working with Dickies for over eight years and we were keen to adopt a new concept which really made Dickies stand out in our large store."

01761 419419 www.dickiesworkwear.com

Enq. 132

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Equality in housing... especially where windows and doors are concerned

Over a period of years there has been a perception that the types of windows and doors installed into the housebuilding and housing association sectors have been lesser products than those traditionally installed into private sector homes.

But is this true? We asked Howard Hirst, sales director for Liniar, for his thoughts

The range of products available and being installed by the housebuilding sector has brought a new equality to housing, especially where windows and doors are concerned.

So, is the perception of inequality an accurate one?

It probably was, but it is unlikely that this is the case anymore. Companies that have a significant presence in each of these sectors feel that there are now very few differences in the products being installed across all the different markets.

One of the main reasons for this is that all sectors now recognise that thermal efficiency is a key driver. Recent commentary by the Energy Bill Revolution campaign stated that, in their view, UK housing stock is only ahead of Estonia in its thermal efficiency and contribution to a reduction in national fuel poverty.

This is a very hard comment to justify. The basis of it is trying to lobby the next government to adopt a non-negotiable commitment to ensure that all housing stock in the UK is properly insulated in whichever form that takes.

This has been an on-going process for many years and has been a key driver in the development of building components generally, and of window and door systems in particular. It's one of the reasons why there is now so little variation in the products being installed by the housebuilder and developer sector against those installed into other markets.

Continued overleaf...

“The range of products available and being installed by the housebuilding sector has brought a new equality to housing, especially where windows and doors are concerned”



“Windows have changed so dramatically – from white and very rigid to now being a range of fully sculptured or, most recently, flush sash products to replicate a timber appearance. What’s more, they’re available in a variety of colours to suit every build design and specification”

Windows and doors play a major part in the thermal performance of the home. Modern window and door systems, with more internal chambers and with a reduced reliance on ‘cold’ steel reinforcing sections, mean that the sections themselves are more thermally efficient than ever before.

Add to this the cost effective and readily available range of high energy double or triple glazed units on the market and you find that energy performance and thermal efficiency have become watchwords for windows and door development. They are now a key criteria for the housebuilders and housing associations, as they are to the general private home owner.

There has been a change in the thinking of people buying new homes. Many people moving to new properties have had first generation replacement windows in their existing houses. They are less enthused about moving into homes with inferior products than those they already have to begin with, and now the seemingly national past-time of home makeover TV programmes and magazines has inspired a desire for a different kind of home, and something which the housebuilder and developer sectors have also had to take on board.

This has to be one in which – as well as being practical in terms of performance – the products installed offer them a new aesthetic appeal.

What they want are products that are pleasing



on the eye, modern in design and offer the home owner a sense of curb appeal – something which is every bit as important to them as it is to the housebuilder or developer.

Windows have changed so dramatically – from white and very rigid to now being a range of fully sculptured or, most recently, flush sash products to replicate a timber appearance. What’s more, they’re available in a variety of colours to suit every build design and specification.

New products such as bi-fold doors have become a massive part of design thinking and home-owner desire. For many years housebuilders majored on patio doors as a ‘living’ experience before moving to French doors as a preferred option.

But now it’s bi-folds all the way. Available as two-pane up to six-pane and more, bi-folding doors are a very popular product with home owners for this generation. No other product has captured the imagination in the way that they

have done or provide some of the benefits that they do.

Not only are they thermally efficient with their vast expanses of glass – those designed as bespoke bi-folding door systems offer a very pleasing aesthetic appearance and slim sightlines, coupled with the option of a myriad of colours.

They offer a living and lifestyle experience second to none, a chance to join the outdoors and the indoors together to fully complement modern thinking about how people want to live.

For housebuilders and developers this type of product has opened up the opportunity to install, into even the smallest development, a product type and specification that is the equal of what might be installed into the most luxurious designer home.

So is there still a disparity between the products installed into various market sectors? It would seem the answer is no – there is true equality in the home from a windows and doors perspective.

Enq. 135





1.0
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Reynaers at Home develops new Hi-Finity options

New variants of the latest product from Reynaers at Home – the Hi-Finity slim frame doors, are proving to be a popular choice for fabricators already this year.

There are now two options to buy the Hi-Finity system – either purchased as a system for fabricators to manufacture or already manufactured by Reynaers.

Thanks to an ultra slim design, Hi-Finity's stunning slim frame sliding doors have an impressive minimised visible interlock of just 35mm, to give maximised panoramic views, as well as offering the ultimate in contemporary design and cutting-edge performance.

The Hi-Finity sliding door has been cleverly designed so that the outer frame can be concealed behind the surrounding wall, making wall-to-wall and floor-to-ceiling glass a possibility in any home.

It is now also possible to have Hi-Finity doors perpendicular to each other on adjacent walls. They can either meet in the corner with two fixed panes of glass or with two opening door leaves

meeting at the corner without a fixed corner post. When both doors are open, the ceiling above appears to defy gravity, creating a stunning architectural feature.

The new variants of Hi-Finity aluminium doors are now available with double and triple glazing and ensure optimum performance, safety, and comfort. The triple glazing system has achieved the Minergie® sustainability label – a quality indicator for high insulation systems.

Head of Marketing at Reynaers Hugh Moss said: "We've seen an uplift in enquiries since these new features were launched.

"Our corner solutions mean that fabricators can provide a wall of glass to let panoramic views flood into homes and the unique design of the multi-wheel carriages means that even the heaviest of these doors will glide open and closed with minimal effort."

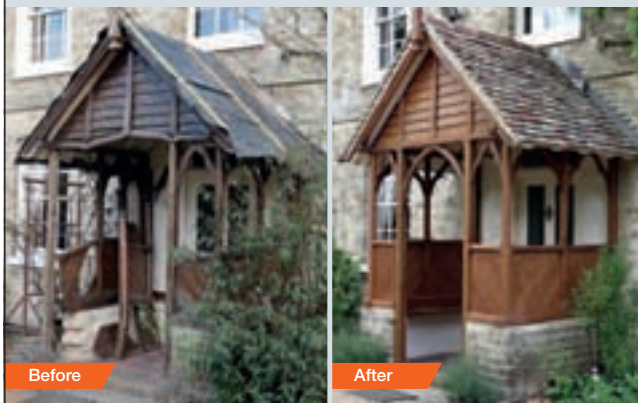
Reynaers at Home is a premium brand dedicated to offering the very best architectural glazing products. For more information visit the company's website.

Enq. 140



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Enq. 142

Pocket door systems



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JB Kind Doors now supply pocket framing systems to suit their wide range of contemporary and classic door designs.

Easy to install, JB Kind's rigid framing system is fitted in half the time of other brands and is available for single and double door situations. For more information on JB Kind's products, please visit the company's website.

01283 554197 www.jbkind.com

Enq. 143

VBH offers new locking stable doors



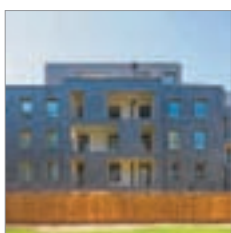
The MACO C-TS Stable Door Lock system is the latest addition to the C-TS 'combined' door lock range available from hardware specialist **VBH**. The lock has a true stable door function, offering the choice of opening just the top door or opening both leaves together as one unit. Achieved through a steel vertical coupling shootbolt. This connects the two halves

together when the top door is opened. The shootbolt is available in two lengths to ensure it is long enough to pass from the lower door, through the transom, and into the top door.

01634 263300 www.vbhgb.com

Enq. 144

bptw partnership specifies AluK



AluK window and door systems have been specified for the regeneration of Shakespeare House, London. bptw partnership reconfigured the existing housing block, installing additional windows to increase the amount of natural light and completely insulating the building to improve thermal efficiency.

For the refurbishment project the practice installed the 58BW window system as well as the 58BD and GT55 NI door systems on all the existing and proposed new elevations from ground to fifth floor level.

01633 810440 www.aluk.co.uk

Enq. 145

Sheerframe 8000 boasts 8-chambers



Sheerframe 8000 from **Synseal**, now offers a new 8-chambered mainframe option designed to provide an array of benefits. Available in popular contour styling, the new 8-chambered mainframe is slim in appearance with a large face to complement the intermediate and the large frame. When used in combination with a 5-chambered sash fitted with an

expanded PVC foam Thermlock frame reinforcement and Argon gas-filled triple glazing, the 8-chambered mainframe window specification will comfortably deliver "zero carbon" thermal performance.

01623 443200 www.synseal.com

Enq. 146

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Improved performance for SynerJy



Synseal's ongoing investment in new extruded profile tooling means that the company's popular SynerJy PVC-U system can now provide a tilt and turn window solution with reduced sightlines and greatly improved thermal performance. In addition to the multi-chambered outer frame which has a slimline height of just 60mm, the 4T1 transom and 4T11 tilt

and turn sash can now be used with PT11 and a new PT111 plastic thermal reinforcement profiles to give a combined intermediate sash-to-fixed light sightline of just 122mm.

01623 443200 www.synseal.com

Enq. 149

Synseal publishes new catalogue



Synseal has published a 2nd edition of its Hardware catalogue, which now features the exclusive Performance range of window and door handles. Optimised to match the company's popular PVC-U window and door systems, the Hardware range has been put together to strengthen Synseal's supply chain and provide support for professional fabrication and

installation. The new easy-to-use catalogue details a comprehensive range of branded components in four sections: window hardware, door hardware, patio door hardware and hardware accessories.

01623 443200 www.synseal.com

Enq. 150

Glasstastic service from Apeer



Orders for Apeer's bespoke glass artwork are booming. The company, which has its own in-house glass studio, says the improving economy along with growing awareness of the service have resulted in a surge of orders. Apeer is one of the few UK-based door manufacturers that hand crafts its glazing designs and offers a bespoke glass design service. Already

ahead of the field in its almost unlimited colours and leading edge construction, Apeer's reputation for decorative glass panels provides retailers with yet another point of difference for their customers.

0282 563 2200 www.appeer.co.uk

Enq. 151

Mapetherm provides eco-solution



A Mapei External Wall Insulation and protection system – the Mapetherm System – has been installed throughout an eco-funded refurbishment project in Berwick-upon-Tweed, on the Scottish Borders. The system provided a fast, cost effective method of improving the existing thermal performance of the properties, whilst enabling the occupants to remain in

their own homes at all times. The Mapetherm System not only offers protective benefits to the structure, but gives the whole estate a fresh, modern, low maintenance decorative finish coat.

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Enq. 152

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Enq. 153

New stove size estimator app



Want a wood burning stove in your room but not sure what kW size stove you require? The new Stoveright App from **Charlton & Jenrick** can help. The free app will calculate your room's heat requirement before choosing the ideal size of Fireline or Purevision stove. Peter Mintoft, director and chief designer comments: "The question we most

commonly get asked is what size stove do I require for my room? This app was designed to make it an easy process for anyone considering purchasing a wood burning stove." More details can be found on the website at www.charltonandjenrick.co.uk.

Enq. 154



FirePower Heating woodburning stoves

Woodfire woodburning stoves from **FirePower Heating** have always been known for their high efficiencies and stylish looks. Their new Technical range now includes everything from contemporary freestanding boiler stoves to a wide range of inserts that give that wonderful 'window of fire' look.

However the new models that have really been turning heads are the double sided boiler inserts. Designed to be installed between two rooms, or as a central feature in an open-plan space, they bring the warmth and cosiness of a real fire to both areas at the same time as running the central heating and doing the domestic hot water. For more information visit the website.

0844 332 0155 www.FirepowerHeating.co.uk

Enq. 155

News Bytes

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

Little movement in home insurance premiums: AA index...

Ref: 70630

Capital Fires established for over 20 years...

Ref: 36705

A third of construction workers haven't felt financially stable...

Ref: 19205

Specflue woodburners secure DEFRA approval...

Ref: 39494

Government plans to exclude millions from flood insurance...

Ref: 10302

Arada's Stratford Ecoboiler range...

Ref: 76901



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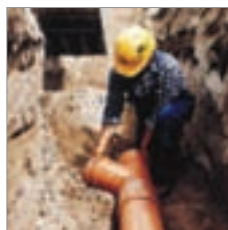


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Enq. 159

'Appy days



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support you. Offering you a wide range of support including: product information; application know-how; easy sizing and selection, a pump selection guide; trouble-shooting options and service videos.

01525 850000 www.grundfos.co.uk

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Enq. 161

A multi-dwelling heating solution



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effective and economic solution to overcome the difficulties posed by multi-dwelling properties seeking instantaneous heating and hot water, whilst eliminating the need for a gas supply, flue or hot water cylinders.

01454 311012 www.giacomini.co.uk

Enq. 162

Johnson & Starley five year guarantee



Johnson & Starley is now offering a free five year parts and labour guarantee on their QuanTec HR28C combi boiler with Integral Passive Flue Gas Heat Recovery. The QuanTec HR28C has been hugely popular thanks to its ultra-high efficiency, reliability and ease of installation, and also due to it being the only boiler on the market that includes the Passive Flue Gas

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Enq. 163

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Enq. 164



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Enq. 165

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HISTORY - Over 40 years in the making - that's why all boiling water taps are not the same

When engineer Henri Peteri was working on the development of instant soup in the late 1960s for an international food company, he realised that soup would never be 'instant' without boiling water on tap. From that moment on he was captivated by this idea. He left the company he was working for and started developing an appliance that would dispense boiling water instantly. Quooker was born.

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Extensive multi-platform marketing is creating significant consumer demand and Quooker's impactful advertising campaigns engage with consumers across television, print and online media. The UK has over 75,000 Quooker users some of whom you will see on Television in shows such as Masterchef, Saturday Kitchen and Great British Bake Off to name but a few. That's why all boiling water taps are not the same.

KITCHEN SHOWROOM LINE ONLY - Fusion is not available via any online appliance sites

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

Contact us to find out more on the Quooker FUSION.

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sink is available throughout the UK.

Visit the company's website to view its complete range of sinks, taps and accessories.

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Enq. 167

Abode Estimo



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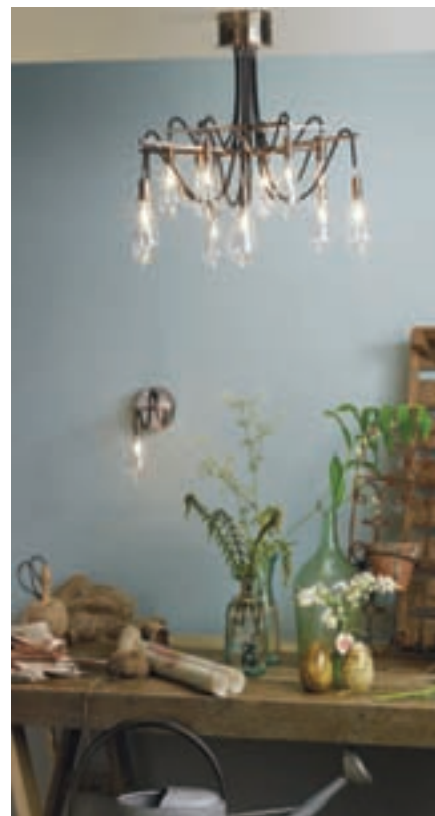
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Enq. 170

Lighting the way to energy savings

What does the future hold for lighting? According to recent changes to the Code for Sustainable homes, new dwellings must now adhere to strict new regulations regarding lighting in order to meet government targets to reduce damaging CO₂ emissions.

Lighting expert Amanda Speight of JG Harrison & Sons Ltd discusses the different options available to address the environmental regulations and also shares her top tips on choosing lighting when developing properties



The Code for Sustainable Homes (CSH) continues to test property developers as ambitious UK targets ensure that building regulations see energy and CO₂ emissions reduced more than ever.

Specifically, lighting is a high contributor to dwelling emissions and traditionally, lighting accounts for around 15 per cent of the energy bill in most homes, and around 25 per cent in commercial buildings. This is because in standard light bulbs (or incandescent bulbs), only 10 per cent of the electrical energy is converted to light; 90 per cent is wasted as heat.

According to current building regulations, 75pc of the lights in a new build must now be energy efficient to tackle the issue of

energy consumption and consequent carbon dioxide emissions

This means that light fittings must produce a total of at least 400 lumens, have a minimum efficacy of 45 lumens per watt and be over five circuit watts. Fittings under five watts are excluded from the overall count, so too is any exterior lighting.

In order to adhere to these environmental regulations and ensure low emissions, avoid energy guzzling traditional incandescent options. Traditional fluorescent and compact fluorescent lamps (CFLs) are low energy but with traces of mercury and harsh lighting, LEDs are the better choice.

Light Emitting Diodes (LED)

LEDs are small, solid light bulbs that are lit by the movement of electrons in a solid semi-conductor material as electricity is passed through it. They are also known as 'solid state lighting', because they use a solid material, as opposed to gas (CFL) or filament (incandescent).

LEDs are extremely energy efficient, lasting over 100 times longer than incandescent bulbs, and up to 10 times longer than CFLs. They have low heat generation, low power requirements, and are highly durable because there is no filament or tube to break.

Thankfully, LEDs are shedding their reputation for being too bright and ugly to fit into a home's décor and today there is rarely a case where you can't get an LED alternative to an incandescent.

While they are more expensive than CFLs, the price of LED technology is rapidly dropping, and combined with their energy savings over their lifetime, their cost is soon recouped, sometimes in as little as 24 months.



"In standard light bulbs, only 10 per cent of the electrical energy is converted to light; 90 per cent is wasted as heat"



Speak to a reputable supplier for the latest technology advances – some LED filament bulbs that are now available provide a traditional look and feel, while delivering high quality light and distribution patterns; both important considerations for both commercial and residential decorative applications.

Top tips

To ensure that you choose the most appropriate, low energy lighting when developing properties, consider these top tips:

- Plan each room's lighting accordingly: Make sure to have a plan and gain an understanding of the use of each room and what time of the day the room will be most used. The living room is used as an area to socialise, entertain and relax in. Current trends have seen traditional living rooms move from having a central pendant to more downlights, floor and table lamps.
- Get your ambient light right: the most basic of illumination is ambient lighting that imitates the effects of natural light. Softer than harsh halogen lighting, ambient lamps and wall lights are used to create a calming effect within a room and are usually used within living and dining rooms as well as the bedroom where soft focus light for relaxation is required.
- Enhance your accent lighting: Putting character features in the dwelling is great but don't stop there. Make sure to add drama and emphasise particular features and draw attention to them through lighting, for example, by positioning spotlights to light up ceiling coving, alcoves or an elaborate chandelier for a large space which requires grandeur.
- Consider natural lighting: The most sustainable lighting is natural daylight and careful architectural design is required to maximise natural light in a building while maintaining indoor temperature regulation and reducing direct light glare. The orientation of the house and each room will dictate where the most light enters and strategically placed windows, skylights, light shafts, atriums and translucent panels will work with other building components to ensure that light is reflected evenly throughout internal spaces.
- Compliance and regulations: choosing the right, low energy lighting is key to getting the balance right between aesthetics and adhering to the strict CSH. Make sure to find a wholesaler who offers a good selection of products that fit the bill, visit a showroom and see the lights in action before purchasing.

Enq. 171

“Some LED filament bulbs that are now available provide a traditional look and feel”





Planning for the future of electric vehicles

Nathan Black at Rolec EV, one of Europe's leading designers, manufacturers and suppliers of EV charging points and accessories, reminds the UK housebuilding industry of the benefits of catering for drivers of electric (EV) and plug-in hybrid (PHEV) vehicles, after the UK experienced dramatic increases in sales of EVs throughout 2014 – matching a global pattern...

There are many obvious benefits for including EV charging points in new constructions to cater for an ever-growing numbers of EV drivers.

Having been actively involved in the EV industry for over five years, it is only really in the last two years that we have seen a huge increase in our EV product sales. Part of this industry growth is no doubt as a result of almost every leading car manufacturer around the world introducing new EV and PHEV models to their ranges.

Closer to home in the UK, the EV industry here is exhibiting a massive boom too. We are now able to see that 2014's UK sales figures quadrupled on the previous year's figures – and this monumental increase in EV sales is forecast to continue at an increasingly rapid rate.

In fact, 2015's sales figures are predicted to again quadruple on 2014's figures.

The types of electric vehicles available, and the range they can travel before needing a charge, are also constantly growing. Electric 4x4s are one example of the capabilities EVs can now offer and even the sporting world has experienced the high levels of performance available via Formula E.

“The massive growth of EVs is well illustrated by the fact figures show within the next four years there will be 3.5 million EVs on the world's roads”

The government is investing heavily too – £500 million has already been put into the EV industry in the UK and another £500 million has been pledged from April 2015 to further stimulate and support the uptake of electric vehicles and increase the charging infrastructure.

The massive growth of EVs is well illustrated by the fact figures show within the next four years there will be 3.5 million EVs on the world's roads.

One of the reasons for this huge uptake will be that, as is happening already, large numbers of drivers become increasingly aware that running an EV proves very economical for them – as well as bringing many obvious environmental benefits. So by using their vehicle they are not only being much kinder to the environment, but also



their own pocket. Other advantages of driving an EV include reduced road tax, almost zero company car tax, and various exemptions from congestion charges and similar emissions charges.

It is precisely because of all these positives that EVs bring that increasing numbers of motorists are also requiring easily accessible EV charging points. But it is not just the drivers themselves, as many planning authorities are now also insisting that EV charging points are taken into consideration when commercial buildings, domestic homes and communal facilities are designed.

Enq. 172

ControlZAPP – new smart control



DANLERS has announced the release of the much awaited 'ControlZAPP' with dimming capability, a ground-breaking link between stand-alone controls and the sophisticated, but expensive managed systems. ControlZAPP has the flexibility to schedule scenarios and function changes at different times of the day or days of the week – adjusting lux levels,

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Enq. 173

Rainwater harvesting



Wilo is one of the leaders in the rainwater harvesting business in Europe where it has been important for far longer than here in the UK.

It's now bringing its expertise to the UK in a big way and already has a large number of successful systems – both domestic and commercial – including the system at the

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Enq. 175



Sustainable water management

Derek Hunt, a founder-member of the UK Rainwater Management Association and managing director of member-company Rainharvesting Systems, explains how developments can effectively manage issues surrounding water

Standards under review

Housebuilders and housing developers are currently in a state of limbo, awaiting the legislation that will mark the end of the Code for Sustainable Homes (C4SH). With an election pending, and the topic unlikely to be a high priority for the incoming government, timing of the legislation is currently uncertain.

Meanwhile, existing Planning Consents that include a C4SH commitment must continue to be built in accordance with that Consent, or a new consent sought. Thereafter, Building Regulations will subsume a few of the elements of the Code, leaving developers to decide whether they wish to build to a voluntary higher standard currently being developed by BRE.

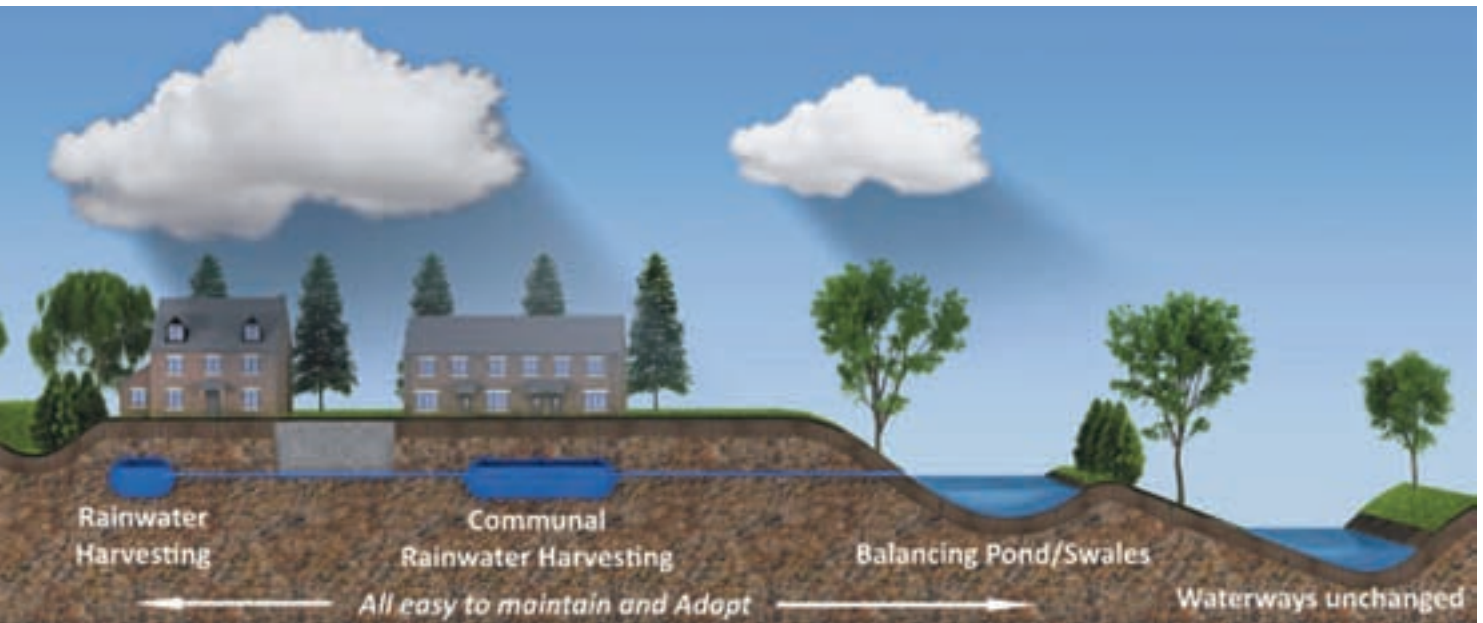
Going against the tide

The timing of the decision to abandon the Code before its higher requirements at Levels 4 & 5 come properly into effect, seems incongruous given the findings of the latest IPCC Report. For the UK this continues to predict significant climate-change impacts on weather patterns, the implications of which will be exacerbated by continuing population growth.

The conclusions reached, largely endorsed by the UK's Met Office experts, is that changing patterns of rainfall will significantly increase flood risks in coming decades. These are already one of the main natural threats to the UK, potentially affecting more than 2 million homes and businesses. In response, the government plans to

fund a wide-range of inland flood-avoidance schemes, the effective aim of which is to improve waterways as a conduit for transporting rainfall out to sea without causing flooding.

“The government plans to fund a wide-range of inland flood-avoidance schemes, the effective aim of which is to improve waterways as a conduit for transporting rainfall out to sea without causing flooding”



A scarce natural resource

Somewhat surprisingly, the 2014 IPCC Report also concludes that these same rainfall patterns and population growth factors will make droughts an even bigger future threat to the UK than floods, in particular to the agricultural industry, the environment, and to wildlife.

Given this prediction, albeit one which the Met Office is currently equivocal about, makes the one-sided investment in measures to waste a valuable, and at times scarce, natural resource to the sea questionable. Managing rainfall in ways that would serve to address both floods and droughts would appear more sensible.

Cost a key issue

Managing rainfall to avoid both floods and droughts comes together in that both can involve storage/attenuation of heavy or prolonged rainfall, in the short-term to prevent local flooding, and over a longer term to provide a source of non-potable water for use when required. On the continent, in countries with similar rainfall management issues, this confluence has resulted in the creative design of joint sustainable drainage (SuDS) and water re-use systems becoming the norm, effectively dealing with both problems for very little more than the price of one.

The UK experience, however, has been quite different due to the well-established need to avoid floods being widely accepted, unlike water shortages. Drought avoidance measures have therefore only more recently been introduced to the housebuilding sector, mainly generated by the C4SH and BREEAM requirements that lead to water re-use. As a consequence, separate SuDS and water re-use systems remain the norm, thereby effectively doubling the cost of water management for the developer.

A better way

Understandably, this approach has proven unpopular with a housebuilding industry, already beset with the challenge of meeting the broader requirements of the 2010 Flood & Water Management Act, and the imminent new SuDS standard. What developers need is for their designers to come up with more creative and cost-effective solutions to site water management issues, in ways that are resilient to anticipated future higher risks of both floods and droughts.

Government-funded studies (Developer Guidelines published in 2010) have already identified best-practice in this respect. In the urban environment, this advocates addressing potential flood and drought risks as a single water-related issue, best tackled in an integrated way that incorporates both SuDS and water storage for re-use into the same site-wide system.

As illustrated, this might typically result in the larger properties on new developments using a dedicated rainwater harvesting system to reduce the Building Regulations mains water consumption limits by a further 40 per cent. This is achieved by using the harvested water to meet the majority of the non-potable water requirements of the property, typically feeding toilet-flushing, clothes washing machines and the outside tap.



Designed in accordance with BS-8515 principles, such systems overflow during periods of heavy or prolonged rainfall, with the obvious destination for this surplus water being down-stream communal systems. These serve smaller properties, the roofs of which do not harvest sufficient water to meet the non-potable requirements of their occupants. Although the designs of these dedicated and communal systems will take into account both re-use and SuDS requirements, an overflow to surface features such as balancing ponds and/or swales complete the integrity of the whole system.

The developer's perspective

This recommended model for managing surface water offers some immediate attractions in terms of adding to site appeal, helping to meet statutory requirements, and making the SuDS Adoption of the project as straightforward as possible.

The task for designers is to deliver these benefits in a highly cost-effective way, ideally by making integrated SuDS/water re-use both the cheapest and the most effective solution to site water management issues.

Enq. 177





UK Roofing Awards 2015 shortlist

The call for entries for the NFRC's 10th UK Roofing Awards went out in September 2014 and closed in January of this year and, at the end of February, a panel of judges whittled down entries from across the UK to 48 finalists across 12 categories. On 15 May 2015, at the Hilton Metropole in London, the winners will be announced. NFRC wish this year's finalists the very best of luck. All the short-listed projects, sponsors and more information on the Awards can be found on the website. The finalist categories are: Double-Lap Slating; Liquid Roofing & Waterproofing; Single Ply Roofing; Fully Supported Metal Roofing; Roof Sheeting; Vertical Cladding; Heritage Roofing; Double-lap Tiling; Sustainable Roofs (Green, vegetated roofs); Single-lap Tiling and Slating; Sustainable Roofs (Shingles & Shakes); Reinforced Bitumen Membrane.

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Axter's structural waterproofing



Axter's Wilotekt-Plus® structural waterproofing has been installed at the landmark homes development at Admirals Quay, Southampton. A robust, flexible system with self-healing properties and fast installation, Wilotekt-Plus is designed to last for the lifetime of the structures on which it is installed and is the waterproofing system of choice for

many specifiers. Axter offered specialist guidance to all parties to provide successful solutions to design challenges posed by the project and this service was backed by rigorous on-site monitoring.

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Enq. 179

Perfectly aged with Ashdowne



An elegant country park development has used Marley Eternit's handcrafted Ashdowne clay tiles, in Aylesham Mix, to achieve the aged country style aesthetic required by planners. Ashdowne handcrafted clay tiles have a mellow appearance and granular texture to provide slight random irregularities, giving each tile a unique character so no

two roofs are ever alike. Ashdowne clay tiles are available in two weathered colours making them the ideal choice to enhance the beauty of a new build development or for a refurbishment project.

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Enq. 182

Rivendale fibre cement slates



Marley Eternit's Rivendale fibre cement slates have been specified on an innovative sustainable homes development in Preston. All of the homes at Ashton Bank have been built to Level 4 of the Code for Sustainable Homes, which was a key factor in the roof specification as the strong environmental credentials of the Rivendale slates helped to achieve

maximum materials credits. Rivendale fibre cement roof slates feature a riven surface and dressed edge, combining the benefit of modern slate technology with the look of natural slate.

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Enq. 183

Contemporary alongside heritage



A close working relationship with suppliers has enabled leading housebuilder Ben Bailey Homes to create contemporary styled homes in one of the UK's most historic areas. To attain planning consent, Ben Bailey Homes worked closely with its preferred flat roofing supplier Protan to devise a scheme that was aesthetically pleasing but did not impinge on the

distinct character and vista of the area. As a result, the five two-storey properties making up a cul-de-sac on the 59-home development have flat roofs constructed from Protan SE1.2mm single ply membrane.

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Enq. 184



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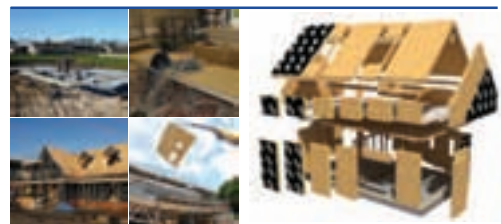
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Enq. 186



Fabric first: the economical approach to sustainable construction

As sustainability becomes an ever-growing priority for the construction sector, Ian Clay of SIPs@Clays, a leading UK provider of structural insulated panels, explains why building performance should be our prime concern

With the Zero Carbon policy coming into force soon, there is a lot of work to be done if buildings are to meet the demanding new standards. And while there may now be the potential to offset carbon through off-site allowable solutions schemes, there is a better, more sustainable and more economically viable alternative.

Of course, none of this is to say that carbon offsetting is an ineffective solution for reducing overall emissions. The problem with this scheme is that it allows for a compromise on building performance, with repercussions for the homeowner in terms of both energy bills and maintenance costs.

“The fabric first approach to construction provides a longer-term solution that can help ease the discrepancy between building quality and cost, minimise the strain on resources and, ultimately, improve modern living standards”

But it's not all doom and gloom. The introduction of Target Fabric Energy Efficiency (TFEE) rates indicates a shift away from short-term affordability and towards long-term

sustainability. Rather than depending on renewable technologies and carbon offsetting schemes, the homes of the future will most likely be constructed using a fabric first approach.

The prioritisation of building performance over bolt-on technology is a significant step for the construction sector. Under previous guidelines, homes built using traditional methods and materials would have had to rely heavily on renewables in order to provide the required levels of functionality and comfort.

The fabric first approach to construction provides a longer-term solution that can help ease the discrepancy between building quality and cost, minimise the strain on resources and, ultimately, improve modern living standards.

Promoting sustainability, fabric first

Innovative construction technologies such as structural insulated panels (SIPs) can be used to create airtight homes that rely far less on carbon offsetting and renewable add-ons than buildings of traditional construction. Boasting outstanding thermal performance, minimal thermal bridging and low thermal mass, SIPs may be the UK's biggest step yet towards achieving the Passivhaus standard.

Traditional masonry and timber frame constructions need to work much harder, incorporating a profusion of additional technologies in order to meet the regulations.



“By focusing on building performance now, construction professionals can rest assured that the new standard is being fulfilled without any compromise on quality”

Figure 1 demonstrates this by comparing three different scenarios: a masonry construction, a timber frame construction and a SIPs construction with 75mm of rigid urethane insulation. All three of these scenarios emulate a fabric first approach, with heat loss minimised by whatever means necessary to limit reliance on renewables.

While the masonry and timber frame constructions display a high level of thermal performance, they also necessitate a range of additional technologies to compensate for poor airtightness and the effects of thermal bridging. Masonry buildings require parge coats to create a contiguous surface, while all air barriers surrounding openings in timber frame buildings must be lapped and sealed.

By contrast, the inherent jointing arrangement and OSB facing found in SIPs means that they can achieve the required performance



with almost no modifications, structural or otherwise. The only add-on device that is fundamental to all SIPs constructions is a mechanical ventilation heat recovery (MVHR) system, to counteract the technology’s unparalleled capacity for airtightness.

As Figure 2 shows, SIPs also offer notable reductions in wall and roof construction width, a huge advantage with space being so limited.

Modern construction technologies such as SIPs offer a long-term solution to the Zero Carbon Policy that is more economically viable than attempting to maintain affordability by building to a lower standard. By focusing on building performance now, construction professionals can rest assured that the new standard is being fulfilled without any compromise on quality.

Enq. 187

Figure 1: Example Specification Comparison. All scenarios assume: regular condensing boiler with a room sealed fanned flume (89.5 per cent efficient); weather compensator; A-rated fuel heating pump; no secondary heating; 300 litre hot water cylinder (2.31 kWh/day loss factor); primary pipework fully insulated; 100 per cent low energy lighting

	Scenario 1 - Masonry	Scenario 2 - Timber Frame	Scenario 3 - SIPs
Floor U-Value w/m ² .k	0.11	0.11	0.13
Wall U-Value W/m ² .k	0.11	0.12	0.10
Roof U-Value W/m ² .k	0.11	0.11	0.11
Airtightness m ³ /m ² /hr @ 50pa	3.0/m ³ /m ² /hr @ 50pa	3.0/m ³ /m ² /hr @ 50pa	1.0/m ³ /m ² /hr @ 50pa
Thermal Mass	Medium (250)	Low (100)	Low (100)
Thermal Bridging	29.332 (y=0.088)	29.332 (y=0.088)	17.707 (y=0.053)
Additional Measures	MVHR, 2.24m ² flat plate solar hot water with very little overshadowing, 90 litre solar storage, waste water heat recovery	MVHR, 2.24m ² flat plate solar hot water with very little overshadowing, 90 litre solar storage, waste water heat recovery	MVHR
TER	12.54	12.54	12.54
ADER	12.49	12.44	12.36
TFEE	48.26	48.26	48.26
DFEE	43.80	43.10	37.70

Figure 2: Total Build-Up Thickness

	Scenario 1 Masonry Wall with Mineral Fibre Full Fill and Sloping Roof with Mineral Fibre Between and Under Rafters	Scenario 2 Timber Frame Wall with Mineral Fibre Between and Inside Studs and Sloping Roof with Mineral Fibre Between and Under Rafters	Scenario 3 SIPs with Rigid Urethane Insulation Lining
Wall (mm)	555.5	484.5	407.5
Roof (mm)	418.5	418.5	323.0



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Enq. 189

Bespoke spiral staircases



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For more information please visit the company's website.

Enq. 190

Architectural feature design specialists



Flight Design specialises in the design and installation of architectural features such as staircases, balustrade, mezzanine floors and furniture. The company undertakes work for both residential and commercial projects, working with architects and interior designers, as well as private clients. It can work with a wide range of materials, and looks to stretch the

boundaries of both materials and design, to produce fascinating structures. Every installation is bespoke, and carefully built in the company's workshop to your specifications. For more information, please visit Flight Design's website.

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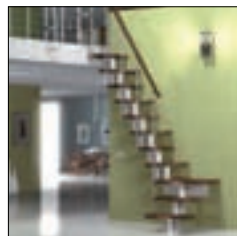
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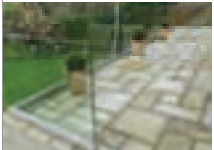
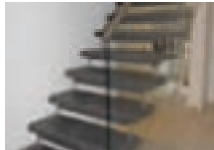

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Modular solutions give every storey a perfect finish

Pressured build schedules and a greater focus on sustainability have led to demand for ready-made, environmentally friendly balconies which take the headache out of design, specification and construction. Peter Melia, UK business development manager at neaco, explains

With multi-storey buildings more prevalent than ever in the new homes market, balconies are an increasingly prominent feature in residential schemes across the UK. Town house designs comprising at least three storeys have become a staple of countless developments and, after a period in the doldrums, the apartment market has experienced resurgence in recent years. For a developer seeking a competitive advantage, a balcony is usually the most distinctive external feature of a building and the right choice of style adds immediate kerb appeal. In the case of apartments, an attractive outside space can also add significant value to the sale price a property. The

greater significance of balconies has driven an evolution in balcony design with higher standards in a number of aspects, most notably aesthetics and efficiency of construction.

Traditional railed balconies are often stipulated in planning requirements for refurbishment and conversions, especially when listed buildings are involved, but railing can create an unsightly cage-like appearance, so where possible many designers are choosing glass panelled styles, ideally requiring minimal structural support. This also maximises visibility and solar penetration to give interiors a spacious and airy feel – when potential homebuyers step inside a property, natural light can play a crucial part in determining

their first impression.

Balconies are invariably one of the last installations to be completed at any residential development and as a result they are often subject to the 'squeeze' at the end of a tight build schedule. With that in mind, developers can ease their headaches by sourcing cost-effective balconies which can be easily installed with minimal fuss. Solutions fabricated on site – often with hot works such as welding – are a recipe for waste and mess, consuming unnecessary time and energy. As well as being environmentally unfriendly, these methods can be an eyesore for housebuilders mindful of their development's visual appeal.

Continued overleaf...

“A smooth, clean finish can further enhance the appearance, so ideally a modular balcony should provide assembly with an internal connection system, eliminating the need for unsightly external fixtures”

Buyers and specifiers now overwhelmingly prefer a more practical alternative offering a high architectural aesthetic: modular balconies constructed from pre-fabricated components, all sourced from one supplier. Providing an easy specification – usually complete with handrails, balustrade, infill and flooring – these systems can be delivered on site and installed by a developer’s construction team or, in the case of some companies, the manufacturer’s own technical support. Mounted to the developer’s supports, they are very straightforward to install with no waste products or off-cuts, minimising construction time, mess and energy consumption. In contrast, balconies which comprise materials from multiple sources can be a scheduling nightmare – if one supplier fails to deliver on time, the whole installation is set back – so all-in-one modular solutions also provide peace of mind.



A smooth, clean finish can further enhance the appearance, so ideally a modular balcony should provide assembly with an internal connection system, eliminating the need for unsightly external fixtures. A popular choice of material for balustrades and handrails is aluminum (which can be powder coated in a colour chosen to fit the development’s design scheme) but satin polished stainless steel provides a luxury-specifi-

cation alternative. Using suitable manufacturing and treatment processes, both options can provide a rust-free, maintenance-free installation which is corrosion resistant (even in exposed locations) to ensure that the development maintains its aesthetic virtues.

The balcony decking should also be maintenance-free and as a result developers are increasingly shifting away from timber, with its need for ongoing treatment, as the traditional choice of material. Many designers prefer aluminium alloy with its high residual value and durability. For any decking system, the drainage gaps must be wide enough to preventing pooling in heavy rain, but not so wide that they compromise privacy with exposure to views above and below, or induce vertigo by making the drop below the balcony visible through the floor.

With all of these elements in place, modular balconies can combine efficient installation with an attractive appearance which is built to last. By applying similar design principles, the same combination can be achieved with modular Juliet balconies: again, minimum use of rails and maximum use of toughened glass can create a visually appealing feature which allows plenty of sunlight to pass through into the interior. They are even easier to install and, with the better designs on the market, no stanchions are necessary – for example, glass panels can be held securely between a top rail and subtle stem brackets installed below.

From a technical viewpoint, all balconies should meet performance requirements in accordance with BS 6180:2011. With their standard range of components, uniformity in design and single source of supply, modular balconies make these performance requirements easier to check and control; buyers can request written confirmation from their supplier.

With so many practical and aesthetic benefits to offer, it’s easy to see why so many developers are concluding that modular solutions are the best way to give each storey the perfect finish.



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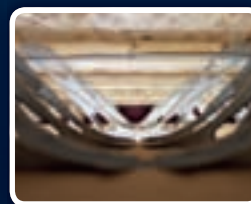
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