

May 2015

HbD

Housebuilder & Developer

Saffron Square

Saffron Square was designed by HTA for Berkeley Homes South East London and commended in the British Homes Awards 2014 Landscape Category

A new government and housing growth – the how, the what, the where and the when?

New restrictions could impact remortgage ambitions

Home Quality Mark: a step forwards for sustainability?

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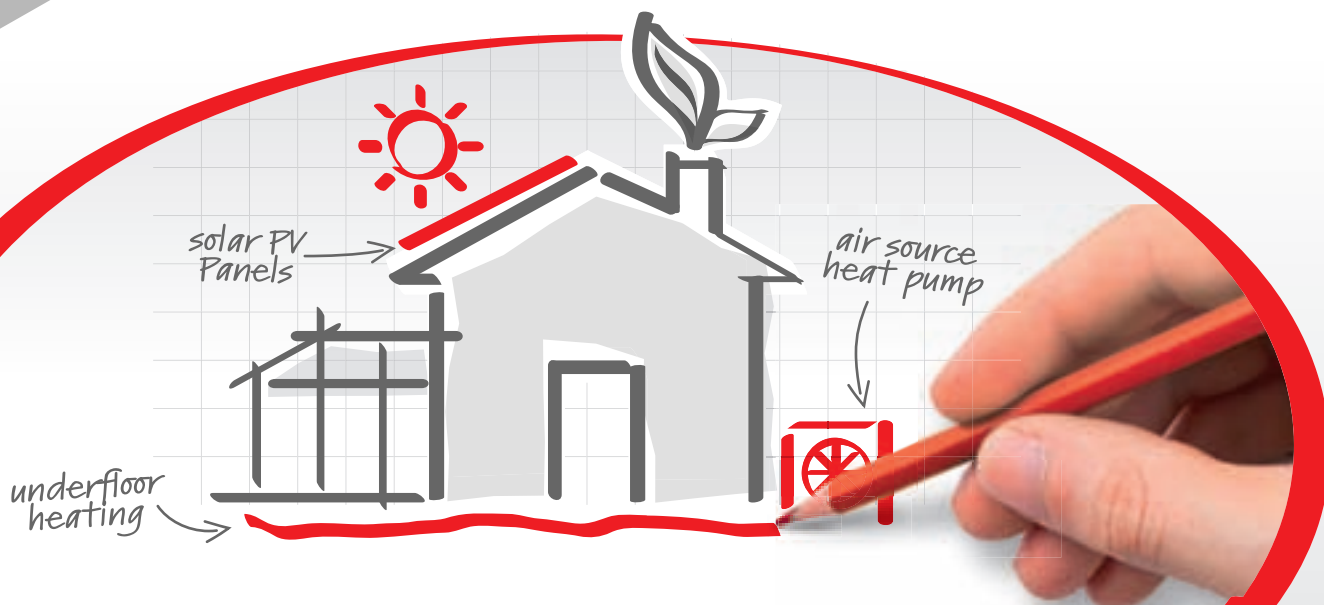
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Editor's letter



David Mote,
editor of
Housebuilder &
Developer

We have just experienced what I think will be the most important election of a lifetime. Overstated? Perhaps.

However, the housing sector should benefit from a government that understands the essential link between the confidence created by home building, property ownership and a healthy economy.

I have written a brief comment about how I think the results of the election will impact the industry. On the whole I believe the news is good and will continue to be so. However, if we are to build the huge number of homes the country needs we will have to look beyond land, planning, a skilled workforce, building materials and methods.

Marketing and customer relations are dark arts which many homebuilders have difficulty embracing. Most industries have separate sales and marketing directors – but not so the housing industry. Homebuilders who have embraced brand management and marketing are making money and friends in high places.

The government can help housing with national initiatives but to make sure the industry's growth is sustained homebuilders have to create and maintain an image that attracts planning permissions, a skilled workforce, property sales and profits.

ELECTION 2015

New government must not simply just chase numbers

The election has seen housing placed firmly back on the political agenda. Delivering enough new homes will continue to be a stretch but the new government's initiatives should create traction and encourage sales, and an increase in property construction during the second half of 2015.

Discussing the impact of the election result on the future of the housing industry BLP Insurance's Head of Sales, Wayne Tonge said: "A commitment to build new homes will not be enough on its own, and strides are already being taken under Conservative party initiatives to free up more land for development. Housebuilders developing new build properties on brownfield sites are exempt from contributions under section 106 (Town and Country Planning Act), saving an average of £15,000 in taxes and levies per home which can then be passed on to the buyer.

"Momentum in the housing market will also be bolstered going into 2016 with initiatives to help first-time buyers, desperate to get onto the ladder. Help to Buy has been a lifeline to some first-time buyers, enabling them to buy a new-build or an existing property up to the value of £600,000, with as little as a five per cent deposit. The recently introduced new Help to Buy ISA, will also continue to offer prospective buyers much needed monetary support."

However, BLP also believes that if the country is to be successful in overcoming the housing supply shortage it must encourage housebuilders to create communities with homes that are both sustainable and cost effective. Wayne Tonge concluded: "We need to make sure that we are building homes to last rather than simply chasing a house building statistic. Looking at building offsite or non-traditional forms of construction to improve the quality of homes being built is an attractive route to helping bridge the housing shortfall gap over the long-term."

EDITOR'S COMMENT

A new government and housing growth - the how, the what, the where and the when?

The country is now recovering from the recent national and local election roller coaster. The neck and neck, hung government pre-election prediction certainly persuaded thousands of potentially complacent Conservative voters to set up their Sky+, visit their local polling booth and make their vote felt.

So – the Conservatives have shaken off the shackles of a coalition government, the Labour party is in disarray and the Scots are on the march. But how is this going to affect the housing sector and the opportunity for folk to own their own home?

There was a general recognition across all parties that housing supply needs to be increased, especially in London and the southeast, where property prices are becoming a significant barrier to young professionals entering the housing market. There was also a similarity in the predicted number of houses needed by the Labour and Liberal Democrat parties with both seeking to increase annual supply to 200,000 – 300,000.

However, pre-election promises apart the new Conservative government is now faced with the problem that many of the parts of the country where the market could most readily provide new homes to the numbers required are in the Tory-voting Home Counties. Possibly as a result of this, they had a less ambitious target. This was more focussed on young professionals, and potential future Tory voters, who are renting or living with parents, rather the owning their own home.

The only figure that David Cameron announced, with regards to housing, was 100,000, which following the election he will be expected to enforce. These were to be new homes for first-

time buyers under the age of 40, living in England. He promised that the new government would enable them to buy a home at 20 per cent below the market rate stating: “I want young people who work hard, who do the right thing, to be able to buy a home of their own. So these starter homes will be sold at 20 per cent less than the market value”.

All good stuff and this was just one of the pre-election ‘homes for the people’ Conservative policies, which had started to resemble the starters section of a Chinese take away menu. The new government is likely, subject to the approval of the Bank of England, to continue the Help to Buy policy aimed at encouraging homeownership by those who are able to afford mortgage repayments, but who are unable to provide a sufficient deposit.

Another, possibly crowd pleasing housing policy thrown into the pre-election mix was to allow tenants of housing association properties to be able to buy their home at a huge discount under a new ‘Right to Buy’ scheme extension.

The idea is that these tenants will be able to buy the houses and flats they have been renting at a discount of as much as 70 per cent – up to a maximum of £102,700 in London and £77,000 across the rest of England.

Although I support the government new homes initiatives we have seen so far I have concerns about this new generation of right to buy. I still believe that the right to buy council homes actually created the shortage of affordable homes our society suffers today. I also think that this idea will encourage many social housing providers to reinvent themselves.

However, well meaning housing initiatives

apart there is still the sticky problem of an under supply of homes and where they should be built in appropriate numbers.

The Ebbsfleet Garden City, and other potential Garden City projects will continue to command ministerial attention and I am sure local authorities, land owners and communities living near large lumps of accessible countryside will continue to watch this initiative with interest.

I believe that key to getting large numbers of homes built is not just about finding available land and getting the planning right. It will be, I’m sure, about winning over the ‘hearts and minds’ of existing homeowners and society as a whole. Therefore, it is essential that homebuilders work with government to ensure negative perceptions about new homes, and their affect on the economy and environment, are corrected. It will be about managing the image of the industry and making sure communities are communicated and engaged with, rather than simply told what is coming. Not an easy trick.

And what about the future? Well at the time I typed this comment piece we have just heard that Tory heavy weight Eric Pickles has been replaced by Greg Clark. However, imagine if Boris (who can attend cabinet but without a ministerial position – possibly until his term as Mayor of London ends) was to become Secretary of State for Communities and Local Government. What is to stop him starting to leverage the legislation needed to expand the boundaries of London? A Greater - Greater London Authority to help create the homes needed in the southeast as part the new Boris boroughs?

ELECTION 2015

Story Homes welcomes new government

Steve Errington, Chief Executive of Story Homes, said: “We welcome the election of a majority Conservative government who have already made a commitment to deliver much-needed new housing throughout the country.

“Under the Conservative-Liberal Democrat coalition we saw the introduction of the Help to Buy ISA and the Help to Buy Scheme which has been extended until 2020. These schemes have allowed many new homeowners to access

home ownership and we’re pleased their future is certain.

“We would like the new government to look at supporting affordable mortgages and a return to high loan-to-value mortgage products. A normalisation of a 5 to 10 per cent deposit for customers would also help to stimulate housebuilding.

“With the National Planning Policy Framework embedded in most local authorities, government support to ensure that planning departments are resourced to prevent a bottleneck

would be a prudent move.

“This has been a real issue in times of austerity for local authorities and, since the austerity measures were put in place, we have noticed that applications are taking longer to process.

“Story Homes would also like to see the Conservative government continue and further its commitment to resourcing the skills needed in the home building industry. Any initiative to promote and increase apprenticeships and vocational training would be warmly welcomed by house builders.”

COMMENT

Will Housing Associations be forced to sell thousands of homes to social tenants?



Patrick Mooney of Mooney Thompson
Consulting comments

The electorate have spoken but the impact on social housing remains uncertain, with landlords and tenants holding their breath to see which campaign promises will be delivered.

All political parties promised us they would significantly boost housebuilding so we can reasonably expect positive movement as the Conservatives look to encourage a further growth in home ownership.

Perhaps most interest will be on whether the proposal to deliver an extension of Right to Buy to housing association tenants will actually happen. After making it a major policy announcement midway through the election campaign, the Prime Minister appeared to drop it quietly in the face of a vocal critical reaction to it.

An exaggeration?

Newspapers across the political spectrum were united in their opposition, along with financial bosses and commentators, and nearly the whole of the housing sector. However, Eric Pickles responded by saying the reaction from housing associations (HAs) was exaggerated.

While HAs receive large amounts of public funding (to pay rents through housing benefit and grants for new houses), they are not public bodies, many of them are charities, the forced sales could threaten their financial viability and frighten away banks and other financial institutions from lending to them for new housebuilding.

During the campaign it was revealed the former housing minister Kris Hopkins wrote a letter in late 2013 to the Liberal Democrat MP Tessa Munt, in which he too made it clear that the idea of forcing housing associations to sell off housing was fraught with risk.

In the letter, Hopkins said: "Unlike local authorities, housing associations are independent, not-for-profit voluntary bodies and if they are obliged to consistently sell off their stock at less than market value they might find it difficult to borrow which could impact adversely on their repair and maintenance programmes and affect the future provision of affordable housing."

"The government does not consider that it would be reasonable to require housing associa-

tions to sell these properties at a discount. Any increase to the discount available under the Right to Acquire would only be possible through upfront central government subsidy, potentially incurring a high liability for the public purse."

Responding to this Campbell Robb, Shelter's chief executive, said: "We couldn't have put it better ourselves. As the letter rightly says, extending huge discounts to housing association homes will make it even more difficult for them to secure the money needed to build new affordable housing, and deplete our ever-shrinking stock further."

"This policy is yet another nail in the coffin for affordable housing, after we have already seen an outright failure by various governments to replace like for like the council homes already sold. And the fact that these discounts will be paid for by selling off even more council homes is yet another blow, that risks taking away genuinely affordable housing from the places where it's needed most."

Ministers committed to replacing each HA home sold with a newly built one, but there is huge scepticism over the delivery of this, particularly as in the last couple of years since RTB discounts on council house sales were increased, we have only seen one new home built for every seven council houses that were sold.

Welfare cuts on the horizon

While we wait to see how that particular thorny issue is resolved, it is clear that we can expect some major changes in the area of welfare benefits. The Government promised to make cuts of £12 billion in its continuing efforts to balance its budget – but steadfastly refused to give any details of where the axe would fall.

The prime minister repeatedly promised that he would protect the benefits paid to pensioners, so we need to look elsewhere. It would appear that the axe will therefore fall on child benefit payments, disability allowances and housing benefit, as well as a reduction in the maximum amount of benefits which people can receive. Could this go as low as £20,000 a year?

Changes along these lines will have an impact on the budgets of low income households, many of who are among the most vulnerable members of society. If these people struggle to pay their

rent, it will cut into the rental incomes of HAs and councils, and possibly private landlords as well.

We can expect to see housing benefit entitlement withdrawn from young adults (under 25 years of age) and from immigrants, although this could be subject to a challenge from the European Union.

A more straightforward saving would be to reduce the maximum levels of rent which locally qualify for housing benefit to be paid. Reducing the local housing allowances paid in council areas would also be consistent with the proposal that local authorities need to sell their most valuable houses when they become vacant.

The receipts from the sale of valuable council homes were being ear-marked to pay for the discounts being offered to HA tenants, for them to buy their homes.

Private rental sector to grow

We can be certain that Labour's proposed changes to the private rented sector, including the imposition of new regulatory standards, changes in security of tenure and introducing rent controls, will not happen.

Instead we can expect to see a huge growth in the number of private landlords, who own just one or two properties, as pension changes mean that a lot of sprightly, retired people spend their large financial windfalls on buying up thousands of houses as an investment.

In the last parliament we saw a switch from home ownership to private renting. This resulted in a huge jump in the housing benefit bill. The new government will not want this trend to continue and we can expect more rules which impose tougher eligibility criteria, as well as caps on the rent levels supported by housing benefit.

While interest rates remain at historically low rates, buying your home is an attractive proposition provided people can put together a large enough deposit. But new home buyers will be concerned at how long mortgages will be available at just 2 or 3 per cent. The worry is how quickly interest rates rise and by how much.

However, we can be certain the chancellor of the exchequer will provide funding for initiatives to encourage first time buyers and to assist other purchasers of new homes with further changes in

stamp duty. House prices, particularly in London and the south east have continued their inexorable upward rate.

Let's hope that the chancellor can also find the money to support and encourage the building of between 250,000 to 300,000 new homes a year for the whole of the next parliament. It is this sort of housebuilding drive which is necessary to clear some of the pent-up demand for home ownership.

Focus on savings

The new Government will almost certainly push HAs and councils to deliver savings and cost reductions through value for money. This will continue to be a key priority for the Homes & Communities Agency. As the housing sector's regulator, the HCA has been taking on a more bullish approach in recent months and has even started downgrading the ratings of several HAs for breaching gas servicing regulations or breaking repair commitments.

Prior to the election the HCA were warned they could soon be faced with judicial reviews by social landlords over changes made to their regulatory

judgments, by a prominent housing lawyer.

Speaking at the south west Chartered Institute of Housing conference in Torquay, Ian Graham, a partner at the law firm Trowers and Hamlin, said landlords might take the HCA to court over regulatory judgments that increased their financing costs.

"I think there was some reticence to confront regulation," he said. "And I wonder whether that is going to change because I think there is less reliance on the HCA in terms of subsidy, but also the [bigger] impact on regulatory judgments on what the organisation might be able to do - the financing costs are very significant."

"I do think we might get to a point in the not too distant future where somebody says 'this is too big a deal, I can't afford to let this go, I am going to question that judgment and not just question it but query whether we will see go further than that and make a judicial review.'"

He also said that if landlords continued to say they were reluctant to bid for grant subsidy the housing sector might 'lose grant altogether'. Several large HAs, like L&Q have recently announced plans for major development

programmes financed solely from reserves and loans. Whether this causes them to rethink their strategy is a moot point.

Mr Graham said: "I think some of the press coverage around comments about whether grants are worth having might lead to a government of a certain complexion who says if you are not that interested then maybe we won't have it anymore because there doesn't seem to be an overwhelming desire to take this grant." This could be a question of regretting what you have wished for, particularly when the Government is looking for areas to make savings.

Mr Graham added that it was 'inconceivable' that there would not be a housing association that needed rescuing and questioned whether there was any landlord in the sector that could save a 10,000-home organisation.

He also said he was seeing an increase in merger activity after a lengthy quiet period.

Meanwhile we wait to see which of the policy proposals have survived the election campaign and what our new housing minister will prioritise. The next few months should reveal this before long.

ELECTION 2015

Sacked Pickles replaced by Greg Clark

By Patrick Mooney

The majority of the housing sector will welcome the appointment of Greg Clark as Communities and Local Government Secretary of State, in place of the combative Eric Pickles.

This could be a signal that the Prime Minister wants to see more devolution of powers away from Westminster, particularly to cities, which is something Mr Clark has long championed.

The model of devolving powers and budgets to the Manchester councils could now be extended to other mini-regions based around cities like Leeds/Sheffield, Newcastle/Sunderland, Southampton/Portsmouth and Bristol/Bath.

Less welcome perhaps was the re-appointment of Ian Duncan-Smith as the Work and Pensions Secretary, where he will be given more time to implement his reforms of welfare benefits and seek to implement a further £12 billion of cuts – inevitably this will ensure the Bedroom Tax is retained, while further changes are made to

housing benefit eligibility.

In the immediate aftermath of the election there has been conjecture that the Prime Minister wants to see a five year limit put on social housing tenancies and an ending of 'council tenancies for life'.

Greg Clark who represents the leafy constituency of Tunbridge Wells and was educated at a comprehensive school in Middlebrough and Cambridge University, has a reputation for being more thoughtful and collegiate than his predecessor. He will now be responsible for government policy in such areas as housing, planning, local government and fire services.

In May 2010, Mr Clark was appointed Minister of State at Communities and Local Government and in July 2011 he was appointed Minister for Cities. In September 2012, he was appointed Financial Secretary to the Treasury before becoming Minister of State in the Cabinet Office in October 2013 and then Minister for

Universities, Science & Cities in July 2014

In one of his last acts in office Mr Pickles accused the sector of exaggerating the likely impact of extending the Right to Buy to housing association tenants. This was despite the fact one of his ministers Kris Hopkins had written a lucid letter setting out the arguments against the policy two years ago.

Although it attracted a lot less publicity, Pickles had also overturned a number of planning approvals in the first quarter of 2015, stopping the building of tens of thousands of new homes in the south east of England.

Mr Clark now has an opportunity to engage in a new relationship with councils and housing associations on how best to deliver a growth in house building and clear the backlog that has built up over the past 10 years or so. Non-urban council leaders will hope Mr Clark is willing to extend powers to them as well.

ELECTION 2015

eMoov's property opinion

Having secured the popular vote the Conservatives now have to walk the walk they have talked so fiercely about over the last few months.

Founder and CEO of eMoov.co.uk, Russell Quirk, commented: "Those at the top end of the UK property market will be breathing a sigh

of relief having avoided a hefty, Labour lead, Mansion Tax. The Conservatives introduced the new Help to Buy ISA to encourage first time buyer votes and plan to extend it. I can't see them making a U-turn on their Stamp Duty Tax amendments either so the lower end of the market should benefit to some extent.

"If they are to really help the housing market they need to deliver on the regenerating of brownfield land to facilitate the construction of the 400,000 new homes. Under the last government there was a woefully inadequate shortfall of around 70-80,000 homes a year and this can't continue."

CIH



Melanie Rees

Survey confirms public support for government borrowing to fund more affordable homes

A survey, carried out by Ipsos MORI at the end of March for the Chartered Institute of Housing (CIH), found that 54 per cent of adults in England would support government borrowing to fund more affordable homes for people to buy or rent.

Not surprisingly support for the idea proved to be strongest among renters and people living in London, with 60 per cent and 66 per cent respectively backing government borrowing for affordable housing.

CIH head of policy Melanie Rees said: "There is a desperate shortage of affordable homes across the country which is being felt by millions of

people – from the 'clipped wing' generation stuck living with mum and dad to families putting up with poor conditions in parts of the private rented sector, people stuck on the waiting list for social housing and homeless people trapped in poor quality B&Bs.

"So it's no surprise that a majority of the public would support the next government borrowing money to build more affordable homes. We need a long-term plan to end the housing crisis in a generation – and the lesson of history is that we have only built the number of homes we need when the government has played a direct and active role.

"Investing in housing not only helps those who

are struggling to access a decent home at a price they can afford, it also makes long-term economic sense – the most sustainable way of bringing the housing benefit bill down is to build more homes. And it offers an excellent return on investment, creating jobs and boosting economic growth."

Ben Marshall, research director at Ipsos MORI, said: "Other Ipsos MORI polls have shown the public recognises the housing crisis and wants government action, especially on affordability and supply. This survey shows a majority instinctively back borrow-to-build, but we should appreciate the possibility that support could be conditional on its extent and implications."

TCPA



Kate Henderson

TCPA feel that manifestos failed to recognise power of planning

With the two main political parties firing a salvo of pre-election housing pledges at voters the Town and County Planning Association (TCPA) expressed disappointment that planning appeared to have been missed out in both party manifestos.

The TCPA feel that amid promises to build more homes, and offer more to working people, the manifestos all failed to acknowledge one of the best resources that we have to create a better, fairer society – democratic planning. Having studied the manifestos, the TCPA could not find a single mention of the vital role that the planning system can play in tackling inequality and promoting health and well-being.

While disappointed but not surprised, TCPA Chief Executive, Kate Henderson said: "People often forget that planning was born out of a simple yet powerful belief that we should strive to create places where everyone can thrive. At its best, the planning system can and should play a

significant role in addressing social inequalities, enhancing the general well-being of local communities and ensuring that all have access to high quality environments.

"However in recent years, this has not been the case. Planning has lost all sense of the strong social values that once lay at its core, and it seems we often prioritise economic viability above social justice and equality. This needs to change if we are ever going to tackle inequality and create the fairer, healthier society that we desperately need. We must place people back into the heart of the planning system."

The planning system is often perceived to be an obscure, process-driven bureaucracy, with no relevance to everyday life. However, this was not always the case. The early pioneers of planning had very high social ideals, and strove to create beautiful, healthy places in which ordinary people could lead rich, fulfilling lives."

News Bytes

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Ref: 53490

United Living is launched at House of Commons

Ian Burnett



Following the merger of Bullock Construction and United House Ltd in September last year, the new company has now officially launched with a vision to become one of the UK's leading providers of refurbished and new build living solutions.

Chief Executive Officer of United Living, Ian Burnett, explained that the group has ambitions to grow from a £300 million turnover company to one, which turns over £1-2 billion in five years.

Speaking at the company's launch at the House of Commons Ian Burnett said: "We have been listening to our customers and we have developed our range of quality products and services based on their priorities. And we are supporting them to drive improved energy efficiency and create warmer homes leading to a reduction in fuel poverty.

"Our aim is to keep innovating, improving and delivering our services as productively as possible so that together we achieve more, and we have a strong management team to help us do that."

The group plans to work with its partners to develop innovative models to fund a mix of

housing tenure solutions as well as assisting to identify suitable building land.

The group also hopes that by merging the two organisations, United Living will be able to deliver quality products through its wider geographical coverage. This will include a new headquarters in Swanley, Kent and key regional offices in the West Midlands, North West, Yorkshire, and Wales.

Its current projects include Wharf Road, the large, mixed-use development at Wenlock Basin and the innovative Kingston Heights scheme in South West London, which has won multiple awards for its state-of-the-art heat pump system that uses the natural heat of the water in the Thames.

Mr Burnett concluded: "Merging both organisations puts us in a very strong position to deliver value for money and increase our buying power. I am proud to be leading an organisation that has social value at the heart of what we do; one that can make a difference to the communities in which we work and be the driving force of the sector going forwards."

BBC

New restrictions could impact remortgage ambitions

The BBC has suggested that around 40 per cent of homeowners with mortgages could struggle to move because they would not qualify for a new loan. This growing band of potential 'mortgage prisoners' is thought to number up to as many as four million.

Stricter checks on mortgage applicants were brought in a year ago and many lenders are strictly applying checks despite 'transitional provisions' allowing banks to show flexibility if existing customers want to move or remortgage.

As a result, some people are trapped in a mortgage deal or have to pay much more.

Talking to the BBC Ray Boulger, of mortgage

brokers, John Charcol said: "People who have a perfectly good track record on their current mortgage and don't want to borrow more money are finding they are being refused because of these new rules and the way they are being interpreted.

The rules, imposed a year ago by the Financial Conduct Authority (FCA), require lenders to take a detailed look at bank statements. Some have also been scrutinising the cost of gym memberships, milk bills, childcare and pension contributions, creating a trap for home movers.

Also on the danger list are homeowners with interest-only mortgages, the self-employed and

people who are deemed too old to borrow.

The Council of Mortgage Lenders (CML) say that the stricter treatment can be justified, even though transitional provisions drawn up by the FCA, allow providers to make exceptions as long as applicants are not increasing their borrowing.

Explaining that a review of affordability could be in the customer's best interest the CML's director general Paul Smee explained: "The rules are tougher for a reason and the industry has to work within them. If there are areas where there are glitches, then of course we must look at ways around the glitches."

ELECTION 2015

British Property Federation responds to General Election result

Melanie Leech, chief executive of the British Property Federation, said: "We worked successfully with the Conservatives as part of the Coalition and look forward to continuing that relationship to tackle the key issues impacting on our sector.

"We would like to see the government prioritise a coherent plan to deliver increased housing

supply; to follow through on the commitment to fundamentally review business rates, and take action to put in place the right infrastructure – including real estate – that will allow our country to thrive.

"The prospect of an EU Referendum will inject uncertainty into the equation, and it is important to have clarity about its parameters

and timetable as soon as possible.

"Our industry has the potential to significantly increase the amount of housing in the UK, regenerate our towns and cities, and contribute significantly to the economy if it is provided with the right legislative framework, and we look forward to working with the next government to achieve this."

Countryside opens new office in Kent

Countryside has announced that it is expanding and moving its Southern regional team into new offices in Sevenoaks, Kent. The move comes as a result of a recent restructure of Countryside's New Homes and Communities division, which has created three housebuilding regions – Central, East and South, along with a Strategic Land operation.

The New Homes and Communities division has grown significantly since it was established in 2010 and its output is forecast to grow significantly in the next few years. Last year saw Countryside secure significant additions to its land bank, with 18 new development sites, with the potential to accommodate 2,300 new homes.

To support this growth and a greater focus on Kent, Sussex and Surrey, the current Southern

regional team, led by Managing Director, Iain McPherson, will be re-locating to new premises located in the Sevenoaks town centre. It is also expected that the team will double once established in the region.

Iain McPherson explained: "This is a very exciting time for the New Homes and Communities division, and this relocation puts us in an ideal position to maximise our recent growth and manage the expansion of our operations south of the river.

"We have built up an enviable 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 strong-footing to develop our reputation and continue our growth in the southern region."



STRENGTHENING DESIGNER RELATIONSHIPS

Keepmoat launches Consultants Framework for architects and engineers

Housing and regeneration specialist, Keepmoat, has launched an innovative Consultants Framework in a bid to strengthen its relationship with designers, drive innovation and add further consistency to projects when delivered.

The new three year framework, which will cover architectural and engineering services, will be used for projects ranging from general needs houses and bungalows to extra care apartments.

An extensive selection process was carried out by the team, in which they examined quality, cost

and organisational fit of each consultant which applied to be part of the framework. The selection panel had representation from the Commercial, Technical and Business Development departments as well as senior guidance from Lee Francis, North East Area Director at Keepmoat, who after a number of years working at Keepmoat, has recognised a need for a regional Framework to ensure the business operates as efficiently as possible.

Lee Francis, commented: "This pioneering new framework, which was put in place from the

1 April 2015, aims to strengthen our association with a number of the most talented architects and engineers in the North East. The 11 designers were chosen based on the quality of their delivery to ensure the Keepmoat standard continues to be as high as possible."

The framework officially launched at an event on 22 April at the Baltic in Gateshead. The event acted as a forum to discuss how to continually improve the performance of the partnership, as well as a platform to discuss matters arising in the sector such as best practice, new initiatives and legislation.

BETTER RENTING FOR BRITAIN

New campaign offers up to £30 billion to government for new homes in bid to create rental revolution

Developers, pension funds and housing associations have launched a campaign to promote the delivery of housing for long term rent offering a potential £30 billion of new, private finance.

The amount is potentially enough to build more than 150,000 homes – housing around 350,000 people. It would go some way to easing the pressure on the rental market – the fastest growing tenure in England.

In an open letter to the government, supported by the British Property Federation, the Better Renting for Britain campaign says the Build to Rent sector could play a crucial role in solving the housing crisis, improve the quality of housing and finance more development through additional, institutional capital.

Warning that housing targets will go unmet without additional private sector funding, the campaign believes an American-style rental market

– where single companies own large portfolios of homes – could bolster standards offering better value and greater transparency.

The campaign wants the government to make councils set out the quantity of rental housing needed locally and then partner with developers to build some of it on public land. This could create income for local authorities. It also wants planning rules modernised to reflect the fact that building for rent is wholly different from building to sell.

ELECTION 2015

MAB: What does the outcome of the general election mean for the UK housing market?

After months of speculation over the identity of the next government, the Conservative Party has an overall majority. But what will this mean for the UK residential housing market and first-time buyers?

Brian Murphy, head of lending at Mortgage Advice Bureau explores the housing policies that can be expected from the new government.

1) Continuation of Help to Buy until 2020

The biggest boon for first-time buyers will be the continued support of Help to Buy. In its first two years, the scheme has helped 47,018 people to buy a home with just a five per cent deposit.

The scheme also provides an incentive for housebuilders to keep producing new homes by guaranteeing demand. This will prove crucial over the next few years, as the imbalance between supply and demand means housing recovery is being built on shaky foundations.

The fate of the Help to Buy mortgage guarantee scheme is still undecided: it is currently set to end in December 2016. Greater clarity on whether this scheme will reach its natural end or also be extended will be needed in the coming months.

2) 200,000 new Starter Homes

The Starter Home Scheme was promised by David Cameron to appeal directly to first-time buyers: it will provide 200,000 new homes at a 20 per cent discount (although buyers would have to repay this advantage if they sold within five years).

The scheme is beneficial in that it is specifically designed to encourage construction on brown-field sites, which are largely disused. Housebuilders taking part in the scheme will not have to pay the usual fees to local authorities: an added incentive for the construction industry.

However, 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. There may also be additional restrictions on top of the 40 year age cap.

3) Right to Buy

The Conservative Party announced in their 2015 election manifesto their intention to extend the Right to Buy scheme to social housing tenants. This will provide a more affordable route to homeownership for social housing tenants.

This policy will also require that councils sell their most valuable 210,000 properties from their remaining housing stock. However, as yet there isn't a dedicated plan in place to replace these properties. This will mean a shortage of social housing for tenants that can't afford to buy and greater pressure on the current housing shortage.

4) Help to Buy ISA

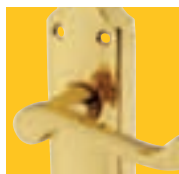
The Help to Buy ISA is a crowd-pleasing move and will further improve accessibility to the housing market for first-time buyers. The purchase limit of £250,000 (or £450,000) outside of London is sensible, as the £600,000 Help to Buy cap has proved unnecessary for the vast majority of homebuyers.

Saving for a deposit is often the biggest barrier to becoming a homeowner, so having a product that makes this process easier is undoubtedly a big plus for potential buyers. However, the different rules and timescales of the Help to Buy ISA, mortgage guarantee and equity loan schemes could cause confusion. Clear and effective communication will be needed to ensure as many first-time buyers benefit from this scheme as possible."

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HOUSING AWARD

Cherwell scoops housing award

Excellence within the UK's housing organisations was honoured in the 2015 UK Housing Awards and Cherwell District Council one of the top awards.

Winning the 'Outstanding strategic local authority of the year' category, Cherwell District Council's director for development, Calvin Bell, said: "Cherwell's housing strategy is about enterprise, innovation and empowerment. These three factors underpin the drive behind our visionary approach. The judges recognised this and saw how Cherwell harnessed its powers, resources and freedoms under the Localism Act and linked them to a strong relationship with residents and industry."

Other winners included Hwb Dinbych, Denbigh by Grŵp Cynefin supported by John McCall Architects, Anwyl Construction, Metrics Consultants, Denbighshire County Council and Grŵp Llandrillo Menai took the title for 'Outstanding development of the year – up to 24 homes'.

The award for 'Outstanding development of the year – 25 homes or more' went to Marlfield Farm by Redditch - Accord Group supported by InDesign, Redditch Cooperative Homes, Mansell Homes and DBK.



Sandi Toksvig with the Cherwell Council team

The Chartered Institute of Housing's chief executive, Terrie Alafat, said: "Congratulations to everyone who was short listed for the UK Housing Awards and of course our winners. These awards aim to recognise the great work being done by housing organisations all over the UK to improve people's lives and communities.

But they are also about raising standards and pushing our industry to keep aiming higher. A big part of our job at CIH is seeking out and sharing what works and what doesn't – we hope the stories behind our winners and finalists will inspire fellow housing professionals and provide new ideas."





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EVENTS

Plantworx

2 - 4 June, Leicestershire
www.plantworx.co.uk

Eco Technology Show

11 - 12 June, Brighton
www.ecotechnologyshow.co.uk

London Build

18 - 19 June, London
www.londonbuildexpo.com

Celebrating Construction Awards (East Midlands)

19 June, Nottingham
www.celebratingconstructionawards.org

CIH Conference & Exhibition

23 - 25 June, Manchester
www.cihhousing.com

Celebrating Construction Awards (West Midlands)

10 July, Birmingham
www.celebratingconstructionawards.org

National Housing Awards

10 September, London
www.nationalhousingawards.co.uk

Heating & Renewables Roadshow

10 - 24 September, various locations
www.heatingandrenewablesroadshow.co.uk

RESI Conference

17 - 18 September, Newport
www.resievent.com

National Housing Federation Annual Conference & Housing Exhibition

23 - 25 September, Birmingham
annual.housing.org.uk/the-exhibition

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

24housing Awards

8 October, Coventry
www.24housingawards.co.uk

British Homes Awards

16 October, London
www.britishhomesawards.co.uk

Women in Housing Awards

22 October, Manchester
www.womeninhousingawards.co.uk

Greenbuild EXPO

10 - 11 November, Manchester
www.greenbuildexpo.co.uk

London Construction Awards 18 June

The London Construction Awards 2015 will take place on 18 June at the O2 (on the evening of Day One of the London Build – for more information on London Build see page 61). The Awards will recognise achievements by those that have played a defining role in delivering exceptional quality, innovation and service; and in driving the London construction industry forwards.

The evening features a Gala Dinner, exclusive presentations from industry leaders, a wide-array of live entertainment, mystery guest appearances and a comedy-set from celebrity comedian Jimmy Carr.

The awards will be judged by a selection of leading figures in the sector, including David Kitcatt of CABC, David Martin of the National Federation of Builders and Julia Evans of BSRIA. Award categories include London Regeneration Project, London Contractor of the Year, London Home Builder of the Year, London Building Excellence award and London Sustainability Award. A full list of categories can be found on the website.

Entries for the awards have closed, however there is still a chance to attend the awards evening. For more information on booking a place, visit: www.londonbuildexpo.com

National Housing Awards 15 June (Standard entry closing date)

The National Housing Awards celebrate the best in affordable home ownership providers. The awards will be presented at a ceremony on 10 September.

The discounted Early Bird Entry deadline has now passed; however those interested in submitting an entry have until 5pm on 15 June to make a submission at the standard cost (£225 + VAT). If your entry is shortlisted, you will receive a complimentary ticket to the ceremony and awards lunch.

Entries must be submitted in both hard and electronic format under a specific chosen category or multiple categories (cost is per category). There are 11 categories in total, including Best Design, Best Partnership, Best Small Development and Excellence in Customer Service.

For a full list of categories, instructions on how to enter, entry rules and tips on how to make a good submission, visit:

www.nationalhousingawards.co.uk

Plantworx 2 - 4 June

Plantworx, organised by the CEA (Construction Equipment Association), is on at Bruntingthorpe Aerodrome in Leicestershire from 2 - 4 June.

The show will span over 100,000 square metres. Visitors will have the opportunity to see the latest plant and machinery operating in 'real' site conditions – compact plant will feature alongside mid-range equipment. Many exhibitors will also be encouraging visitors (who present the correct operator's licence) to try the kit first hand and put the machines through their paces on one of the demonstration areas. Visitors will also see hundreds of brand new products.

Considered one of the UK's largest 'working' construction events, Plantworx has approximately

275 exhibitors signed up with nearly half of these being new exhibitors for 2015. Exhibitors include companies supplying earthmoving machinery, attachments and tools. Demand from the show in 2013 showed visitors wanted to see a larger transport area and so this has been expanded for 2015.

On the final afternoon of the show (12 - 4pm), the organisers of the event, in association with the CPA (Construction Plant-hire Association) is inviting students and teachers from both schools and colleges plus young family members of trade visitors along to get a taste of the Construction Equipment Sector.

For more details on Plantworx and to see a full exhibitor list visit:

www.plantworx.co.uk

COMMENT



Home Quality Mark: a positive step forwards for sustainability?

Stacey Cougill is the acting managing director of Eight Associates, a sustainability consultancy providing expertise and value added solutions to building owners and design and construction professionals

The Code for Sustainable Homes (CfSH), the national standard for the sustainable design and construction of new homes, has now been withdrawn. The industry is now going through a transitional phase in which current projects with a planning or funding requirement for a CfSH assessment can obtain certification. Projects where CfSH is already a requirement and the developer is not appealing, must see the CfSH through. However, developers who are about to submit a planning application that meets a specific CfSH level will need to reconsider the project's objectives and options.

How former CfSH's aims of reducing carbon emissions and promoting higher standards of sustainable design will endure is not yet clear. Some argued that CfSH held developers back from increasing housing supply. However, others can prove how its explicit and robust standards have driven the inclusion of energy reduction measures, sustainable material sourcing and green roofs into the residential sector.

Into the void created by the loss of the CfSH, BRE has launched a new sustainability standard, the 'Home Quality Mark' (HQM). The HQM is a voluntary, consumer-focused standard that will enable developers and homebuilders to differentiate their homes based on design, running costs and the impact on occupants' health and the environment.

Given this shifted focus and remit, it is difficult to draw any direct comparisons, particularly as the HQM's technical guidance is yet to be released. So, whilst it is the end for CfSH, the debate on whether the HQM is a serious sustainability instrument has only just begun.

CfSH covered nine areas of sustainable design to achieve an overall rating between zero and six, namely energy and CO₂ emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. These areas are all part of the intrinsic language of built environment professionals, and are reas-

surprisingly tangible, quantifiable and measurable.

The HQM's five star rating aims to offer the same assuredness to consumers who are comparing brand new homes. Under HQM, energy is defined primarily in terms of cost impact, while the emphasis on positive impact on health clearly will have a popular appeal. A familiar vocabulary runs through its three sections:

- Knowledge Sharing
- Our Surroundings; and
- My Home

The extent to which this language embraces sustainability rigour or can be used as a marketing tool will become clear over time. If it means consumers associate sustainability with quality, this would be a welcome development.

There are indicators of the HQM's potential. For example, it looks to have a progressive approach to bridging the performance gap in the 'Knowledge-Sharing' section by including credits for construction processes and commissioning to reward well-built homes.

While there does not appear to be any criteria yet which evaluates workmanship and quality of construction, these are areas that could be 'ramped up' in future versions of the scheme, as necessary construction skills and experience become more widespread.

CfSH was never a set of regulations. It was enforceable however, when local councils required developers to comply with a CfSH rating in planning conditions. Affordable housing funded by the Homes and Community Agency had to built to CfSH Level 3. So, what level of HQM adoption can we expect to see?

It has an impressive level of support from housing developers, social housing providers and insurance companies. Lend Lease, Peabody and Linden Homes are among those who have already agreed to trial the new quality mark.

However, initial soundings also suggest some planning officers will not replace the CfSH standard with HQM. If they already have sustainable development policies in place that require high

standards, then the rationale follows that developers will be able to choose the best method to achieve these. In London for example, developers will continue to be expected to work towards the GLA requirement of carbon offsetting and the 35 per cent reduction in operational carbon emissions over Part L, but will ultimately have to look to implement the 2016 Zero Carbon Homes standard.

There is a growing expectation however that this requirement will be pushed back as the jump from today's CfSH level 4 to level 6 ('Zero Carbon') by next year appears to be improbable. Especially as the industry is still in the process of upskilling on how to build a 'zero carbon' dwelling.

Early indications are that the BRE-backed Home Quality Mark will be adopted by developers and builders, who recognise the importance of differentiating their homes in an increasingly busy market. Our experience of clients' sustainability credentials means we are optimistic that the impartial guidance offered by the HQM will be valued, and will attract value, in the housing market.

Will the HQM promote higher standards in sustainable design as CfSH set out to do? Its softer encouragement and wider remit means HQM is not a substitute for CfSH's robust standards. But perhaps it was never designed to be so. Looking ahead, a clear roadmap to zero carbon dwellings will be more important in filling the space left by CfSH.

At Eight Associates we are currently working on a number of 'future-proofed' schemes, which are already achieving the 2050 target of an 80 per cent reduction in operational carbon emissions. Meeting this standard has taken a collaborative approach from all members of the design and construction teams. This collaboration provides a greater insight into how sustainability standards in housing will continue to improve and is paramount in achieving genuinely low carbon homes where highly technical solutions are essential.

News Bytes

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

Bellway gets in on the act at Nine Elms...
Ref: 78513

National Federation of Builders' Awards 2015 finalists announced...
Ref: 13040

Estate agents warn fracking will hit house values...
Ref: 56762

Construction firms are top target for taxman...
Ref: 61900

BENEFITS FOR NHBC DEVELOPERS

Countrywide launches benefits to NHBC Registered Developers

Countrywide plc, the UK-based integrated property services and estate agency group, has launched a range of benefits to NHBC registered builders and developers.

Designed to help with the smooth running of a housebuilder's business, the benefits include free guidance on current new build lending criteria through Countrywide Surveying Services and regional land sourcing through Countrywide Land & Planning. Both services utilise Countrywide's national reach and were available from 1 April 2015.

Other benefits include a reduced rate to Countrywide's Home Exchange exclusive service and increased exposure of new build properties exclusively marketed by a Countrywide agent.

James Poynor, Managing Director of Countrywide Land & New Homes said: "Countrywide is dedicated to tailoring our complete range of property services for the benefit of developers which is why partnering with NHBC, which

represents a real mark of quality in the new build industry, was a clear choice.

"Through speaking with our clients we understand that gaining information on off and on market land opportunities through a dedicated regional manager, as well as understanding the changing requirements of new build lenders, is of great value to their businesses.

"Selling exclusively using Countrywide agents means developers will receive unbeatable cost savings with an unrivalled national reach through our New Homes Sales and Homes Exchange Exclusive Services. Both extend to a national network of 1,400 branches operating through over 50 established high street brands.

"We look forward to working with NHBC in order to provide a growing number of services to assist with the changing requirements of the new build industry."

Also commenting on the new partnership Neil Jefferson, Business Development Director at



James Poynor

NHBC said: "We know from our own research through the NHBC Foundation that identifying and accessing land opportunities and help in sourcing finance are big challenges for smaller registered developers.

"Our partnership with Countrywide will give NHBC registered builders and developers access to a nationwide network of professional services that will be of great benefit in mitigating these barriers to both building and selling more new homes."

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Redrow commits to giving nature a home

In a bid to reverse the decline of Britain's native wildlife, Redrow is using its home-making skills to provide homes for a very different kind of customer.

To mark a new wildlife partnership with RSPB, the national housebuilder has committed to providing new habitats where birds and animals can flourish around its new developments.

Redrow's link up with the RSPB will involve building features such as nest boxes and bird bricks into plans for new homes in selected areas. This ties in with the charity's successful "Giving Nature a Home" campaign. The partnership will initially run for 12 months.

Nigel Smith, Redrow's Group research and sustainability director, said: "It's fantastic to be joining forces with RSPB. There's a fitting synergy between building new homes for families to enjoy for a lifetime and integrating sustainable new habitats for wildlife. Incorporating green space into our developments has long been a priority for Redrow but this partnership focuses our efforts on further enhancing some of those areas with tailor-made habitats where nature can thrive."

The new link up sits alongside previous commitments to fund and provide wildlife habitats. Last year, Redrow partnered with the Bumblebee Conservation Trust (BBCT). The company made a commitment to introduce a series of habitats to boost bumblebee numbers, which have been in dramatic decline over recent years.

As part of its sustainability commitment, Redrow has undertaken a project within the grounds of its national headquarters at St David's Park in Ewloe, Flintshire. Alongside new wildflower planting the company has created new homes for a range of birds, insects and small



David Owens from Redrow with John Day from the RSPB holding the plans for the new site with Lucy Webber from Redrow and Nigel Symes from RSPB

mammals, including bug shelters, small bee hives, bird boxes (some with cameras to monitor nesting), bird roosting pouches and hedgehog homes.

Redrow is actively promoting the partnership to its homeowners too and encouraging them to create suitable natural habitats in their own garden. The housebuilder will also be getting local communities involved by providing wildlife tours at its head office for children from local schools. Organised by the company's 'Green Teams' – groups of employees committed to improving Redrow's eco-credentials – the tours will show how wildlife can flourish in the right environment.

Nigel added: "By pairing up with RSPB for its Give Nature a Home campaign, we're ensuring our collective efforts all work towards the same goal. We're able to work together in designing the development from scratch and so make a real

difference to boost the populations of birds and other creatures in the areas in which we build."

Nigel Symes of RSPB, said: "This project is a natural extension of the RSPB's work to provide new opportunities for birds like the house sparrow and swift, which have declined by more than 50 per cent in recent times, to thrive again. The RSPB understands the national need for more housing; our aim is for it to be nature friendly and therefore be better places for people to live. We are very pleased to be working with Redrow on this exciting project to help create a nature rich housing development from a huge area of tarmac; we have a great opportunity to design just the kinds of things that nature, not just birds, need into the development, which can complement the surrounding environment, and so make a real difference."

NATIONAL SITE AWARD

National award for site team at Andover development

Construction workers at a new housing development in Andover are celebrating after receiving a national award for their work.

Persimmon Homes South Coast is building around 1,200 homes, substantial leisure facilities and a proposed adjacent urban park at The Paddocks, which forms part of Picket Twenty.

The builder's site team has been chosen to receive a National Site Award in recognition of their work on the development.

Construction director Mark Killick said: "The Considerate Constructors Scheme's annual National Site Awards are given to only the

highest performing developments, which have been built in the previous year. The awards recognise a site's exceptional standards of consideration towards local neighbourhoods and the general public, the workforce and the environment.

"I am particularly delighted because Picket Twenty has been a very busy site and Paul has dealt with numerous challenges along the way in a professional and productive manner, which has helped towards this award being given.

"The Paddocks is one of our most popular developments, forming part of a fantastic new community at Picket Twenty.

"The homes are appealing to a wide cross-



section of buyers from first-time to growing families, professional couples and downsizers. We know we are creating a great community there and this award really is the icing on the cake."

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sky

Believe in better

Industry movers

The latest movements and appointments within the housebuilding industry

ALLISON HOMES



Spalding based Allison Homes has recently welcomed Barrie Gibson to its commercial team.

Barrie has joined Allison Homes as commercial and technical manager. In

his new position he will be responsible for the management of the commercial and technical departments which includes overseeing the newly launched Anvil Mews.

Barrie commented: "I am delighted to be joining Allison Homes. This is an exciting stage for the company with Anvil Mews, the newly launched luxury development, to oversee and other projects coming to fruition shortly. I am looking forward to being part of the company's success."

Karl Hick, CEO of Allison Homes' parent company Larkfleet Group, said: "We are pleased to welcome Barrie to the team. His past accomplishments and wide experience adds hugely to the business and we look forward to together establishing the Allison Homes brand as synonymous with quality homes."

Allison Homes has been launched by Larkfleet to bring an old name in the building industry back to life. Larkfleet Group CEO Karl Hick was at one time managing director of the original Allison Homes.

IBI GROUP

IBI Group has recruited three staff into its planning and regeneration team.

Mark Graham joins as an Associate Regeneration Planner. Katy Barry is a Planner with broad development management experience. Katie Daniels joins as a Planner with a strong infrastructure planning background.

Jim Fox and Paul Sheppard, Studio Directors in Manchester and Liverpool said: "This strengthens IBI Group's planning and regeneration capabilities in the UK as part of our broader multi-disciplinary design and planning team.

"Our practice has the depth and breadth of skill to support our clients particularly in the areas of public land development, housing led growth, town centre regeneration and infrastructure led planning."

WINCKWORTH SHERWOOD

Law firm Winckworth Sherwood has promoted Senior Associate Eolyn Ives to partner in its Real Estate group.

Eolyn specialises in the purchase of freehold and leasehold reversionary interests in large mixed-use developments including residential, commercial and housing association properties in addition to acquisitions of other real estate investments.

BARRATT MANCHESTER



Michaela Lancaster has been

appointed sales director at the Barratt Homes North West division, of Barratt Manchester.

She brings to Barratt Manchester a wealth of

experience. Her career has included being sales and marketing director at Miller Homes, Gladedale Homes, Countryside Homes and Bett Homes. She has also held roles at Gleeson Homes and Colroy Plc.

Having worked in property for her whole career, Michaela's successes have included setting up a first-time buyer initiative with English Partnerships, growing a housebuilding business from to £70 million turnover and managing a £140 million portfolio.

Michaela said: "Barratt Manchester has achieved the maximum five stars in the industry's annual customer satisfaction rating run by the Home Builders Federation for an unprecedented six years running.

"The division has a fantastic history and they also have ambitious plans for the North West with five developments set to open over the next nine months. It's a fantastic time to be joining the business and I hope that the knowledge, experience and expertise that I will bring will only see the division continue to grow."

Neil Goodwin, managing director at Barratt Manchester said: "Barratt Manchester is going from strength to strength, our business growth remains in line with our three year plan and we have opened 10 new developments in the past nine months. Michaela's experience will be invaluable in driving sales performance across 26 developments in addition to contributing to the broader aspects of the business."

GALLIFORD TRY

Galliford Try has announced the appointment of Peter Truscott as its new chief executive.

Currently divisional chairman South at Taylor Wimpey, Peter Truscott will take up the post on 1 October. He joined George Wimpey in 1984 and moved to CALA Homes where he worked from 1993 to 1996. He then rejoined Wimpey to hold a number of senior management positions.

Galliford Try said it had concluded its process of securing a successor for current CEO Greg Fitzgerald and is now making related changes to its board. Greg Fitzgerald will become non-executive chairman from 1 January 2016.

In the other board changes, Gavin Slark became non-executive director on 13 May and Peter Ventress has been appointed deputy chairman and senior independent non-executive director. Ken Gillespie, Galliford Try's construction division CEO has also been promoted to chief operating officer.

Greg Fitzgerald said: "The Group has moved quickly to secure Peter Truscott as the new chief executive while further strengthening the Board with the appointments of Peter Ventress and Gavin Slark."

REDROW



Jason Newton has returned to his role as sales director for the NW division of Redrow following an 11 year absence.

Jason started out in the housebuilding industry as an estimator before moving into

sales as an advisor. He first joined Redrow in 1999 as a sales manager before gaining a promotion to the role of sales director for the North West. He left in 2004 and has since worked for Taylor Wimpey and Barratt, before moving back to Redrow to oversee sales in the North West and North Wales.

He said: "It's great to be back at Redrow. It's a company I admire and I'm very proud to work for. I'm returning with a decade more experience from across the industry and join NW at a very exciting time. We're aiming to grow the division by more than 30 per cent in the next 12 months with a target of building 500 homes in the next financial year."

Home energy project means housing association tenants look forward to cheaper fuel bills

Families living in a pre-war Hemel Hempstead terrace can look forward to cheaper fuel bills after the completion of an innovative energy project by Hightown Praetorian & Churches Housing Association.

The work, carried out as part of a total refurbishment of the homes by the Hertfordshire-based charitable housing association, has included a renewable heating system for each property using air source heat pumps and the latest hot water storage cylinders.

It means the Hightown tenants living in the three properties will not only have smaller heating bills and warmer homes, but their carbon emissions will also be reduced.

The four-month-long project, carried out by West Sussex-based BSW Building Services Limited, included the following renewable energy work:

- Mitsubishi Ecodan monobloc air source heat

pumps fitted outside to provide the full heating and hot water requirements.

- The latest Ecodan FTC 5 hot water storage cylinders using plate heat exchanger technology which gives a 17 per cent improvement in hot water efficiency and improved heat up times.

A range of internal insulation work has also improved energy efficiency. It included:

- All three properties received 50mm Gyproc Thermaline Super board on the external walls. This is a very high performing, yet cost-effective, thermal laminate used for refurbishment where a substantial upgrade in thermal insulation is required.
- All timber ground floorboards were removed and replaced with 200mm slab insulation and 18mm chipboard flooring.
- Existing sub-standard loft insulation removed and replaced with 300mm thick

quilt insulation.

Refurbishment work on each home also involved upgraded or replacement kitchens and bathrooms, new carpeting, replacement upvc doors and structural alterations such as new doorways and full decoration.

Outside the properties, the project has included replacement guttering and drainage, major garden clearance with 540 sq m of new turf laid, as well as fencing, tree surgery and tree and shrub removal.

Mark Salmon, Hightown's Procurement Manager, said: "We aim to provide excellent housing for all our tenants, so we're proud to see this project completed."

"Not only have the properties been totally transformed, but all the latest environmental technology has been used to help keep the houses warm as well as reducing bills and carbon emissions. The tenants are delighted with their new-look homes."

THE FUTURE OF HOUSEBUILDING

Offsite construction – the future of housebuilding?

There is an urgent need for a mass volume of houses to be constructed in a limited time scale and whether the state takes on housebuilding, or if it is left to private house builders, the benefits of offsite construction could be crucial to meeting targets that have repeatedly been missed. Offsite construction provides housebuilders with programme certainty and quality through simplification of site operations and reduced weather dependencies.

Explore Offsite is a series of events which take the form of combined conferences and exhibitions – creating a platform for construction clients, architects, engineers and contractors to

come together and discuss the latest offsite solutions. The third in the series of Explore Offsite events has a focus on the housing sector. Taking place on 7 July in Birmingham, the event includes speakers from pioneering companies in the offsite construction industry. Speakers include: John Skivington, Director of LHC, Nick Milestone, Managing Director of B & K Structures and Alex Smith, Hawkins Brown who will be discussing Banyan Wharf – the tallest timber building Europe, as well as Rory Bergin, HTA Design, speaking about Modular Buildings for the Private Rental Sector and Bryan Woodley, Val-U-Therm, sharing his experience in

High Performance Building Envelope Design to Achieve PassivHaus Standards.

There is also a wealth of exhibitors who will be available to discuss their latest innovations in offsite construction. Exhibitors include: B & K structures, Caledonian Group, Coillte Panel Products, Crown Timber, Keystone Group, Kingspan Timber Solutions, Modularize, Senior Architectural Systems, Structural Timber Association and Val-U-Therm.

Tickets are £95 + VAT. Book now and get 10 per cent off your ticket with the early bird discount code EXPLORE10.

www.exploreoffsite.co.uk/book

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"Supply, supply, supply" - the key housing policy message from the CML Annual Lunch

The Council of Mortgage Lenders welcomed 700 guests to the CML Annual Lunch in London where the main topic of conversation was how, supported by a vibrant lending sector, the government could help deliver the housing of all tenures that the country needs.

Dame Kate Barker, author of two reports on housing supply and planning and a leading authority on these issues, was the guest speaker. She told delegates that although the planning system had improved, one crucial influence continues to depress the ability to supply new homes. This is the sheer scale of local opposition to development, despite the aspirations for higher supply at a national level. She explained: "Despite measures such as the New Homes Bonus, the costs of new supply remain largely local and are perceived as large, whereas the benefits are small

in the short-term and geographically dispersed."

As a result, a key step that would be needed to gain early traction in getting new annual housing supply up over 200,000 by 2020 would be a determined approach to bringing forward public land. Kate Barker continued: "It may depress you to hear a plea for greater reliance on the State to act – but the planning system suppresses the market mechanism so much that it is hard for it to deliver."

To mortgage lenders, she observed that over the next five years the housing market ought to be supported by increased demand to renewed income growth, and continuation of housing undersupply relative to unconstrained household formation. However, there were additional factors at work, including potential higher Bank Rate levels of 2-3 per cent. The issue will be

whether the income growth prices more people back into the market than are priced out by the higher Bank Rate. If we get productivity growth back – this would be unexpected good news.

CML chairman Moray McDonald of the Royal Bank of Scotland said that getting the supply side sorted "once and for all" needed to be the key priority of housing policy.

He suggested that: "Dealing with the supply side, in my view, has to be our new 'North Star' which everyone aims for. To get there, we need a housing strategy that commands all-party support with a three-line whip from national government down to the parish council to ensure it's implemented. That strategy should come from us, the industry, in partnership with government. Fix this, and the market itself will address affordability."

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Horsted Park

Countryside's Horsted Park community is set in six and a half acres of parkland surrounded by the unspoilt Medway countryside, but is within easy reach of the busy towns of Chatham and Rochester.

Situated on the site of the former Mid Kent College the new community is also located just off the A229 and the M2 is less than a mile away for fast access to the M20, M26, M25, the Dartford Crossing, Ebbsfleet International and London Airports.

Embracing the Spirit of Kent

At Horsted Park, Countryside wanted to evolve existing examples of traditional local Kentish architecture into a modern, sustainable development.

To achieve the aim of embracing the spirit of a traditional Kent village and the geometry of the adjacent Fort Horsted, whilst creating a modern community, Countryside worked closely with Proctor and Matthews Architects. Together they designed a development of new homes that both reflect traditional local architecture and building methods, whilst creating contemporary homes.

The resulting 336 homes reflect the look of traditional Kent village communities and local farmsteads, whilst paying homage to the neigh-

bouring fort. This has resulted in neighbourhoods with buildings of differing heights, shapes and purposes located around courtyards and squares that provide shelter and communal open spaces.

The shared courtyards and interwoven landscapes link apartment buildings, terraced and courtyard housing. The arrangement also ensures that many homes have an outlook over the landscaped and courtyard space.

The homes are built with a distinctive, asymmetrical brick patterned band, devised as a contemporary interpretation of traditional local homes. The brickwork patterning provides a reference to historic brick bonding patterns that can be found in the old quarter of nearby Rochester. Projecting brickwork patterning is also set against simple brick facades and window openings at the first storey level in a chequerboard pattern. This gives the homes a visual feature and sense of character, whilst also helping to highlight doors and windows.

Gabled roofs have been used extensively along with hipped 'rural farmstead' roofs to create a strong 'village' character. The steep pitched roofs, gable ends and dormer windows in the roofs reflect the shapes of traditional buildings, including local farmsteads.

To further support the link with local architecture, build materials, including brick and

weatherboards, have been used to reflect existing local styles and colours.

However, as well as complementing the look of existing local communities Horsted Park's homes have been constructed using the modern methods of construction and are rated as Code for Sustainable Homes Level 3.

Continued on page 23...



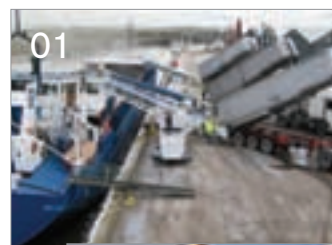
Editor's Focus

Long Rake Spar

01

A leading decorative aggregate supplier, Long Rake Spar has acquired a new dock and storage facility in Rye, Kent. The investment comes as part of Long Rake Spar's long term expansion strategy and will allow the company to import and offload materials, via Rastrum Ltd on Rye Wharf. Key product lines will then be processed, bagged and distributed to landscapers and contractors across the South East, providing a rapid response to customer demands. Once fully developed the site will enable Long Rake Spar to increase their presence and efficiently meet nationwide requirements.

Enq. 105



Duration Windows

02

Emperor Concealed' is the new, revolutionary aluminium bi-fold door from Duration Windows. By placing the hinges completely within the sashes the doors benefit from much cleaner, more contemporary looks without the clutter of visible hinges. The clean lines are further enhanced with a new design of flush, child friendly interior handle. The doors are painted in a tough polyester powder coat finish in the usual RAL colours, plus an exciting range of textured 'Trend' colours. Visit the company's website for an instant online price.

Enq. 106



Hoppings

03

Q-Clad Featheredge from Hoppings is now available finished with a unique pigmented water based coating called Q-Shades. Q-Shades is available in semi-transparent black, brown and grey shades, designed to work specifically with Tanalith® E wood preservative. The coating is a simple and quick factory controlled application prior to a standard Tanalith® E high pressure preservative treatment making finished wood products great value for money. Q-Shades gives a consistent coverage and durable performance on rough sawn or planed timbers and weathers gracefully.

Enq. 107

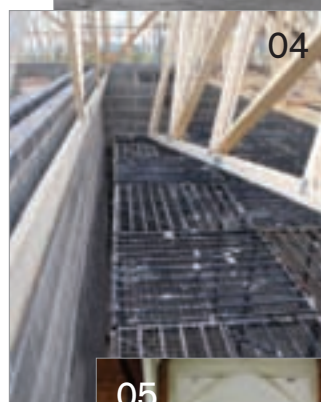


Sayfa Systems

04

Working at height can typically be a problematic issue and it is often one of the main causes of site downtime, and products such as the Sayfa Systems' Rhino Load Deck safety platform system are gaining increasing popularity in the market. The Rhino Load Deck is composed of lightweight components which lock into place without the need for hand tools or fixings. Components are made from premium grade steel. The Rhino system is fully HSE compliant and has been tested to BS5975:1996 load rating – offering a load capacity of 600Kg/m².

Enq. 108



KAT

05

KAT now offer handmade solid timber doors manufactured from Accoya or Engineered Hardwood. The primary KAT offering is four styles of door which account for around 80 per cent of residential doors sold. These doors are available in any height and width; the customer chooses size, colour, glass design and hardware. KAT also offer their design partners a totally bespoke service where they are free to create virtually any timber door style by copying a traditional door, a contemporary door or design something completely unique.

Enq. 109

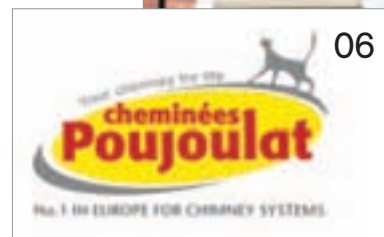


Poujoulat UK

06

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

Enq. 110





Light and space

The homes at Horsted Park have been designed to create comfortable living areas that maximise the use of light and space. The one and two-bedroom apartments also feature private terraces and balconies that provide essential access to outside space.

Houses feature full height glazing, fully glazed conservatories and the four-bedroom homes have double garages. The properties' flexible open plan layouts create living spaces, which can flow into one another. This provides the perfect space for the lifestyle of today and the opportunity to easily entertain large numbers of friends.

Landscape approach

The development's approach to landscape design has been created with a sequence of open spaces, which connect to the wider Medway countryside.

The new Village Square forms a focal point, with tree-lined avenues and landscaped 'corridors' radiating into the countryside beyond.

Wherever possible, existing trees have been retained and integrated into the development. Where it was proved necessary to remove trees, new trees species have been planted to be sympathetic not only to the development's architecture, but also to the surrounding open spaces. Native thicker planting, using species such as Field Maple, Hazel, Dogwood, and Hawthorn have helped to create additional wildlife habitats.

Unique Ecology

When the development is completed, the six acres of open space to the south of the development will be left in its natural state. The resulting Eco Park, with its series of cut footpaths and fitness equipment, positioned along the route to create a 'trim trail', will encourage residents to use the space.

Bench seating, grassed areas, shrub beds and suitable trees, with loosely shaped canopies to allow light to penetrate, defined by paved footpaths help create a sense of belonging within a relaxing area.

The unique ecology of the local area also makes it a haven for water birds and other wildlife. The broad tidal mudflats and creeks are used extensively for sailing and fishing. The area also offers the opportunity for long walks where it is possible to see cattle grazing on the saltmarshes.



Awards

The development has already won a number of housing awards.

Horsted Park was one of only six schemes to receive a Housing Design Award 2014 in the 'Completed Scheme' category.

It was also awarded 'Housing Project of the Year' 2013 by Building and named winner of a Kent Design and Development Award in the 'Best Major Residential Project' category.

Speaking about the development's success Tony

Travers, Countryside's Managing Director of the New Homes and Communities Central division, said: "Horsted Park sets the standard for creating a place of character and quality. The development has been designed to the highest standards to suit a variety of purchasers from first-time buyers, right through to extra care housing, because we wanted to create a place where people will feel at home. Winning the Housing Design Award validates what we set out to achieve with Horsted Park and the team at Countryside is delighted these wonderful homes have been recognised."

Combatting the threat of sub-standard building materials

With so many product options available, and a broad range of standards and codes to be adhered to, it's easy to see how time consuming and difficult a task it can be to ensure that products meet legislative compliance. Emma Dixon-Child, compliance industry detective at SIG, explains what steps contractors can take to protect themselves and their customers when planning their next residential development

For any project, no matter how big or small, selecting products that are not only suitable for the task at hand but that will meet regulatory standards is vital.

In an effort to provide contractors with as much information as possible on the quality of a product or material, a number of compliance documents, standards and marks are often supplied, including international standards such as CE marking, national standards like BS EN and Approved Documents, and other sector-specific standards.

Although the use of these marks and certifications is generally well intended, this can lead to confusion among those who are working with the products on a day-to-day basis, with the sea of legislation making it difficult to understand which standards apply to which product applications.

In addition, the constantly evolving nature of CE marking can cause further confusion. For instance, as of July 2014 it became mandatory in the EU and UK for structural steelwork and aluminium to be affixed with CE marking to show compliance with EN 1090-1 standards. While some contractors may keep their fingers on the pulse of changing regulations, those who simply don't have the time to do so may find themselves unwittingly using non-compliant materials.



A large amount of information is provided on materials, including CE marking

This issue of not being able to take a step back and check product provenance is an increasing one, with 2014 being recorded as the best year for British builders in the last seven years, while Construction Products Association (CPA) forecasts show that construction output will continue to grow this year, particularly in the private housing sector.

Even in cases where a team-member is on hand to check each and every batch of building material that's delivered, there are still a number of pitfalls to look out for.

For instance, some unscrupulous manufacturers have been known to submit products for testing in order for them to acquire a particular certification before making alterations to the design in order to save costs, rendering the marks placed upon them void, but nonetheless continuing to include them.

"While some contractors may keep their fingers on the pulse of changing regulations, those who simply don't have the time to do so may find themselves unwittingly using non-compliant materials"

Another interesting method of deceiving merchants and contractors is to mark a product with what looks like an authentic standard mark, but with subtle alterations to change its meaning.

The most widely reported of these misleading marks is the 'China Export' logo. Applied to a number of products by Chinese manufacturers, the mark is incredibly similar to the symbol which indicates compliance with EU legislation, with the only difference being the distance between the



As the private housing sector continues to grow, contractors will be even more pressed for time

'C' and 'E' symbols, however 'China Export' marked products may not conform to any of the required standards.

The implications of using products that do not legally conform to standards are great, with inferior materials having the potential to compromise the safety of contractors and building occupants alike, while failure to comply with legislative requirements can also reduce in large fines, enforced trading restrictions or even imprisonment.

In order to ensure that all standards are met, there are essentially two routes that can be taken.

The first is for merchants and tradespeople to inspect every product delivery for the correct marks and certification, however this is time consuming and still requires the individual responsible to have a good knowledge of the legislation and any changes to requirements. In the case of larger organisations a specific post may be created with the employee's sole responsibility being to ensure that all materials are up to standard, though this would require significant expenditure and the use of resources in an industry where skills shortages are a continuing issue.

The alternative, which offers increased peace-of-mind for tradespeople while also removing the need to spend vital time checking products, is to work with a respected distributor.

In recognition of the issue of substandard products finding their way onto site, reputable distributors will now operate assurance schemes designed to protect customers. By involving the services of experts in the required standards for

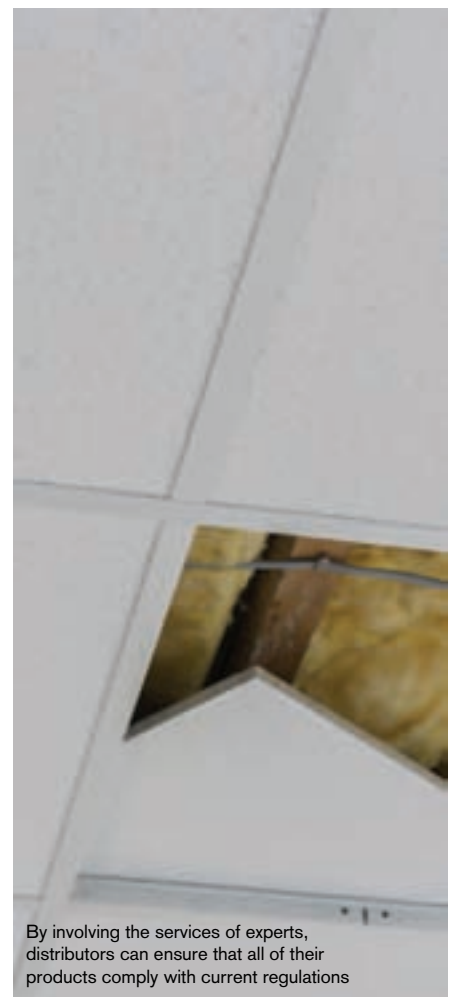
each product and application, distributors can ensure that all of the products they stock meet with essential regulatory compliance.

"Reputable distributors will now operate assurance schemes designed to protect customers. By involving the services of experts in the required standards for each product and application, distributors can ensure that all of the products they stock meet with essential regulatory compliance"

Reputable distributors can also offer an additional layer of reassurance by providing compliance documents for standards such as CE Marking, EUTR and REACH on demand, complete with independent verification to ensure their validity. As referenced earlier, the costs of fines for non-compliance or hiring a member of staff to undertake compliance checks are such that it's likely to be more cost effective to work with a distributor that can take on the burden of this testing.

For contractors and merchants at every level, the risk of being confronted by sub-standard materials is a very real one, and as the construction industry continues to grow and resources remain limited there's no better time to call on the services of experienced distributors.

Enq. 111



By involving the services of experts, distributors can ensure that all of their products comply with current regulations



Building automation steps out of the sideline

Graham Martin, Chairman of EnOcean Alliance explains

For years, energy policy has mainly focused on different sources of renewable energy. Politicians, economists and other commentators still discuss the best performing technologies and the requirements of the power grid. However, recently another perspective is attracting more attention: energy efficiency as a valuable "source" of renewable energy.

The UK's National Energy Efficiency Action Plan sees it at the heart of the government's long-term energy and climate change plan for low carbon growth. This includes ambitious goals of reducing primary energy consumption by 20 per cent of the 2007 level by 2020.

Achieving this saving requires rapid action now. Existing buildings provide great potential to improve their performance. They consume up to 40 per cent of primary energy – and therefore are more power-hungry than the industrial sector. However, energy-related renovation, such as new insulation or a more efficient heating system, is costly for businesses and homeowners alike. Despite the potential savings available, most cannot make the necessary investments in the short term. This could hold back the potential efficiency effects for years.

Buildings can control energy efficiency

Does energy efficiency remain a luxury? Not necessarily. In discussions, there is a measure, which is beginning to come to the fore: building

automation. With publication of the Building Renovation Strategy as part of the UK's National Energy Efficiency Plan, it looks set to play a key role in delivering energy efficiency.

Building automation controls areas such as heating, ventilation, lighting or shading in accordance with individual requirements. The goal is to consume only as much energy as is actually needed.

Such systems are already intelligently connected within a building and often learn the occupant's behaviour automatically. Room sensors deliver

data as a basis to analyse a building's heating and cooling rate as well as its physical fabrics. Besides temperature, sensors also detect open windows or whether the humidity rate of the air is too high. Thus, the system automatically reduces the heating or activates the ventilation respectively. In addition, data on light intensity influence the control of lighting and shading.

Current weather conditions, the presence of people in a room, solar radiation etc. are crucial elements of a control that adapts to changing situations and conditions. Usually, there is an



“Combined with reduced energy consumption, such systems pay off after one to five years”

immediate saving effect. The more efficiently the building services are matched to each other, the better the saving rates, which can be up to 30 per cent.

Building automation has a great advantage compared to other energy-related measures: thanks to wireless technologies, such systems can be easily retrofitted in existing buildings, requiring less cabling and at manageable costs. Wireless sensors, which deliver the needed data and execute control commands, can be flexibly placed. This, for example, meets the requirements of flexible office concepts, where partition walls and the floor plan have to adapt to the heterogeneous needs of different tenants. Wireless switches and sensors simply move accordingly whenever the office structure changes.

Today, wireless devices also operate without batteries. They gain their energy from the surrounding environment, such as the press of a button or indoor light. Even differences in temperature between the heating and the room air can power automatic valve actuators. Using batteryless wireless technology, a system's



operating and maintenance costs are low as there is no need for material or staff to change batteries.

Fast return on investment results in immediate effects

In the housing industry with millions of rented apartments, wireless building automation is also an attractive efficiency measure. Owners or housing associations can implement it without affecting the tenants' quality of life by extensive renovation, noise and dirt for years. In addition, the landlord does not have to bother the tenant

with an annual battery replacement.

Besides flexibility, wireless building automation systems offer significant cost benefits. In a new building, they save between 15 and 30 per cent of installation costs; in retrofit projects, the saving rate can be even up to 70 per cent. Combined with reduced energy consumption, such systems pay off after one to five years. In comparison, the return on investment (ROI) of a new insulation is about 10 to 60 years. Consequently, building automation will clearly become the inevitable foundation for energy-efficient buildings.

Enq. 112

Vortice invests in its people



Training, development and succession planning has always been high on the list of priorities for Vortice. One of the ventilation industry's European market leaders views investing in its people as vital to its continued success. This month sees an internal promotion for Jane Miller who has been promoted to Technical Administrator. Accounts Assistant Claire

Miller has passed her CIMA enterprise operations examination and Administration Assistant Nathan Bradshaw, who has passed his AAT level 3 exam, is now studying for level 4.

01283 492949 www.vortice.ltd.uk

Enq. 113

GTC and Sky service new homes



A partnership between GTC and Sky, collectively offering a unique package of superfast fibre broadband (GTC) and premium TV services (Sky), is due to service homes at a popular new Bellway Homes development in Reading. As a result, new homeowners will have the opportunity to benefit from a market-leading package of premium TV services

from Sky and fixed-line home phone and broadband speeds of up to 300Mbps will be supplied by GTC's fibre optic network. Both services will be available to them from the day they move into the property.

08442 411 335 sky.com/communalTV

Vent-Axia named as award finalist



British ventilation manufacturer Vent-Axia is delighted to announce that its horizontal Sentinel Kinetic 200ZPH has been shortlisted in the prestigious Housebuilder Product Awards 2015. Part of the company's innovative Lo-Carbon range, this new mechanical ventilation with heat recovery (MVHR) solution has been nominated in the Best Brand New

Product of the Year category. Vent-Axia's 200ZPH is the latest addition to its popular Sentinel Kinetic range of MVHR solutions, designed specifically for small apartments.

0844 856 0590 www.vent-axia.com

Enq. 114

HM The Queen honours Ancon



Three years after receiving the prestigious Queen's Award for Innovation, Ancon's business performance has been recognised again in 2015 with a second Queen's Award, this time in the International Trade category. The Queen's Awards for Enterprise are presented annually by HM The Queen for exceptional business achievements. Following Ancon's first

Award in 2012 for the development and commercialisation of a unique Lockable Dowel, this second Award celebrates Ancon's phenomenal success in growing sales across new and existing export markets.

0114 275 5224 www.ancon.co.uk

Enq. 115

A breath of fresh air

Improving indoor air quality with modern ventilation, by Jon Hill,
Technical Manager of Polypipe Ventilation

All dwellings need a supply of fresh outdoor air, not just for the health and comfort of the occupants, but also to control condensation, disperse indoor pollutants and to ensure the safe and efficient operation of open-flue appliances.

Poor air quality and its effects

Moisture is probably the most significant household pollutant because of the high humidity rates generated by day-to-day activities. A house with five occupants can generate in excess of 5kg of airborne moisture daily through condensation, which can quickly make the household atmosphere dank and musty if not ventilated adequately. It can also lead to ugly staining and mould growth which can affect the health of the occupants as well as being unsightly.

Interstitial (i.e. within the building fabric) condensation is another effect of high humidity levels, which may cause rot and, as a result, unseen structural damage.

In addition, the level of pollutants in urban areas has led to outdoor air quality deteriorating. It is therefore important to minimise the levels of pollutants entering the dwelling; imperative for allergy sufferers or those with breathing difficulties.

Getting the balance right

Traditionally, many UK dwellings have relied on natural air infiltration, such as an open window, air bricks or window trickle vents. However, these very basic ventilation methods can result in excessive ventilation rates. In new or refurbished dwellings the reverse is the case with increased air tightness leading to internal pollutant sources having a greater impact on indoor air quality.

Ensuring compliance

Building Regulations Part L is regularly revised to require ever higher levels of air tightness; in Part F, a permeability figure of $<5\text{m}^3/\text{h per m}^2$ is considered airtight and >5 is considered 'leaky'; limited to a maximum of $10\text{m}^3/\text{h per m}^2$ envelope area at a pressure of 50Pa by Part L. As a result, improved ventilation strategies are required.

The 2010 revision of Part L also saw the introduction of maximum Specific Fan Powers (SFP) for mechanical ventilation units; for example, no higher than 0.5 Watts per litre per second ($\text{W}/\text{l/s}$) for an intermittent fan.

The introduction of new regulations also brought a greater emphasis on the quality of ventilation installations and mechanical ventilation is now a notifiable service in most cases.



Other guidelines that have had an impact recently on ventilation in domestic dwellings include revisions to SAP scoring (the Standard Assessment Procedure for the energy rating of dwellings) and the introduction of the NHBC Mechanical Ventilation with Heat Recovery (MVHR) specification. The former has also contributed towards the adoption of more controlled forms of ventilation, particularly MVHR.

Energy efficient ventilation options

As regulations for ventilation tighten, so too does the requirement for solutions which meet these standards and help improve indoor air quality.

Intermittent Extract Ventilation

Also referred to as System 1 ventilation in Building Regulations Approved Document F, this basic type of ventilation consists of local extract fans fitted in a dwelling's wet rooms to provide rapid extraction of moisture and pollutants. They operate intermittently under either occupant or automatic control. This is the simplest, lowest cost form of ventilation and is easy to fit and use, but is also the least energy saving method.

Passive Stack Ventilation (PSV)

A System 2, PSV comprises of inlet grilles located in wet rooms, connected by near-vertical ducts to ridge or other roof terminals. Warm, moist air is drawn up the ducts by a combination of the stack effect and wind currents. Highly cost effective – there is no electrical supply and no direct running costs – PSV's provide silent continuous operation, but their effectiveness is very weather dependent.

Continuous Mechanical Extract Ventilation (MEV)

A System 3, MEV systems actively extract air from wet rooms via ducting to a central ventilation unit. They are relatively easy to install



"The level of pollutants in urban areas has led to outdoor air quality deteriorating. It is therefore important to minimise the levels of pollutants entering the dwelling; imperative for allergy sufferers or those with breathing difficulties"

due to single external termination, but will require system balancing and commissioning. The systems are typically dual speed, providing low speed continuous trickle ventilation and high speed boost flow. This is a more costly ventilation solution, but also a more effective one for modern homes.

A sub-set of System 3 is Decentralised Mechanical Extract Ventilation (dMEV). dMEV systems are an extremely cost effective and easy to install ventilation solution. They offer continuous low levels of ventilation to a single wet room, coupled with virtually silent operation.

Continuous Mechanical Ventilation with Heat Recovery (MVHR)

Unlike all the other ventilation systems discussed, MVHR systems combine supply and extract ventilation in one system.

MVHR systems efficiently pre-warm the fresh air drawn into the building with waste stale air using a heat exchanger; up to 95 per cent of waste heat can be recovered by this mechanism. The filtered, pre-warmed air is distributed around the home, meeting part of the heating load in more airtight properties (ones that have a figure of <3 of the permeability figure of $<5\text{m}^3/\text{h}$ per m^2).

The incorporation of a highly efficient heat exchanger will also help lower a property's DER and therefore provide a higher SAP rating.

MVHR systems are extremely effective at



reducing the risk of condensation and cold air draughts and also include built-in air filters that are particularly useful in more polluted urban areas.

The range of readily available, energy efficient modern ventilation solutions means that no

domestic properties – new or old - should ever have to suffer from the effects of poor ventilation. Breathing clean and fresh air in our homes should be seen as a necessity, not a luxury. We are, after all, quite literally breathing life into a property.

Enq. 116

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Enq. 117



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Enq. 118



LINKE LINE

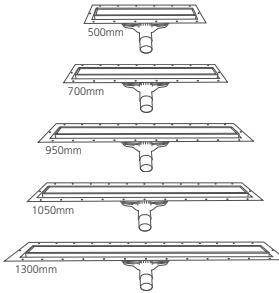



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- Timber joist or concrete.
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Purus outlet/gulleys





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Enq. 119

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Enq. 120

Linden Homes chooses wedi



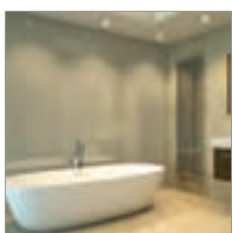
wedi systems UK has been chosen by Linden Homes to provide a total wet room solution service for one of their latest developments at Century Gate. The development consists of detached family homes for which wedi worked alongside Linden Homes from initial wet room design, to complete installation guidance and support ensuring the ideal wet room

solution to meet the developer's needs. The 20mm thick, floor level Fundo Ligno shower tray, accompanied with wedi building boards on the walls, created a totally secure CE backed waterproof system.

0161 864 2336 www.wedi.co.uk

Enq. 121

Two stunning new colours of Lustrolite®



Lustrolite acrylic high gloss wall panelling, from Abacus Manufacturing Group is now available in nine vibrant colours. The latest additions to the Lustrolite portfolio are Forest – a bright green and Safari – a subtle khaki. These new colours have been introduced into the already popular range which comprises Arctic, Glacier, Blue Atoll, Rouge, Mocha,

Titan and Carbon. Lustrolite looks the same as glass panelling but is an advanced multi-layer acrylic that weighs less than a third and has 20 times the impact strength. It is also highly scratch and wear resistant due its unique hard coated surface.

Enq. 122

Designed for style and comfort



Designed for both style and comfort, Matrix washbasins by Pressalit Care make an elegant addition to any bathroom. When combined with the practicalities of a bathroom that's required to meet lifetime needs, the Matrix range becomes a must-have. Produced from the highest quality crushed marble, and with the design flair and expertise of Pressalit Care,

the Matrix range is a welcome addition. It is where owners have an eye to their future that the Matrix range comes into its own, making it the ideal choice for lifetime homes.

0117 904 0173 www.pressalit.com

Enq. 123

Mira brings digital Vision to aid the infirm



Safe and easy to use, the Mira Vision Flex brings the benefits of wireless showering to the inclusive sector, where the wireless controller enables users to turn on and control their shower without the hassle levers and controls in the shower itself. The Vision Flex brings contemporary design and technology to the users who need it. Ideal for either the social housing

or private sector, the Vision Flex is simple to install and stylish rather than 'institutional' in appearance. Safely outside the shower, users can programme functions such as the maximum temperature and flow rate or select its warm up mode and eco mode.

Enq. 124



Softly, softly.

Introducing the Cabo Soft Close Shower Door System

A frameless sliding shower door system that includes a double soft-brake closing system. The system which is completely concealed within the header softly cushions the door as it closes and opens.

If it's not CABO, it's not double soft close.

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CRL®

Enq. 125

Building environmentally



Reusing otherwise waste material is one of the most environmentally friendly actions a manufacturer can take, and **Durisol UK** can proudly make this claim in the creation of its building system. Softwood chippings – which could come as waste from a saw mill, or even from reclaimed pallets – is used in the making of the blocks in the Durisol system. These

chippings are mixed with a specially formulated cementitious compound, and then pressed into a mould. Durisol system has been specified for some large and prestigious projects around the world.

01495 249400 www.durisoluk.com

Enq. 126

Dickies work trousers



Dickies trousers are known worldwide for durability and style. From cargo trousers to combat trousers the range available is vast and varied. Dickies have been making men's work trousers for over 90 years and know how to manufacture the best. Employing the latest developments in fabric technology and manufacturing techniques, Dickies' high performance

workwear is suited for even the harshest working environments. New trousers for 2015 include the Eisenhower with a mix of premium fabrics rip stop and cordura and clever design of pocket details.

01761 419419 www.dickiesworkwear.com

Enq. 128



Mapei launches new Mapeguard products

Mapei is pleased to announce the launch of Mapeguard WP 200, a flexible, thin-layered waterproofing/anti fracture membrane and Mapeguard WP Adhesive, a two-component reactive adhesive to its Waterproofing and Ceramic product lines. Mapeguard WP 200 is an alkali-resistant, waterproofing and decoupling membrane which is best suited for use under ceramic and natural stone tiles. It is specially formulated to be used in wet and damp areas which include residential and commercial buildings such as, wet rooms, showers and kitchens. It is ideal for floors and walls. The non-woven fabric ensures good bond strength of the adhesive between the membrane and the substrate. Mapeguard WP Adhesive is a rapid-drying elastic cementitious adhesive, ideal for bonding Mapeguard sealing tape to Mapeguard WP200 membrane. It can be applied by a brush, roller or trowel on walls and floors ensuring a perfectly watertight seal.

0121 508 6970 www.mapei.co.uk

Enq. 130

Additional colours for Ultracolor Plus range



Mapei is pleased to announce the introduction of seven additional colours to its best-selling grout range, Ultracolor Plus. Low in VOC and certified in compliance with the strictest international standards, Mapei's Ultracolor Plus coloured grout is suitable for most types of floor and wall tiled finishes including: ceramic and porcelain tiles and mosaics,

natural and agglomerate stone and glass and mosaics – both internally and externally. Ultracolor Plus benefits from BioBlock® anti mould and DropEffect® water repellent technologies.

0121 508 6970 www.mapei.co.uk

Enq. 127

Valor to showcase affordable heating at CIH

CIH Housing stand no D8



Valor, one of the biggest names in home heating, will be exhibiting at CIH Housing 2015 to demonstrate its range of affordable heating solutions for the social housing sector. Valor will be showcasing an impressive selection of energy efficient electric fires and suites, together with gas fires from its impressive portfolio of products, on stand D8 – where visitors

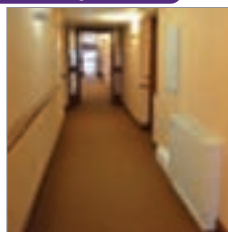
can better understand why the products are so well suited for affordable housing. Valor is introducing a range of brand new products at the show including the Valor Glendale Dimension electric stove.

0844 879 3587 www.valor.co.uk

Enq. 129

Wide range on show from Stelrad

CIH Housing stand no B3



Stelrad Radiators will be showing why it's one of the UK's favourite radiator manufacturers with a wide range of models on show at CIH Housing Conference & Exhibition this year. Products on show will include its LST range, its energy saving Radical radiator that has been utilised by social housing providers up and down the UK and its

popular Compact and Elite ranges, along with examples of its designer range. Drop onto the Stelrad stand at CIH and take a closer look, or visit the company's website.

0870 849 8056 www.stelrad.com

Enq. 131

Avoid costly drilling mistakes



Hilti has launched the PS 50 Multidetector, a tough new tool which provides users with a comprehensive insight into objects located in walls and floors. The system quickly and easily detects and classifies many different objects – including ferrous and non-ferrous metal, live wires, plastic pipes, underfloor heating pipes and other things

like wood and cavities – in a variety of base materials such as hardened or fresh concrete, drywall and hollow brick, as well as the approximate depth at which they are embedded. Its ergonomic design and rugged housing make it shock, dust and water resistant.

Enq. 132



Debate the new reality at the UK's largest housing conference

Falling just weeks after the UK general election, this year's CIH annual conference and exhibition running from 23-25 June couldn't come at a more important time. Housing professionals from all corners of the industry will gather in Manchester to discuss what the new government means for housing – and the event will be focusing on this new political reality throughout the conference programme

This will be the fourth year at Manchester Central and with new innovative content and three new features there will be something to suit everyone. With ease of travel from all parts of the UK, with 2,500 hotel rooms on the doorstep; being in Manchester has made a real difference to a value-conscious sector.

Great speakers have been lined up including sessions from Gerald Lyons, Chief Economic Advisor to the Mayor of London and Duncan Weldon, Newsnight who will share their thoughts on future economic trends and the impact on the housing market. In addition there will be a session on the new political reality from Tim Montgomerie, Founder and Editor, Conservative Home; Miranda Green, Journalist and Former Liberal Democrat Advisor and Andrew Harrop, General Secretary, Fabian Society. Find out more about the programme by visiting the website.

In addition to the main housing conference there will be three new focus areas at Housing 2015 – all under one roof.

Health, housing & social care conference

A new conference within a conference, aimed at professionals from social care, local authorities, extra care and housing, this new event will be focusing on solutions around the integration of health and housing. The conference will run alongside the main programme on Wednesday and Thursday and will be fully accessible to all delegates at Manchester.

Continued on page 35...



Reasons to attend CIH:

- The largest gathering of housing professionals in the UK – over 1,500 Chief Executives, Directors and Heads of Housing attended in 2014
- 70 per cent of the 5,205 delegates and visitors were involved in the purchasing of products and services
- Three days of interactive conference sessions, from leading sector speakers – and a firm fixture in the Housing Minister's calendar
- Over 300 exhibitors with a co-located exhibition from Procurement for Housing
- A truly national event – all of the G15 attended in 2014
- In 2015 the event takes place six weeks and five days after the general election – giving you the opportunity to meet those in charge of housing policy for the next term
- New for 2015 – the official fringe – a place to challenge, engage, innovate and be brave – offering an informal setting to have fun and make new contacts
- New for 2015 – CIH has launched the delegate of the future, an initiative created to encourage and ensure 1000 younger housing professionals have the chance to attend the conference and learn, share and network in their chosen profession
- New for 2015 – a conference within a conference focusing on health, housing and social care – with a solutions based approach offering best practice initiatives through collaborative working
- The event will continue to support people in housing – from start to finish – kicking off with the Housing Heroes awards and Rising Stars

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Reader
Enquiry
133

CIH Housing stand no E55




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Delegate of the Future

To ensure younger housing professionals from all housing disciplines have the chance to explore new ideas and hone their thinking, a new initiative has been launched: Delegate of the Future. This ground breaking initiative is aimed at housing staff who haven't attended the conference before. These delegates will be able to attend the conference for free on Thursday 25 June.

The official housing fringe at #thetreehouse15

The tree house will be a new key event for a mixture of debates, launches and platforms for organisations to challenge views and perceptions. It will provide a platform for the housing leaders of tomorrow and with interactive state of the art sessions, it will be where great ideas start to grow. The fringe will be located on the exhibition floor and will be free for all delegates and visitors to attend. Some of the sessions planned are "Innovation Lab", Conversations and Cocktails and the World Café.

As usual the week will be kicked off on the Monday evening with the welcome to Manchester dinner, incorporating the Housing Heroes' awards. This year's event will be hosted by Nick Hewer, TV presenter of Countdown and entrepreneur. In addition to programme



content, the exhibition promises to be busier than ever with over 300 suppliers present and taking part in a series of informative seminars through the Ideas Exchange.

Attending CIH Housing Conference and Exhibition in 2015 will be the most useful three days housing professionals will spend out of the office to listen and network with leading experts to help shape the housing conversation and debate a new reality.

To find out more about the full programme, register as an exhibition visitor and book conferences, visit www.cihhousing.com



Renewable heating advice at CIH

Enq. xxx

CIH Housing stand no F4

Mitsubishi Electric is bringing its heat pump expertise to the CIH Housing 2015 exhibition to target social housing providers who need to hit renewable targets and find ways of combating fuel poverty among tenants. The company will be showcasing its Ecodan range of heat pumps specifically designed for heating domestic buildings. Ecodan has already been installed in thousands of buildings across the UK and provides renewable heating to challenge traditional heating solutions, while meeting stringent energy and carbon reduction demands. Mitsubishi Electric experts will be on hand to offer advice and help to housing associations, ALMOs and local authorities by providing access to the latest information on legislation, the renewable heat incentive and general advice on how to engage tenants in the process. Staff will be able to explain how to self-deliver an Air Source Heat Pump (ASHP) Programme and also be able to outline the funding streams available.

01707 282880 www.mitsubishielectric.co.uk

Enq. 134



CIH Housing stand no P22

Richmond pride themselves on delivering excellence as standard; they are an established privately owned family business renowned for producing quality kitchens and contract furniture for both Public and Private sector clients. Over our significant years of trading we have acquired a solid reputation within the contract furniture market, which also includes student accommodation, hotels, bathrooms and bespoke projects - you name it they can make it!



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Enq. 135

THE WORLD'S MOST EFFICIENT AIR SOURCE HEAT PUMP IS COMING...

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*In a test of 200 heat pumps by the Danish & Swedish National Test Institute

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Cladding and the importance of external finishing

In a time when the range of facade options is wider than ever, making the right choice can be difficult. Getting the balance of performance, cost and aesthetics can be challenging. Richard Brown, category marketing manager at Wienerberger, explains

The choice of facade material can make or break a project. Not only does it have a huge effect on the aesthetic impact of the development, it also needs to contribute to the longevity and efficiency of the project as a whole. To put it simply, whatever material is chosen, it needs to be strong, efficient, cost effective and pleasing on the eye. What's more, in most projects it will need to fit comfortably within the British building landscape. In summary – it's an extremely important decision.

“Many still consider the brick to be a traditional product for creating traditional styles of building. This couldn't be further from the truth. New technologies and a strong drive on product development from manufacturers mean that the 'traditional brick' is now just the tip of the iceberg”

There is a material that offers a solution to the conundrum – one that has been around for centuries and continues to be at the heart of construction in the UK, particularly in the housing market – clay. As well as meeting the aforementioned requirements it gives house-builders, developers and housing associations a variety of options in terms of design and cost. Indeed, the versatility of the material, combined with its innate properties, makes it an extremely viable and attractive choice. As a natural material its sustainability credentials are invariably strong, while it also provides a winning combination of being low maintenance, extremely durable and thermally efficient.

So how has clay adapted to ensure it remains the material of choice? To answer this question we need look no further than the most famous of clay facades – the humble brick. Many still

consider the brick to be a traditional product for creating traditional styles of building. This couldn't be further from the truth. New technologies and a strong drive on product development from manufacturers mean that the 'traditional brick' is now just the tip of the iceberg.

It may surprise some people that there are well over a thousand different types of brick sold in the UK today. There is an abundance of colours, textures and sizes meaning any style of project can be achieved from traditional to ultramodern.

But clay facade options don't stop at bricks. Developments in recent years have created a wide range of clay facade options to cater for changing needs and fashions in the market. One simple example is brick slips. These are becoming increasingly popular, particularly for use with external wall insulation systems where people still want a real brick look.

Clay cladding systems are also becoming increasingly popular, particularly for larger, multi-storey buildings where traditional brickwork would not be suitable. Systems exist which combine the natural beauty of genuine brick with cost-effective fast track installation. They can be used with a wide range of substructures, including concrete, timber frame, structural steel, lightweight steel frames, masonry and structurally insulated panels.

The wide range of benefits apply regardless of the clay facade system chosen for a project. As well as the extensive range of colours and finishes available, the low maintenance requirements, the long life span and cost-effectiveness of the material, and its suitability for all types of projects etc., another huge benefit from a design point of view is that clay works beautifully with other common materials such as wood and glass – both in terms of practical efficiency and aesthetic appeal. The list goes on and on.

A final important consideration when choosing a facade material is the value of making that choice as early in the design process as possible. From a very practical perspective it also helps to

get manufacturers involved in these early stages. As well as offering useful advice in regards to meeting cost, sustainability and aesthetic objectives, they can ensure that material requirements can be factored into their production schedules to ensure materials are available on site for when they are required. As construction has been gathering pace again over the past 18 months, this material planning aspect between contractors and manufacturers is really important to ensure a smooth build schedule.

Clay can create so much more than simply traditional bricks and the material is one that can – and should – be seen as a genuine cladding solution across the country. With the imagination, range, and innovation currently on the market, contractors across the country should think of clay wall finishes in a new, contemporary light.

Enq. 137



Parex render systems accredited for worst UK weather



Key insulated systems in the Parex renders and facades range now have a “belt & braces” guarantee that they will stand up to the worst of the British climate. The well-proven systems have now received Zone 4 “very severe wind-driven rain index rating” with LABC and Premier Guarantee for application onto a wide range of substrates and system build constructions.

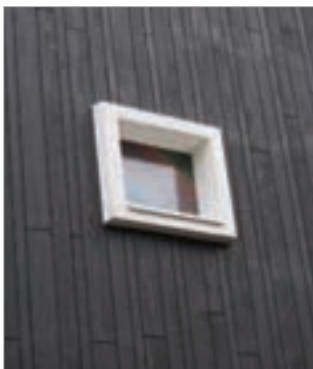
Zone 4 is the yardstick for systems used in the most exposed areas of the UK subject to extremes in howling gales and wind-driven rain.

Parex is the only render manufacturer accredited to the Zone 4 rating with the backing of LABC and Premier Guarantee. PAREXTHERM Render Systems covered by the accreditation are the Mineral External Wall Insulation (EWI), Acrylic EWI, Marbri Dash EWI and also the PAREXTHERM and PAREXDIRECT render systems onto Siniat Render Board, Aqua Board and Weather Defence Board.

Zone 4 covers areas along the western seaboard likely to experience the most severe weather conditions in the UK and includes the South West, West Wales, North West, Cumbria and Scotland. Parex render systems were used for the refurbishment of the facade of apartments at Sandside, Cumbria.

Enq. 138

Lathams' latest cladding gets TRADA approval



Accoya® LathamCLAD – the modified, highly durable and dimensionally stable certified timber cladding – is now available from all eight of James Latham's timber depots. Created from sustainably sourced wood and completely non-toxic, Accoya® LathamCLAD is a revolution in wood technology. And with the 15mm profile having recently received TRADA approval for use as an external cladding product, Accoya® LathamCLAD is a perfect solution for exterior cladding, siding and facades where the wider board offers numerous features and benefits including enhanced aesthetics, less frequent maintenance, dimensional stability, durability and improved insulation values. Suitable for horizontal or vertical installation, Accoya® LathamCLAD can be used to create simple or complex designs. And with a choice of factory coating finishes, it can be opaque coated or, for those wishing to enjoy the natural look of wood, translucent coated. Plus, with a 50-year guarantee when used externally, Accoya® LathamCLAD's low maintenance requirements add to its 'whole life' cost effectiveness and environmental credentials. ACCOYA® and the Trimarque Device are registered trademarks owned by Titan Wood Limited, a wholly owned subsidiary of Accsys Technologies PLC, and may not be used or reproduced without written permission.

Enq. 139

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Enq. 140

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Enq. 141

Delegates to showcase Geocel 925NS



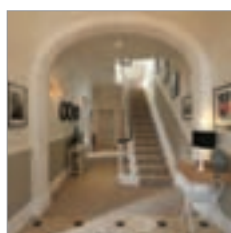
Visitors to the Natural Stone Show will have the opportunity to speak to Geocel's experts about the company's Geocel 925NS sealant. Suitable for use on a wide range of substrates, Geocel 925NS is non staining and can even be painted over. Part of the MS Polymer range, it has been designed to offer greater flexibility and suitability for the weathersealing of

sensitive substrates associated with modern facade construction. The components used to create its strength and flexibility are 'locked in', meaning they are less likely to 'bleed out' and discolour.

01752 202060 www.geocel.co.uk

Enq. 142

Johnstone's helps restore property

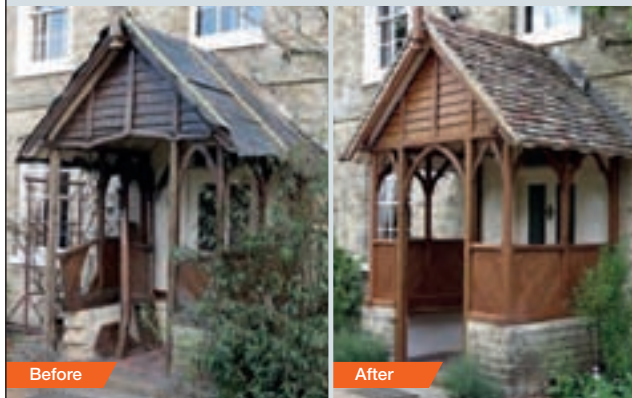


The heritage qualities of Johnstone's Trade's Flat Matt coupled with Johnstone's colour expertise have been instrumental in the refurbishment of an 18th century property. Fenay Lodge had been left damaged after a serious roof leak, which required a comprehensive redecoration of its hall, stairs and landing. Johnstone's advised that the mid-late Georgian period

was characterised by toned down and muted colours such as sage green, blue grey, soft greys and stone colours and that a dead matt finish was also typical of the era, making Johnstone's Flat Matt, which can be tinted to over 16,000 colours, the ideal product choice.

Enq. 143

Superior wood protection



Images courtesy of Andrew & Mark Hoskins

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Enq. 144

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Specification of external coatings for social housing refurbishment

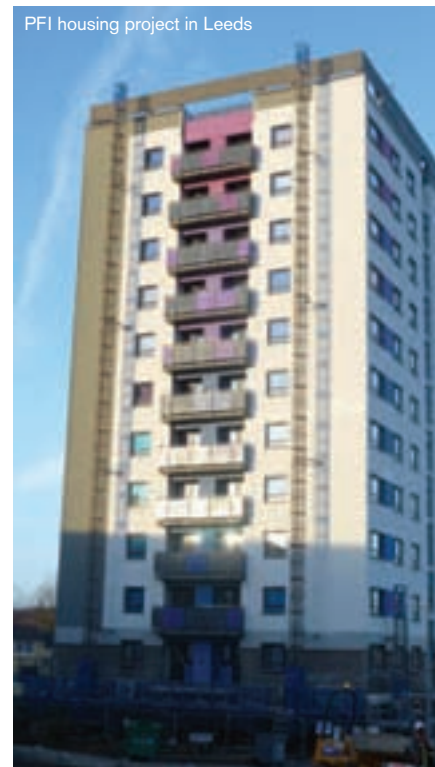
When it comes to the refurbishment of social housing, external coatings can play a key role in enhancing the outside appearance of residential properties while extending their design life. Graham James OBE of Flexcrete Technologies Ltd and Matthew Gillborn of the Gunitite Group explain further

There are many options available to suit all budgetary and technical specifications but one of the most important factors to consider, especially on high rise accommodation blocks, is the harmful effects of carbonation. Carbonation is without question one of the most common forms of deterioration of concrete buildings, whereby carbon dioxide from the atmosphere reacts with the concrete, leading to a loss of alkalinity and subsequent corrosion of the reinforcing steel. All reinforced concrete structures are affected by carbonation virtually from the day they are built, so need protection in order to avoid expensive repair and maintenance work down the line.

Another key factor to consider when selecting a suitable product is that walls need to breathe. Rain saturated walls rely on wind action and sunshine to dry them out, but this can be in short supply, especially in the winter months. If walls cannot breathe, then moisture vapour builds up

behind the coating, leading to blistering or flaking in the paint or coating, especially under freeze and thaw conditions. A damp substrate is also an ideal breeding ground for unsightly algae and mould growth.

Leading manufacturers offer a range of weatherproof, anti-carbonation coatings which provide ultimate protection against carbonation, atmospheric chemicals and water ingress, while allowing damp substrates to breathe without blistering. For social housing projects, it is advantageous to use coatings which have water-based, low VOC (Volatile Organic Content), low hazard formulations. These do not release hazardous solvents or strong odour during application, which needs to be taken into account in residential areas. It is also beneficial to use rapid drying coatings, as some will allow two coat applications on the same day, even in the inclement weather conditions. This is an important consideration for projects where disruption



PFI housing project in Leeds

needs to be minimised for residents.

Various finishes and technical specifications are available, including external wall coatings with smooth finishes or textured finishes for hiding surface defects and imperfections. High performance products also have elastomeric formulations and are capable of withstanding thermal and structural movement without cracking or flaking, and some coatings incorporate an active in-film fungicide which inhibits the growth of mould, fungi and lichens.

Coatings manufacturers generally offer a range of decorative colours and special colours can be made to order, so it is possible to match a specific RAL or BS colour or to match an existing substrate. Pigmented anti-carbonation coatings will redecorate a tired facade, but anti-carbonation coating technology is also available as a transparent finish to preserve the original appearances of buildings. With lifespans of up to 15 years before first maintenance, high performance coatings can considerably extend the life expectancy of both new and existing buildings.

High performance wall coatings have been used on housing refurbishment projects all around the UK to provide effective anti-carbonation protection and there are products available whereby a coating DFT (Dry Film Thickness) of 130µm is equivalent to 500mm of good quality



Byker Wall, Newcastle upon Tyne

“Carbon dioxide from the atmosphere reacts with the concrete, leading to a loss of alkalinity and subsequent corrosion of the reinforcing steel”

“Anti-carbonation coatings are often specified in conjunction with a range of concrete repair and protection materials and are applied as a final decorative finish once the original substrate has been repaired”

concrete. Anti-carbonation coatings are often specified in conjunction with a range of concrete repair and protection materials and are applied as a final decorative finish once the original substrate has been repaired.

External coatings work has been carried out as part of a major exterior renovation contract on the Byker Wall, a Grade II-listed building on the Byker Estate in Newcastle upon Tyne. The exterior of approximately 400 flats and maisonettes have been refurbished, including the replacement of windows, doors and rooves. Repairs were carried out to the concrete of the external walls and balcony soffits, before the area was protected with an anti-carbonation coating with a smooth finish totalling some 2,500m². Keeping disruption to a minimum was vital and a user friendly, rapid drying coating was specified.

Large scale refurbishment work is also currently being undertaken on a major PFI housing project in Leeds. Sustainable communities for Leeds (sc4L) is a group of organisations formed specifically to deliver the project, all working in

Jeremy's Green residential housing complex, London



partnership with Leeds City Council to build new council homes, refurbish existing council properties and regenerate communities in Little London, Beeston Hill and Holbeck.

Concrete repair materials, including over 50 tonnes of a low density repair mortar, and a cost-effective anti-carbonation coating have been used for the repair and protection of window cills, balcony areas and ring beams on six large tower

blocks in Leeds. An anti-carbonation coating has been applied to selected areas of concrete in a range of special 'accent' colours such as Signal Violet and Traffic Red. Three tower blocks – Carlton Close, Carlton Croft and Carlton Garth – have been coated and a further three are currently underway, namely Oatland Court, Oatland Heights and Oatland Tower.

An anti-carbonation coating has also been used as the waterproof decorative protection of the soffits on five tower blocks on the Cock Hill Estate in Rubery, Birmingham. Approximately 3,500m² of external coatings work has been carried out on Dowery House, Hillside House, Quarry House, Redworth House and Rushmore House as part of a major refurbishment project for Birmingham City Council. In this case, a 10 year coating system was specified in white.

Further south, coatings work has been undertaken on a project at Jeremy's Green on the outskirts of Edmonton, North London for the London Borough of Enfield. Jeremy's Green is a residential housing complex containing 176 flats, apartments and maisonettes in blocks of two and three storeys. The oldest properties were built in the 1950's and the concrete soffits and balconies had previously been protected with a coating that had badly deteriorated over time.

At Jeremy's Green, in order to keep disruption, noise and debris to a minimum, it was a special requirement that the selected fairing coat could effectively bond to the existing coated concrete to level out imperfections in the crazed surfaces. Following repairs and levelling, an anti-carbonation coating with a textured finish was applied as the first coat. A smooth coating was then applied as the top coat for the desired finish. The chosen system transformed the appearance of the balconies and soffits and will provide waterproof and anti-carbonation protection for at least 15 years.

Enq. 145



Cut back to steel reinforcement



Synseal launches high performance roof

Synseal is proud to introduce Celsius solid roof – a new and innovative system that employs a structural framework of timber components with environmentally-friendly Envirotile external roof tiles and cappings to create a truly warm solid roof construction, with no possibility of cold bridging. At the heart of the system are thermally-efficient structural insulated panels (SIPs), enabling Celsius solid roof to achieve a pitched roof U-value of 0.18 W/m²K for compliance in England and Wales. The U-value of 0.15 W/m²K for compliance in Scotland is achieved by fitting insulated plasterboard to line and finish the solid roof interior. Synseal Envirotile external roofing components are injection moulded to Synseal's exact specifications from 100 per cent recycled polypropylene. Precision manufactured and lightweight, each single Envirotile has a low profile chamfered front-leading edge with an aesthetically pleasing riven finish.

01623 443200 www.synseal.com

Enq. 146

Showroom expansion supports success



VEKA approved installer Atlas Windows and Doors has proudly unveiled an updated and expanded showroom at its Grovewood House premises in Wickford, Essex. Atlas has reflected the popularity of outdoor living solutions with a showroom design accommodating seven conservatory styles – one featured as an impressive free-standing centrepiece. Atlas' Director,

Stuart Campbell explains: "We're proud to provide state-of-the-art PVC-U window and door systems from The VEKA UK Group and now our customers can view the full range."

01282 716611 www.vekauk.com

Enq. 147

Evolve VS are even more authentic




Synseal's popular Evolve VS sliding sash has been improved with the addition of a new deep bottom rail design option, to provide an even greater degree of authenticity for heritage and conservation project applications. Standard Evolve vertical sliding sash windows feature a slimline bottom rail 60mm in height to maximise glass area and daylight, however


a 100mm deep bottom rail has previously been available as a special manufacturing option. Now a new ovolo deep bottom rail created from a single extrusion, 100mm deep is readily available.

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Enq. 148



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BISHOPSGATE

Enq. 150

Your one stop for sustainability news – The Eco Technology Show returns to Brighton

11-12 June 2015, American Express Stadium, Brighton @EcoTechShow



The seemingly endless housing boom may be good news for owners, but builders aren't seeing much of the bonanza. Nevertheless you are expected to deliver on sustainability, whether it is through the choice of building materials or the provision of electric vehicle charging points, and deciding on priorities is a constant challenge.

Brighton's Eco Technology Show provides a great opportunity to step back and take an overview of the latest ideas and thinking. The two-day event is packed full of free talks and Q&A panel sessions. These are spread across three seminar areas, five meeting rooms and a communications hub where visitors can get free advice from experts.

The event, now in its fourth year, has firmly established itself as the South's premier showcase for new ideas and thinking on the practical use of low carbon solutions. It therefore attracts interest from leaders in industry and government departments, who make up an impressive panel of expert speakers and panel leaders. Setting the scene will be Lord Rupert Redesdale, founder of the Energy Managers' Association who has once

again chosen the Eco Technology Show as a platform for his campaign to transform the energy usage in the UK.

For developers in particular, the Eco Technology Show will showcase innovation in build materials, and provide the information, tools and latest legislative updates to assist the development of energy efficient buildings.

As well as a show floor packed with 120 exhibitors showcasing advanced and leading-edge heating and control technologies, this year's Show also boasts a new Innovation Zone that will demonstrate the newest low carbon and environmental products and solutions that can help developers add value to their properties; all important at a time when buyers are increasingly energy and resource efficiency conscious. Examples of these brand new ideas are the Waterblade adaptor which will drastically reduce the water flow through taps, flexible solar panels and a robot for insulating hard-to-reach areas.

Using and reusing expensive resources efficiently is of course a subject close to any developer's heart and is another key theme of the Eco Technology Show. Andy Lewry, Principal



Consultant at the Sustainable Energy Team, BRE, will discuss the latest solutions for energy management during the build process.

Other highlights for developers seeking to add green value to properties will include:

- How to achieve an affordable Code 5 home: Learn from Nicola Thomas, director at Arch Angels Architects on how to build a home that meets stringent environmental performance criteria can be made affordable.
- Achieving part L and beyond in the face of regulatory uncertainty: Martin Russell of RICS explains how to comply with regulations when it comes to the conservation of fuel and power.
- The benefits of retrofitting domestic properties: Hear from speakers of the Low Carbon Trust about why making home improvements geared around energy efficiency is a good thing.
- The energy express retrofit solution: Learn about this 'Kwik Fit' approach to domestic retrofit from Energy Express MD Philip Strong.
- How do we engage consumers more: Phillip Sellwood, Energy Saving Trust CEO, on his firm's research into consumer attitudes to renewables and energy efficiency.
- Renewable heat – the solutions: Find out how the government's Renewable Heat Incentive scheme pays households for renewable energy they generate from Patrick Allcorn of the Domestic RHI.
- Reducing utility bills through green energy: Green Energy Consulting's Dr Kyle Crombie demonstrates, using real life examples and case studies, just how much money you can save through renewable energy solutions.

Continued overleaf..



Robert Llewellyn



Electric vehicles (EVs) and charging points are now familiar sights on our roads and, charging facilities are now expected in new build properties. EVs will be promoted by actor, comic and writer Robert Llewellyn. He has always been a science and technology enthusiast, even before he played the mechanoid Kryten in the hit sitcom *Red Dwarf*. Now perhaps known for his role as presenter of *Scrapheap Challenge* he is also an advocate of using and reusing resources efficiently, another key theme of the Eco Technology Show. His presentation on electric

© Arch Angels Architects



vehicles and community car clubs is sure to be particularly popular, as will the opportunities to look over the latest electric vehicles from Brighton Mitsubishi and Chandlers Brighton BMW.

All of the talks at the Show are free and there's no need to book, but you may find it worthwhile to visit the show's website so you can plan your day. If you pre-register, you'll also be assured of

fast track VIP entry on the day.

Eco Technology Show Director Nicola Gunstone says: "Interest in investing in eco technology is at an all time high; and the new and updated ideas and opportunities on show will be a welcome surprise to visitors. If you thought you knew what is currently practical in green build technology, think again and plan a visit to the Eco Technology Show."

Register now for VIP entry at www.ecotechnologyshow.co.uk



Hardwood flooring from Ultra-Interior

Ultra-Interior Limited is a hardwood flooring specialist company dedicated to supplying stunning wood floors. While other natural resources may eventually be depleted, a well managed forest goes on creating wood forever. All of the wood Ultra-Interior use is sourced from well managed, legal, sustainable forests and purchased responsibly. The company will select the raw material with skill and imagination and evolve it to create the floor. The floor area is usually the single biggest space to be covered in the same material, making it a key design feature of any interior project. Having an in-depth knowledge of site preparation, sub floor build up, floor installation, and final finishes Ultra-Interior can guide you through and implement all of these technical aspects of your flooring project. For those with a capacity to wonder, with respect for artistry and a curiosity for what wood can become, an Ultra-Interior floor will give sheer pleasure.

0116 275 2791 www.ultra-interior.com

Enq. 151

Spring is in the kneepads



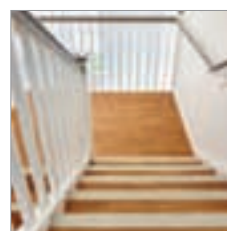
Spring is not only very much in the air but also in the super-safety, lightweight kneepads for pocketed work trousers, from **Redbacks Cushioning Ltd**, which incorporate a soft and flexible TPE (Thermo Plastic Elastomer) leaf-spring set within a unique honeycomb matrix. The combined 'direction of force' cushioning construction gives a

comfortable 'floating-on-air' feel and crucially protects the wearer's knees and the rest of the body from the potential dangers of impact through continuous kneeling.

01327 702104 www.redbackscushioning.com

Enq. 152

Polyflor features in new development



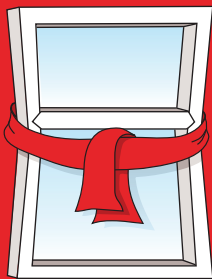
A range of **Polyflor's** high design and high performance vinyl flooring was recently installed at Rhondda Housing Association's brand new Llys Graig Y Wion social housing development in Pontypridd, Wales. 520m² of Acoustix Forest fx PUR sheet vinyl flooring was installed in communal areas including stairwells, hallways and landings.

Featuring a realistic wood design, this hardwearing commercial grade acoustic flooring provides an impact sound reduction level of 19dB for high traffic areas thanks to its closed cell foam backing.

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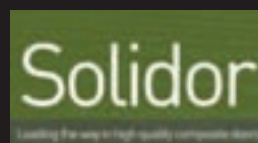
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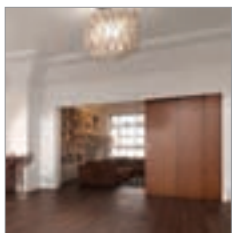
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New Universal Telescopic system



P C Henderson, introduces Universal to its Telescopic range alongside the recently released Husky Telescopic system.

Universal Telescopic is ideal for use with the Soltaire 120 system for top hung timber doors. Telescopic systems allow all the doors to be linked together using toothed belt and pulley system so they move in a simultaneous action; they also

incorporate the coveted ghost guide which keeps the area clean and free from trip hazards. In addition, the door panels can be neatly stacked into the wall cavity to allow for flexible open plan living.

0191 377 0701 www.pchenderson.com

Enq. 156

Bi-folds from Express Bi-Folding Doors



Whether to update a period property or create space for a modern family, bi-folding doors, windows, roofs and other glazing products are an increasingly popular method of optimising existing space. **Express Bi-Folding Doors** produce modern day aluminium patio doors that have a completely different proposition to their UPVC equivalents; the strength of

the aluminium profiles ensures that individual panels can be manufactured in excess of 5 sq m. This creates a striking visual impact whether being viewed from inside or out. They can also be powder-coated in over 200 RAL colours and various finishes.

Enq. 157



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A warm front

With mixed reports on the state of the housebuilding market and a slightly uncertain political climate surrounding the election, one area of certainty remains. The need for energy efficiency within new buildings. David Leng, CEO of Synseal explains how this can be achieved with aluminium bi-folds

Last year was heralded a particularly good one for home building, with house-builders reporting much stronger growth figures on the year before. Compare that, however, with recent figures from the Office of National Statistics that the construction of new homes fell by 5 per cent in January, and it's easy to get bogged down with the often up and down reporting about our sector. The country will go through periods of uncertainty prior to a potential change in government, and according to Markit/CIPS, the sector is still faring well. One area of absolute certainty against this backdrop, is the need to ensure those new homes built are as energy efficient as possible.

The recent Climate and Energy Policy Framework review saw EU leaders reach a landmark deal to cut greenhouse gas emissions by 40 per cent by 2030, compared with 1990 levels. As you would expect, with this news comes a renewed interest in this important ongoing debate. Environmentalists welcome the deal but argue it doesn't go far enough, while member countries that are still heavily reliant on coal, fear

it could have a significant impact on their business growth. Promises have been made to financially support the poorer countries to help them achieve the goal. The Deal also agreed to boost the use of renewable energy to 27 per cent in the total energy mix and increase energy efficiency to at least 27 per cent.

Next generation

Recently, there have been significant innovations in aluminium, and when something truly innovative comes along, people take notice and embrace the improvement. It wasn't that long ago that more than 90 per cent of windows had insulated glass units with aluminium spacer bars. Now the situation has changed significantly due to improved product offerings.

The same is true of the more recent switch from steel reinforcement bar to recycled Plastic Thermal Reinforcements and from triple-chambered to Multi-Chambered PVC-U window profiles. All of these things were new concepts for us to embrace and required a complete about

turn in the way we viewed the world of windows, but as we realised they were truly innovative and offered improved performance, we gradually embraced them and haven't looked back since.

"Recently, there have been significant innovations in aluminium, and when something truly innovative comes along, people take notice and embrace the improvement"

Take a break

To date, aluminium bi-folds have used Polyurethane resin or Polyamide separators as thermal breaks, but a third generation barrier system is now available. Using a radically different thermal break design that has never been used in aluminium before, a high quality aluminium bi-fold door solution can be produced, benefiting from a high quality surface finish and slim, elegant door frame sightlines which maintain an optimum front-to-back outer frame profile depth of just 70mm. Such a "warm aluminium" frame construction is key to offering U-values as low as 1.4 W/m²K using standard 28mm double glass or 1.0 W/m²K using 44mm triple glass. The doors can offer a classical appearance, with a choice of high quality aluminium external design stylings and colours available from stock, providing 16 possible colour configurations, including dual-colour combinations, so the homeowner can suite inside and outside the home, with the added environmental benefits to help keep Brussels happy.

Continued overleaf...



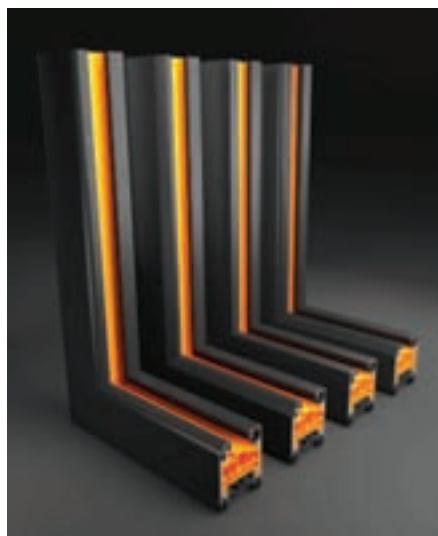
Zero Carbon

In the UK market specifically, homes have already seen a great improvement in this area, with uninsulated lofts and creaking old boilers generally a thing of the past, and EST reports that the number of inefficient F and G rated homes fell from 29 per cent in 1996 to just 6 per cent in 2012, but there is still a way to go. The Infrastructure Act was introduced this year, containing the final piece of legislation needed to deliver the zero carbon homes policy, with all

new build homes becoming zero carbon by 2016.

Energy efficiency is something with which those of us in the window and door industry are all too familiar, and we work hard to ensure our products and practices adhere to each new piece of legislation in this area. Most recently the changes to Part L1a of the Building Regulations introduced more stringent compliance criteria in order to deliver a 6 per cent improvement across new home builds on the 2010 Part L1a document.

The fenestration industry has talked a lot about energy efficient PVC-U windows and high performance sealed units and more recently, efficient composite doors, but one area that isn't usually top of mind when you think about thermal efficiency is aluminium. And yet the aluminium bi-fold door is a significant growth sector, thanks to demand from the consumer for an aspirational way to combine outdoor and indoor space in a slim, flexible and lightweight style which is virtually maintenance free.



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Boost for Mori dMEV at H&V Awards



Elta Fans' Mori dMEV decentralised mechanical extract ventilation unit has been awarded *High Commendation* in the H&V News 'Domestic H&V Product of the Year – Sustainability and Safety' award. The Mori dMEV has been painstakingly designed. During a 24 month development and testing programme every aspect of the product's

design was scrutinised. For the impeller alone, in excess of 35 3D models were created. These were reduced down to 19 prototypes which eventually became the Mori dMEV unique 'bladelet' impeller.

01384 275803 www.homevent.co.uk

Enq. 163

'Appy days



With so much information available these days, it can be difficult to assess what has and hasn't got any real value. Already gaining a reputation as 'the' mobile assistant of choice, the **Grundfos Installer Companion App** is proving itself to be a worthwhile and valuable download. Once available, no matter where you are if you need assistance the app will be right there

to support you. Offering you a wide range of support, trouble-shooting options and service videos. With all of this information, you can be assured, it will be where you need it, when you need it.

01525 850000 www.grundfos.co.uk

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Pegler Yorkshire launches essential tool

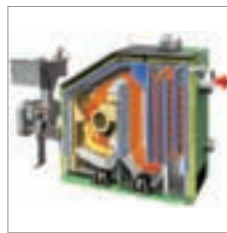


Pegler Yorkshire has brought to market a tool that no HVAC installer should be without. The Tectite Tube Straightener exclusively supplied by the company has been launched for 15mm pipe sizes. Flexible metal pipe from a coil can be straightened by hand or by manipulating on a level surface. This method never gives a true straightened length and can make a

job look untidy and reduce the speed of the liquid flowing through it. This compact lightweight tool allows pipe to be passed through its centre, the spiralling rollers will straighten and strengthen the pipe providing a professional looking and more efficient length.

Enq. 165

Biomass maintenance courses



Natural energy provider **Euroheat** has added bespoke biomass maintenance courses to its training portfolio designed to keep biomass installers up-to-speed with all their servicing and maintenance requirements on its range of domestic and commercial biomass boilers. Now that the biomass sector is a maturing one – it is vital that biomass professionals stay ahead

of the game and ensure that equipment is fully operational and efficient throughout its lifespan; to both ensure customer satisfaction and maintain the high eco-credentials of biomass technology.

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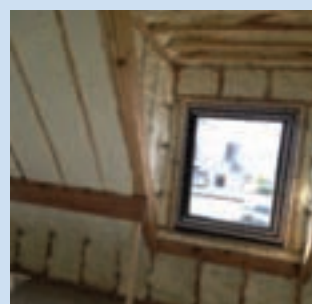
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- Pump configuration with recommendations for suitable Wilo pumps

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On the road to Zero Carbon

According to Chris Hall, chief executive at The British Rigid Urethane Foam Manufacturer's Association (BRUFMA), the road to zero carbon has many hurdles, but the journey is a worthwhile one, even if it seems at times like there are a few too many obstacles along the way

It is a given that buildings are large contributors to carbon dioxide emissions. In the UK alone, buildings account for over 40 per cent of the total carbon emissions which makes house-building a key sector where carbon reductions can be addressed. Despite the coalition government watering down legislation requiring all new houses to be zero carbon from 2016, how do housebuilders come to terms with the challenges of addressing the CO₂ performance gap between the designed performance of new build homes and what they can achieve in practice? What part will high performance insulation have in helping to achieve this ambitious target?

The Zero Carbon Hub released two publications in March and July 2014 that gives some indicators of how we might "close" the performance gap of "as designed versus as built." Unless we close that gap, zero carbon will continue to elude us.

The industry recognises that there is huge potential to innovate, improve best practices and reduce carbon emissions in a positive and cost-effective way. But to change the way homes are built long into the future, a new precedent must be set and this starts and ends with the fabric.

A fabric first approach

External Fabric Insulation has quite a significant part to play in the achievement of the zero carbon goal, and high performance insulation materials with excellent thermal values, such as

"The industry recognises that there is huge potential to innovate, improve best practices and reduce carbon emissions in a positive and cost-effective way. But to change the way homes are built long into the future, a new precedent must be set and this starts and ends with the fabric"

PIR/PUR, have much more of a role than many other insulation types. The combination of low conductivity, lightweight, and great strength has helped the industry gain a significant portion of the total insulation market. To specify a high performing insulation material, such as PIR, only to find that it might be less effective in use, is something that the industry must address and resolve. The steps appear simple, but this still seems to elude us.

It is incumbent on a number of stakeholders in the process to ensure that we get the value of the investment in the fabric insulation. The focus on changing building regulations for new build is a step in the right direction, but we must remember that the UK has significant legacy issues, with one of the poorest, if not the poorest, building stock in terms of energy efficiency. So achieving zero carbon for new construction, whilst laudable, is part of a wider issue that the UK needs to

resolve, if we are to gain the kind of "energy security" most governments crave.

While the housebuilder might be the last in the new build chain, and have a significant part to play, they need assistance from others involved earlier in the process.

The architect

The designer must consider the correct detailing around junctions and other interruptions to the fabric, and when calculating U-values they should use accredited and credible software or services to give them an accurate picture of the U-values they are looking to achieve. The manufacturers of most insulation materials provide excellent services in both design assistance and calculations. Designers should only use materials that carry the appropriate certification and as simple as it sounds, look for evidence that the materials selected are readily available in the thickness specified.

The manufacturer

Insulation manufacturers should provide products fully CE marked and compliant with the design specification, and importantly, provide clear and accurate information to the designer in the first instance. Moreover, they need to look constantly at product design and function, to make products that not only work on the drawing board, but also translate into effective

Continued on page 55...

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in-situ performance. Clear instructions on installation should be provided within packaging or by some other form. Poor installation can be partially tackled by adequate and clear instructions.

Manufacturers must find an effective way to interface with training establishments, so that new and existing installers can be instructed in how to use insulation materials to get the best results. Many of the high performance insulation specialists also have mobile dedicated site support services to assist. Product availability does hold the key as unavailable product leads to ad hoc changes in specification that can have unintended and unfortunate consequences in fabric performance. Manufacturers must have adequate distribution channels.

The builder

Contractors should ensure that if they choose to change an insulation specification, they seek solid impartial advice on any changes to ensure they are not compromising the fabric thermal performance. Competency in installation is vital because when a high performing product such as PIR/PUR is installed incorrectly, it will compromise that performance. The contractor needs to make sure that not only the levels of site supervision are of a good standard, but the manufacturer's installation instructions are followed and installation instructions around potential cold bridges and awkward details are followed.

“Contractors should ensure that if they choose to change an insulation specification, they seek solid impartial advice on any changes to ensure they are not compromising the fabric thermal performance”

While most of the above might appear to be axiomatic, it is often far from evidenced in reality. It is a supply chain challenge, and one that most likely will only be solved by all in that chain “doing their bit” to deliver on that elusive zero carbon goal.

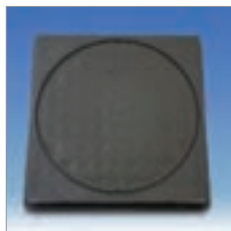
Many insulation manufacturers are playing their part and are fully committed to supporting the journey towards zero carbon. This is evidenced at both the individual company and at the trade body level, where initiatives, such as good practice guides and practical advice are available to all stakeholders to ensure that when PIR/PUR materials are used the theoretical performance is translated into reality on site.

The ‘fabric first’ approach will ultimately bring us closer to Zero Carbon compliance with energy performance requirements of Building Regulations, so if a structure is built correctly in the first place it will continue to perform as intended for years to come.

Enq. 172



Kalsi Group extends underground drainage



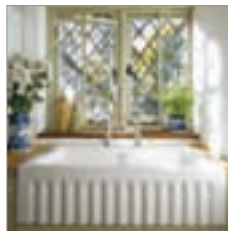
Building products manufacturer **Kalsi Group** has enhanced its underground drainage range with the introduction of a square manhole cover and complementary frames. With the popularity of modular, block paving, stockists were receiving an increasing number of requests for square drainage products. The Birmingham-based manufacturer was quick to respond.

An alternative to the company's circular manhole cover, the square product is also available in 320mm and 470mm. The new product has been independently load tested to withstand a force of 3kN.

0121 693 0373 www.kalsiplastics.co.uk

Enq. 173

Shaws of Darwen Bowland



Inspired design and superb craftsmanship are combined to produce this British made **Shaws of Darwen** traditional ceramic fireclay Bowland sink which has a distinctive fluted front. Available in both white and biscuit finishes the Bowland has a central 3½" waste outlet suitable for basket strainer or waste disposer. This Bowland 600 sink is compact so can be

fitted into smaller kitchens in new or renovated properties. There is also an 800 size sink for larger areas. Visit the company's website to see the complete range of ceramic fireclay sinks and taps available.

01254 775111 www.shawsofdarwen.com

Enq. 174

Alumasc EWI systems boost energy efficiency on the Victoria Estate



Swisslab and Swisitherm External Wall Insulation (EWI) Systems from **Alumasc** have been used in the refurbishment of the Victoria Estate in Featherstone, West Yorkshire – a large housing estate of terraced properties managed by Wakefield and District Housing (WDH). WDH appointed Effective Energy to deliver funding under the ECO initiative for EWI as part of their on-going programme of works at Victoria Estate. The programme also included solar panels, energy efficient boilers, roof and fascia soffit repairs, which resulted in a complete external facelift. In total, Alumasc Registered Contractor CPM Contracts, installed Alumasc EWI systems to 109 properties, in order to provide an energy efficient, weatherproof exterior to the solid brick construction homes, with the added benefit of transforming their appearance, with the new, attractive render finishes. The lower halves of the properties were fitted with Alumasc's Swisslab EWI system, faced with a brick-effect render in dark terracotta. This provided a weather resistant exterior, which is highly resistant to impact damage. The upper wall areas were completed with Alumasc's Swisitherm EWI system, incorporating a tinted, high performance Silkolitt silicone render. EPS insulation formed part of both EWI systems, enhancing thermal performance, resulting in warmer homes.

Enq. 175

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Enq. 176

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Enq. 177

OUT WITH THE TAP... IN WITH A Quooker®

QUOOKER FUSION: a single tap for hot, cold and 100°C boiling water.



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.

THE WORLD'S FIRST - Dedicated 100°C boiling

Quooker remains the world's first and only dedicated 100°C boiling-water tap and holds global patents. The FUSION marked a significant development in the history of the company and now you can have one tap that delivers hot, cold and 100°C boiling water.

CONSUMER DEMAND - 1.5 million annual marketing spend driving customers to your showroom

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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www.quooker.co.uk


Reader
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Enq. 179



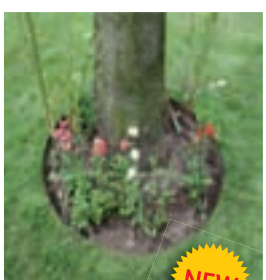
Brett Landscaping delivers aesthetic solution







Brett Landscaping has provided materials and design concepts to ensure kerb appeal at a new housing development in Sheffield. Hull-based Ashridge Contractors turned to Brett for assistance on Keepmoat Homes' Cutler's View development to provide a durable paving solution that can withstand traffic loadings and provide good looks to complement the project. The Alpha Antique Charcoal paver from Brett Landscaping was quickly identified as the optimum choice aesthetically, but the structural requirements of the carriageway surface meant that Brett needed to engineer an appropriate solution. The team from Brett advised combining their Alpha Antique block paving in Charcoal – laid using a herringbone pattern – with the new silver grey Lugano Black Fleck Kerbs. The new Lugano range provides both a light silver grey as well as a darker graphite grey granite aesthetic and is available in a comprehensive range comprising block paving, flags as well as kerbs to offer a fully integrated solution to the urban designer.

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Enq. 180

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Enq. 181



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Enq. 183

New generation of GRAFT products

London Build stand no D18



Visitors to London Build will be able to get their first look at the new, distinct packaging for the award winning GRAFT range and see the recently launched GRAFT Product Assistance app on stand D18. Polyseam, the company behind the range, has responded to customer feedback and in addition to refining the product has simplified the selection

process with the packaging. Orlando Salina, marketing manager explained: "The range is now packaged in distinctive colour coded tubes, each bearing clear icons to assist with product selection."

01484 421036 www.polyseam.co.uk

Enq. 184

News Bytes

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

MAB comments on CML gross mortgage lending...

Ref: 58885

JSP partners Construction Industry Charity...

Ref: 89132

Renters losing £40 million a year through withheld deposits...

Ref: 55628

Beresfords increases apprenticeships...

Ref: 89510

New website highlights the lack of suitable homes...

Ref: 51469

Highest density of development outside London revealed...

Ref: 82062

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London Build stand no B34



Enq. 185

London Build 2015: the leading new construction exhibition



London Build is the leading new construction exhibition to focus on the construction boom in London and the South of England. The event will take place at London's O2, accommodating over 200 international exhibitors and thousands of quality attendees showcasing the latest projects, developments, and investment opportunities in and around the Capital

Both days of the show will see over 50 top level speakers from across the industry and local government, discussing the latest strategies and project forecasts through presentations and interactive panel discussions as well as 36 hours of CPD accredited training workshops.

The first day of London Build is shaping up to be a truly spectacular affair. The conference venue will be opened by Jamie Ratcliff from the Greater London Authority who will be speaking about the construction boom and opportunities that are coming up and ongoing in the Capital.

Following on from that Peter Shipley will be discussing the need for the Thames Tideway Tunnel as part of the programme which will also see Nigel Hardy from TfL speak about the Road Modernisation Plan, and some outstanding panel discussions which will be announced closer to the time.

As day one of London Build 2015 draws to a close, attention switches towards the London Construction Awards, hosted at Indigo at the O2. The Awards will be recognising achievements by those that have played a defining role in delivering exceptional quality, innovation and service; and in driving the London construction industry forwards.

The evening also features a Gala Dinner, exclusive presentations from industry leaders, a wide-array of live entertainment, and comedy-sets from celebrity acts, including the superb Jimmy Carr.

Not all things are made equal, but day two of London Build will be just as good as the first.

As exhibitors and many attendees return from a sparkling evening of awards and entertainment, the London Build conference kicks into overdrive. Simon Wright from Crossrail will be speaking about building Crossrail, Balfour Beatty's Head of Sustainability, Dr Paul Toyne, will then discuss the role of construction in delivering legacy projects. The final afternoon of London Build will see conference sessions continuing with a presentation from Richard Griffiths, the director of policy and communications at the UK Green Building Council.

The conference sessions will be complimented over the two days by a number of CPD accredited training workshops, situated across three workshop venues within the exhibition. These workshops will be presented by special guests and regulars of the CPD roadshow circuit, including RIBA, BRE Global, Tata Steel, CompeteFor, BSRIA, Supply Chain Academy and many more.

The event is officially supported by the London Chamber of Commerce and Industry (LCCI). As part of this partnership the LCCI will be moderating two panel discussions at London Build 2015 on the topics of skills shortages and regeneration. LCCI Chief Executive, Colin Stanbridge will be moderating both sessions, which will feature Richard Threlfall, KPMG, and Debbie Akehurst, Land Securities as panellists with several more to be announced.

Colin Stanbridge said: "LCCI are delighted to be officially supporting London Build 2015. We are very aware of both the successes and issues in the property and construction sector, particularly the looming skills gap, which was revealed in our recent report with KPMG – *Skills to Build*. As London's most representative business organisation, with members large and small, we have a policy agenda underpinned by research reports, quarterly surveys and member committees and housing, infrastructure, land supply and building in the capital are an important part of that agenda."

In addition to the LCCI, the Royal Institute of British Architects (RIBA), Royal Institute of Chartered Surveyors (RICS) and Chartered Association of Building Engineers (CABE) are supporting London Build 2015 as lead event partners, providing fantastic support as well as getting involved in the conference, workshops and awards.

London Build 2015 will be a great event for the whole industry, and really does have something for everyone. Best of all the conferences, training workshops and exhibition are completely free to attend.

Sign up for your free tickets today at www.londonbuildexpo.com to ensure you don't miss out!



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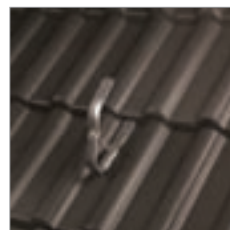
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Enq. 186

Klober combination roof safety hook



Roofing accessory specialist **Klober** has brought design simplicity to pitched roof safety with the Trapac® Safety Hook. Usable for profiled clay and concrete interlocking tiles and clay/concrete plain tiles, powder-coated Antique Red and Anthracite options are available as well as plain galvanised steel. The hook provides a permanent, fixed support combination

to secure a fall arrest anchor, ladder hook and crawling board clamp and has an eyelet. The fixing rail enables the hook position to be adjusted to suit the tile profile.

01332 813050 www.klober.co.uk

Enq. 187

Closer look at Roofing Awards finalists



With less than a fortnight to go until the **NFRC UK Roofing Awards 2015**, which will be celebrating its 10th Anniversary, people can now find out more about this year's finalists projects. Since the Awards began in 2006 the range of projects that have reached the finalists stage has been broad – from hotels to fairy tale castles and modern architectural wonders to

listed properties; the list goes on. This year is no exception. To download a free copy of the pre-awards supplement or for more information on the UK Roofing Awards head to the dedicated website.

020 7638 7663 www.nfrc.co.uk/roofing-awards-2015

Enq. 188

London to Athens with Freeflow!



Freefoam Building Products has just released figures to show that if all the guttering sold in 2014 was laid end to end it would reach from London to Athens. These figures highlight that an increasing number of construction professionals are realising the benefits of the Freeflow brand. For many fitters a rainwater system is out of sight so out of mind – until it goes wrong and many will assume that rainwater systems are a commodity with one brand being very much like another. That can be a costly mistake. Freefoam's rainwater range, Freeflow, offers clever solutions to common issues giving fitters considerable benefits with the added choice both PVC and Cast Iron effect finishes. Co-extruded gutter with a white interior to minimise heat absorption and reduce expansion, highly visible red advanced long-life compressible seals which create flexible water-tight joints, and gutters and downpipes covered with protective film to survive transit and storage. All features that make Freeflow the ultimate fit and forget product that can be relied on to perform year after year. The Freeflow rainwater system is available in a range of four colours and a variety of systems. A Cast Iron effect system was added last year.

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Enq. 189

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Enq. 190



The modern approach to scaffolding can help meet vital safety needs

With scaffolding one of the most widespread and important elements on all housebuilding sites, it is vital that it contributes fully to key factors – not the least of which is safety. Sean Pike, UK managing director of Layher Ltd., modular scaffolding manufacturer, highlights clear-cut reasons why the system approach can offer so much

The use of scaffolding in housebuilding is, of course, a means to an end. Its primary role is not seen in creating the structure itself but as providing access for the building work to be undertaken. Traditionally, this role has been fulfilled by the use of tube and fit scaffold – steel tubes assembled and connected using a series of purpose-designed clamps. Cross-bracing and, typically timber decking and timber ladders, are also used to create multi-lift access for the range of trades on site.

More recently, however, the question of safe access has been increasingly answered through the use of modular – or system – alternatives and an assessment of the benefits that this approach provides, explains why.

Modular scaffold design invariably involves a built-in means of fixing sections and bays together. Standards are designed with integral

connection points which ensure each installation has optimised integrity, with correct assembly automatically following precise patterns. In all cases, this also dramatically reduces the number of components on site which further enhances safety performance as the risk of components accidentally falling from height, or even being left on the ground after the build has been completed, is far less.

“The greater strength of system scaffold can also be an important safety factor. Proven to offer up to four times the load bearing of tube and fittings, there are more opportunities to build or store materials on the structure”

It is important, however, that whichever system is chosen, versatility and adaptability should be maximised – standards with eight fittings offering eight connection angles, for example, instantly provide 64 fixing options. This contributes to scaffolds being erected within safe design parameters because the need for ad-hoc ‘on the spot’ adaptation is minimised.

The greater strength of system scaffold can also be an important safety factor. Proven to offer up to four times the load bearing of tube and fittings, there are more opportunities to build or store materials on the structure, above ground level, while loading bays and stairtower systems – themselves clearly preferable to timber ladders – can be readily built into the design. This both inherently strengthens a structure but can minimise, or even eradicate, the need for kentledge or buttressing.

Consideration should also be given to selecting a modular access method that can accommodate both steel decking and toe-boards or, if necessary, timber alternatives – often optimising stock availability. Additionally, the ability to fix specialist components such as hop-up brackets, which can offer ease of handling and thus greater productivity to bricklayers, should be considered. The extra loading capability of modular designs also means a greater number of bricks and blocks can be held on the structure itself, thereby reducing the need for multiple lifting operations, which again contributes to maximising safety.

The same high loading capability also means fewer standards are required for a given scaffold design. This results in not only less material needs and thus a reduction in handling operations, but also widens bay sizes – in excess of 2.5 metres can be specified. In turn, this links with the minimal amount of cross-bracing required with system design to ease access to, and handling on, the structure itself, with safety benefits once more arising. This is particularly

Continued overleaf...





relevant where large size components, such as window-frames, are concerned. Moreover, with many house structures effectively square in plan, the fact that modern scaffolds can be up to six metres in height, due to built-in self-reinforcing and tied corners, rigidity automatically follows the house shape.

"Safety is the prime objective with all building projects and housebuilding is one of the most widespread examples"


The advent of 'Modern Methods of Construction' has brought these important factors under an even stronger spotlight. Timber




or block construction, for example, offers the builder distinct advantages that require the scaffold to keep pace with a faster build programme. The suitability of modular scaffolding compared with tube and fitting has much to offer in this regard as it enables the contractor to mirror the progress of the house structure as it rises. The net result is a more controlled build and again greater safety.

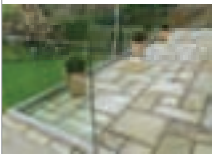
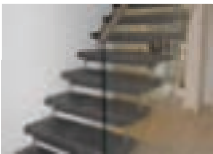

Safety is the prime objective with all building projects and housebuilding is one of the most widespread examples. With few construction projects possible without an access system, it is vital that the chosen method meets this key and most important objective in the most effective way. It is clear that the benefits arising from the use of modular or system scaffolding have much to offer in this regard.

Enq. 191





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Enq. 192

Golden Gates Housing specifies Aico



Golden Gates Housing has chosen to install Aico's unique Multi-Sensor mains powered fire alarms as standard across its 8,658 properties. Golden Gates Housing has been specifying Aico smoke alarms exclusively for many years. As part of its 10 year alarm replacement cycle, the organisation undertook a review of the alarms they had already installed. They

used quality and value for money to help determine the decision to switch to Aico's Multi-Sensor as the alarm of choice, because it is strong on both measures. The Multi-Sensor will replace the existing smoke alarms at Golden Gates Housing Trust.

Enq. 193

Sapphire complement 'Macaulay Walk'



Sapphire's stylish balconies and balustrades are complementing the unique character of a stunning new development in London. Macaulay Walk is a sensitive blend of historic converted buildings and contemporary additions. Sapphire's package for the project includes 66 pre-glazed bolt-on balconies and 100 linear metres of glass balustrading for external

walkways. In addition, Sapphire provided glazed terrace balustrades, opaque glass screening between balconies and to conceal plant on the residential roof terrace, as well as complementary internal glass balustrading to galleries in the duplex apartments.

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Counting on Köster



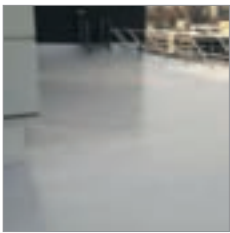
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creates a seamless coating around difficult or complicated detailing. It is suitable for internal or external application, and has a white finish that reflects sunlight and reduces building surface temperatures.

01992 523523 www.deltamembranes.com

Enq. 195

Disruption-free refurbishment thanks to Sika



Refurbishing the roof of Loxley House caused no disruption to essential public services thanks to **Sika Liquid Plastics'** new low odour cold applied liquid roof membrane, Decothane Ultra. After a number of water ingress problems it was decided that the roof required a new waterproof coating. Decothane Ultra produced fantastic results. The impact of

the work on the staff and visitors was greatly reduced with the building remaining fully functional. Over 3,000 sq m of Decothane Ultra will have been applied to the roof by the completion of the project, which is split by various plant and access areas.

Enq. 196

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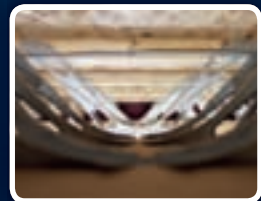
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