

June 2015

HbD

Housebuilder & Developer

London City Island

The second phase of London's 'mini Manhattan' is launched, comprising of 417 new homes for the city

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Government appoints new Secretary of State for Communities and Local Government

Housing sector responds to Queen's Speech

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Editor's letter

David Mote, editor of
Housebuilder & Developer

Just a month after the election and The Queen's Speech has already announced both the Housing and the Cities and Local Government Devolution Bills.

Brandon Lewis retained his Planning and Housing portfolio and was able to bask in the glory of some seriously impressive housing statistics, probably underpinned by the government's Right to Buy: Equity Loan initiative, which has also been extended until 2020.

In the world of cabinet reshuffles government heavyweight, Eric Pickles made way for Greg Clark – champion of localism and the devolution of powers away from Westminster. Who almost immediately confirmed the government's desire to squeeze more land for homes out of local government. He will also be keen to encourage the speedy introduction of the Cities and Local Government Devolution Bill, which will provide for the devolution of powers to cities with elected metro mayors.

But the 'biggy' for the housing sector will be the Housing Bill, which among other things proposes to allow England's 1.3 million housing association tenants to purchase their homes, with the same discounts offered to council tenants. Also, in the Housing Bill, Right to Build will give people the right to be allocated land, with planning permission, to self-build or commission a home to be built for them.

Greg Clark believes that the Housing Bill alone could give more than a million people a helping hand onto the housing ladder.

So buckle up – the next few years could be very interesting for the whole housing sector.

ELECTION 2015

Home builders welcome government ambition 'to build on past five years'

The election of a totally Tory government has been welcomed by the new homes industry with the Home Builders Federation (HBF) applauding the new government's 'ambition to build on the achievements of the last five years'.

HBF executive chairman Stewart Baseley said: "It is many years since a government came to power with such a clear focus on housing and a strong mandate to implement policies required to boost supply.

"We welcome the new government's ambitions to build on the achievements of the last five years and continue to address this long-term housing crisis. The reforms to the planning system that were so hard fought in the last parliament are now beginning to bear fruit with more land coming through the system and an increased number of planning permissions granted."

Baseley added that the Conservative manifesto was 'very clear' in its intention to build on recent increases in housebuilding and help more families achieve their goal of home ownership.

Other industry commentators also welcomed the Conservative party's majority win in the general election.

CALA Group CEO, Alan Brown said: "Following a closely fought race, the final election result is good news for the UK housing market as the Conservative party has shown that it truly understands the intricacies of the housing crisis and is clear on how to address the UK's chronic shortage of new homes."

Story Homes CEO, Steve Errington said that his company: "Welcomes the election of a majority Conservative government who have already made a commitment to deliver much-needed new housing throughout the country."

What the housing sector now expects from the new government is stability, an economy that both helps keep Britain building and continues to reinforce consumer confidence.

QUEEN'S SPEECH



Henry Gregg

Housing sector responds to the Queen's Speech

Following the new government's pre-election promises many were waiting with great interest to hear how the housing sector would feature in the Queen's Speech.

They were not disappointed and welcomed the housing measures announced, including the proposed Housing Bill, which will provide the framework to extend the Starter Home initiative to deliver 200,000 homes to first-time buyers aged below 40 at 20 per cent below market rate.

It will also create a statutory register for brownfield land so that the government can work towards its target of securing Local Development Orders on 90 per cent of brownfield land suitable for development by 2020.

Speaking just after the state opening of Parliament the Home Builders Federation executive chairman, Stewart Baseley said: "The government's focus on boosting housing supply in this new parliament is very welcome. Last week saw positive housebuilding figures with activity at its highest since 2007 but we're a long

way off building the number of homes the country needs so more action is required.

"The planning process still takes too long to navigate which is detrimental to the prospects of small and medium-sized builders in particular. We need to reduce barriers to entry, cut out unnecessary bureaucracy and get more builders building the homes of tomorrow."

Assistant Director of Campaigns and Communications at the National Housing Federation, Henry Gregg also supported the Housing Bill along with the Cities and Local Government Devolution Bill, which will see powers transferred to cities with elected metro mayors, saying: "We are pleased to see a Housing Bill front and centre of the Queen's Speech and to see the government committed to getting more homes built.

"Plans to identify and free up brownfield land, the Right to Build and Starter Homes are all moves in the right direction and will contribute to resolving the huge housing shortage we have.

But we need to ensure these new homes are built where people need them and available at a price people can afford. However, the proposed Right to Buy extension and welfare reforms put these plans at risk.

"The cities devolution bill has the potential to bring an end to the housing crisis in all its different forms, grow local economies and regenerate communities. Housing associations stand ready to engage with local leaders to help create communities where people want to live and work."

Also commenting on the devolution of powers to metro mayors Royal Town Planning Institute (RTPI) chief executive, Trudi Elliott said: "The RTPI welcomes more powers devolved to cities as outlined in the Queen's Speech, including the widening of the functions of combined authorities. But it is also vital that areas and towns between cities are not left behind and can benefit from planning that looks beyond political boundaries.

"The RTPI urges future elected city mayors and local authorities to cooperate and plan more strategically on issues such as housing, renewable energy, transport, health and education by entering into partnerships. We hope the opportunities presented through the new City and Local Government Devolution Bill will lead to more cross-border cooperation."

CIH also responds to the Queen's Speech

Responding to the Queen's Speech Chartered Institute of Housing (CIH) deputy chief executive, Gavin Smart said: "Extending right to buy to housing associations is not going to tackle the housing crisis – in fact it could make things worse for people on lower incomes who are already struggling to access a decent home at a price they can afford. It would have a huge impact both on housing associations and on local authorities, as councils would have to sell off their most valuable homes to fund replacements.

"Our concern is that in practice it would result in the loss of vital social and affordable homes. The government says each home sold would be replaced on a one-for-one basis – but we know this is not happening under the current scheme. Our research has shown that most local authorities only expect to be able to replace half or fewer of the homes they sell under right to buy. And government figures show that between April 2012 and last September councils started or acquired 2,298 homes using right to buy receipts – just one for every 11 sold.

"The government says that replacements for both housing association and council homes sold under the extended scheme would be built in the

same area, but this will be heavily dependent on land availability and will therefore be extremely challenging in some inner city and also rural areas.

"The best way of helping people on lower incomes into home ownership is by increasing the supply of affordable housing. CIH is ready to work with the government on the solutions that could make a real difference, for example investing in shared ownership and supporting local authorities on land and asset management to deliver more homes."

Gavin also explained: "The right to build, which will require local authorities to identify and release land with planning permission, is a sensible step which could increase the contribution that self-build makes to housing supply. It should also provide a boost for small to medium sized builders which historically have played a critical role in delivering new homes."

However, he was concerned that: "Freezing working age benefits for two years fails to reflect the reality of the housing crisis. We are not building enough homes, which means the cost of housing and therefore the housing benefit bill is going up.

"Millions of people have no choice but to rely

on housing benefit to secure a roof over their head. That includes an increasing number of people in work – the number of people in work who still have to claim housing benefit has more than doubled from around 445,000 to just over a million in the last five years.

"Cutting housing benefit for under 21s fails to take into account the reality of many young people's lives. It could have a serious impact on vulnerable young people who have left home, including those who have been rough sleeping and may be forced to return to it. It could also mean that young people would be unwilling to take risks such as moving for work because there would be no safety net for them.

"Our research on the impact of the benefit cap in Haringey showed that people affected by the cap face serious barriers to finding work, including a lack of job seeking skills and affordable childcare. So we think that lowering the benefit cap would be very dangerous unless ministers commit to increasing support for people looking to get back into work and funding for childcare for those people affected.

"Ultimately, if the government really wants to tackle the housing benefit bill, it needs to commit to building more genuinely affordable homes."

HOUSING MINISTER



Lewis welcomes housebuilding surge

As many old faces left and new faces joined the government's all Conservative cabinet Brandon Lewis retained ministerial responsibility for planning and housing at the Department for Communities and Local Government (DCLG).

There was some confusion when it was initially thought that Mark Francois MP, who was appointed as Minister of State at the DCLG, had been given the housing and planning briefs. It was later confirmed that Brandon Lewis would continue as Planning and Housing Minister.

It was good timing for Lewis who was then able to welcome new figures showing a surge in

the numbers of new homes being built across the country.

Housebuilding figures showed that starts had more than doubled since those seen during the same period in 2009 – with both starts and completions rising over the past year.

The numbers of homes completed has also risen sharply, to their highest levels for nearly six years.

In the year to March, work started on 140,500 homes – 5 per cent higher than during the previous year.

Over 40,000 homes were started between January and March this year – 31 per cent higher

than the same period in 2014, and 136 per cent higher than the same period in 2009. This means housing starts are at their highest level since 2007.

Speaking about the figures Brandon Lewis said: "Housebuilding is at the heart of our plan to ensure the recovery reaches all parts of our country. We're turning around an industry that was devastated and getting the country building again. Today's figures show these efforts are reaping results, with housebuilding starts having more than doubled since 2009, and completions at their highest for nearly six years.

"It is vital we maintain this momentum, getting workers back on sites and homes built – giving more people the chance to own their own home."

Although the reappointment of Brandon Lewis as Housing Minister will provide some continuity for the housing sector he will report to a new Communities and Local Government Secretary in Greg Clark MP, who replaced Eric Pickles in the cabinet reshuffle.

GOVERNMENT APPOINTMENT

Greg Clark tells departments to 'loosen their grip'

Not resting on his laurels, newly appointed Secretary of State for Communities and Local Government, Greg Clark has already made his first announcement.

Promoted from a ministerial role at the Department for Business, Innovation and Skills, Greg Clark will head the department responsible for creating 'great places to live and work, The Department for Communities and Local Government (DCLG), which has also recently assumed responsibility for architecture policy.

Speaking ahead of the first meeting of a dedicated ministerial Housing Taskforce, he urged departments to 'loosen their grip' on sites that are standing idle so they can be released for new housebuilding. This is linked with the target to release enough land for 150,000 homes by 2020.

He has also called on England's 326 councils

to follow the government's lead and look at the land assets they hold, saying: "The chance to own your own home should be available to everyone who works hard and aspires to. That is what a government for working people is about – making sure people have the security they need to build a brighter future for them and their families.

"The scale of our ambition is clear – to release enough surplus and redundant public sector land for 150,000 homes over the next five years. I want to see departments going further and faster than before, starting right away, to loosen their grip on sites that are standing idle and to turn them over for housebuilding.

"Councils are significant landowners and town halls should be looking at their estate, particularly brownfield sites, and thinking about how they could make better use of their



holdings by releasing land for new homes for their communities."

Previously, Greg Clark held the posts of minister for decentralisation at DCLG, and minister for cities at the Cabinet Office, and his appointment is being seen as strengthening the regional and cities devolution agenda.

Industry bodies reacted positively to his appointment with Federation of Master Builders CEO, Brian Ferry saying: "Greg Clark played a crucial role in putting in place the National Planning Policy Framework and we welcome his appointment as state secretary for communities and local government."

HELP TO BUY

Help to Buy: Equity Loan Scheme success story

The Department for Communities and Local Government housing market statistical release on 30 April reported the continued success story of the government's Help to Buy: Equity Loan scheme.

It was the seventh release covering Help to Buy:

Equity Loan and confirmed that in the first two years of the scheme (to 31 March 2015), 47,018 properties have been bought with an equity loan.

The total value of these equity loans was £1.99 billion and the value of the properties sold under the scheme totaled £10.01 billion. The mean

purchase price of a property bought under the scheme was £212,932.

Most of the home purchases in the Help to Buy: Equity Loan scheme were made by first-time buyers. This accounted for 38,703 (82 per cent) of total purchases.

HOME BUILDERS FEDERATION



John Stewart

Housebuilding recovery gathers momentum

Despite the strong growth in housing output, we are still a long way from delivering the 230,000 homes a year needed in England. The HBF is now urging the new government to prioritise policies to support the increases of recent quarters by giving greater certainty to the industry as it plans investment in land and labour.

With build rates increasing and builders looking to get onto new sites sooner, the government must also address the delays in the planning system so that permissions are processed more quickly, and ensure local authorities have sufficient resources and capacity to deal with the increasing volume of applications. Local authorities must also accelerate the production of local plans, an essential element in a plan-led system. A recent survey suggested only a quarter of authorities outside London and the National Parks have put a plan in place since the National Planning Policy Framework (NPPF) was introduced in 2012.

The government also needs to give early attention to its various brownfield policies. The detailed design of these measures will be the key to further boosting housing delivery. Further assistance to get SME's building again will be vital if the industry is to be able to deliver the volume of homes required.

Statistics released in May mirror figures released in April by NHBC showing that more than 40,000 new homes were registered in the UK during the first three months of the year, up 18 per cent on the same period last year, with a

26 per cent rise in private sector registrations; with HBF's Housing Pipeline reports also showing a steady rise in the number of planning permissions being granted in recent quarters.

John Stewart, Director of Economic Affairs at the Home Builders Federation said: "These figures are yet another sign that the housebuilding industry is responding to more positive market conditions, along with the added boost from Help to Buy Equity Loan, to raise housing supply. The last parliament saw the introduction of a range of positive policies that allowed supply to be increased. A combination of improving consumer confidence and the unequivocal success of the Help to Buy scheme has brought about an increase in the realisable demand for new homes, which in turn has allowed the industry to increase output. But despite these increases we are still a long way from delivering the number of homes the country needs.

"Significant constraints remain, and if the government is to deliver on its manifesto commitment to further increase build rates we now need to see more action. Maintaining the Help to Buy scheme to 2020 is absolutely essential, as are policies to increase the speed at which land for housing comes forward through the planning system. Swift action by the new government will allow the industry to maintain momentum and provide decent homes for thousands more people. Increasing housebuilding will also create tens of thousands of jobs and lead to infrastructure and amenity improvements in every part of the country."

HELP TO BUY

Help to Buy Equity Loan extended to 2020

Following the Department for Communities and Local Government reporting the continued success of the government's Help to Buy: Equity Loan scheme it has been extended to 2020.

The Chancellor, George Osborne said that the government had committed £6 billion to extending the equity loan initiative until 'at least 2020', to give developers certainty over the planning of future schemes and encouraging them to 'continue to boost housing supply'.

He also confirmed the first annual allocation of almost £1.5 billion for the scheme covering the 2016-17 period. The Help to Buy equity loan applies to new build properties priced up to £600,000.

The Chancellor said that the equity loan scheme, Help to Buy mortgage guarantee scheme and the government's NewBuy scheme had helped 'nearly 100,000 working people across the UK achieve their aspiration of buying a new or bigger home'.

OFFICE FOR NATIONAL STATISTICS

House Price Index, March 2015

The latest House Price Index figures released by ONS show:

- UK house prices increased by 9.6 per cent in the year to March 2015, up from 7.4 per cent in the year to February 2015.
- House price annual inflation was 9.4 per cent in England, 5.7 per cent in Wales, 14.6 per cent in Scotland and 7.5 per cent in Northern Ireland. This is the highest annual increase in Scotland since July 2007.
- The pace of annual house price growth increased across the majority of the UK.
- Annual house price increases in England were driven by an annual increase in the East (11.4 per cent), London (11.2 per cent) and the South East (11.2 per cent).
- Excluding London and the South East, UK house prices increased by 8.1 per cent in the 12 months to March 2015.
- On a seasonally adjusted basis, average house prices increased by 1.1 per cent between February and March 2015.
- In March 2015, prices paid by first-time buyers were 7.8 per cent higher on average than in March 2014. For owner-occupiers (existing owners), prices increased by 10.3 per cent for the same period.

News Bytes

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St James' Park 'Building My Skills' Programme...

Ref: 69909

Retirement and relocation with no DIY...

Ref: 68224

Housing brightest spot as construction suffers election hangover...

Ref: 40865

Space and light: key trends for 2015...

Ref: 79066

PLANNING

Farrells awarded planning for new ECO House

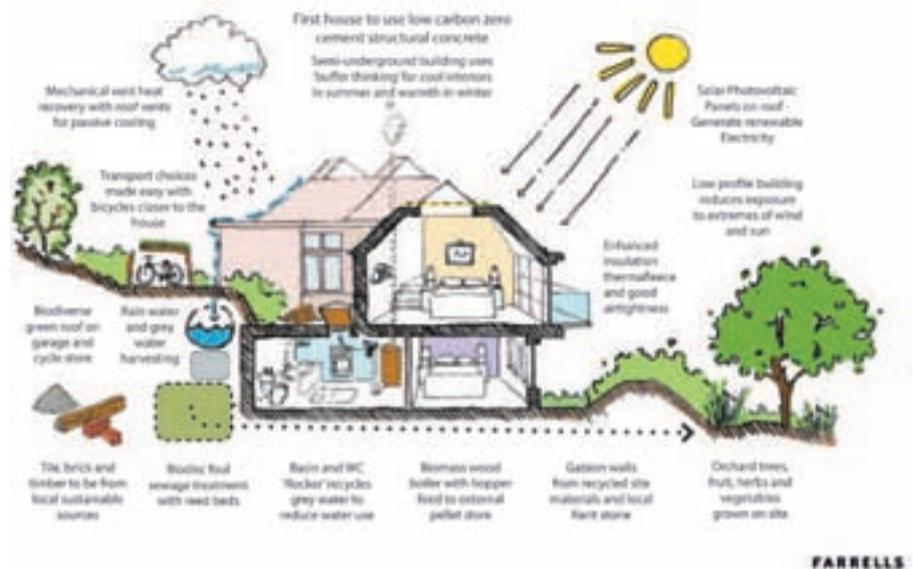
Award winning architect planners, Farrells has been awarded planning consent for a new rural eco house in Goudhurst, Kent.

The eco house design met the exceptional architectural quality and innovation criteria required by the National Planning Policy Framework, providing special circumstances for a new dwelling to be built in the countryside.

Located on the edge of the Kent village of Goudhurst, existing disused farm sheds on the site will be replaced by the proposed five-bedroom family home. The low impact house is stepped and sunk into the sloping site, making it appear as single storey with views across the High Weald area, which is an 'Area of Outstanding Natural Beauty'.

Farrells Partner, Gary Young said: "This 'buffer thinking' approach, first proposed by Farrells in the 1980's, applies climate awareness and intelligent passive design rather than heavy handed technology. The design of the eco house not only reduces exposure to extreme heat losses, but also gains from wind and sun, creating interiors, which are cool in the summer and warm in the winter.

"This will be the first home to use low-carbon and zero-cement structural concrete from ground blast furnace slag in floors and retaining



walls. Renewable energy will be supplied by biomass and photovoltaic solar panels. Water conservation and harvesting, water treatment with reed beds, locally sourced timber, brick and tiles, recycled earth and local stone in gabion garden walls all contribute to setting new standards for rural house construction".

Client Russell Jarvis, of Jarvis Homes, said:

"We look forward to delivering this innovative eco house and welcome the proactive engagement with the Council's planning team on design standards. Green box and closed loop recycling of construction waste, zero landfill and green sourcing are integral parts of our business".

The project is due to start on site later this year.

HEALTHY HOME MARK

Launch of the 'Healthy Home Mark'

Effective and sustained mechanical ventilation in brand new homes has been identified as being integral to the maintenance of healthy indoor air, and the health of homeowners. However, a new survey of over 5,000 UK residents has identified that just 8 per cent have a continuous mechanical ventilation system in place.

The British Electrotechnical and Allied Manufacturers' Association (BEAMA) is therefore taking action to help protect and improve indoor air quality, and the health of future generations, by launching the 'Healthy Home Mark' campaign.

The campaign calls for support of a 'Healthy Home Mark' in all brand new homes to help homebuyers identify that the property has been fitted with an effective mechanical ventilation, which delivers healthy indoor air.

A key factor in the effectiveness of continuous mechanical ventilation, including MVHR (Mechanical Ventilation with Heat Recovery), is correct installation by trained and experienced installers along with the provision of understandable user information and guidance for home

owners. Therefore, to help prepare the home-building industry for the 'Healthy Home Mark' scheme, BEAMA is working with partner organisations to develop training and competency frameworks for installers, in addition to lobbying for tighter compliance controls.

Professor Hazim Awbi, Founding Director of the Indoor Environment and Energy Research Group (IEERG) and the Engineering Doctorate Centre Technologies for Sustainable Built Environment (TSBE), University of Reading, explained: "There needs to be increased awareness of effectively installed MHVR systems to prevent a rise in future health issues, particularly as UK homes become increasingly air tight and energy efficient. I support the view that all new and refurbished homes should have effective and sustained mechanical ventilation installed as standard and also support the need for a 'healthy home mark' to ensure homes meet indoor air quality standards to protect our health."

To join the campaign, sign the online petition for the introduction of a 'Healthy Home Mark' by visiting: www.myhealthmyhome.com



Professor Hazim Awbi

NHBC

NHBC report increase in new home registrations

NHBC new home building figures for Q1 2015 show that more than 40,000 new homes were registered in the UK during the first three months of the year, an increase of 18 per cent on the same period last year.

In total, 40,281 new homes (30,691 private sector; 9,590 public sector) were registered, compared to 34,163 (24,428 private sector; 9,735 public sector) registered during Q1 last year.

This represents a year-on-year 26 per cent increase for the private sector, with the public sector marginally down by one per cent.

Figures for March show that 17,210 new houses were registered (12,699 private sector;

4,511 public sector), an increase of 32 per cent registered in the same month last year (13,068; 9,051 private sector; 4,017 public sector).

Commenting on the latest registration statistics, NHBC Chief Executive Mike Quinton said: "Our figures show an encouraging start to 2015 with new housing registrations up 18 per cent on the first quarter of last year. Housing growth levels remain strong across virtually every part of the UK.

"However, we have made clear that the UK is still building way below the volumes of homes that we need. NHBC looks forward to working with government to ensure that high quality new housing is a top priority."

NEW DEVELOPMENT

Work starts on multi-million pound development in Selly Oak

Housebuilder Charles Church South Midlands has broken ground on the former Selly Oak hospital site to make way for the first phase of the development that kicks off the £100 million regeneration of the area.

The regional builder started onsite following the completion of a landmark property deal that will not only provide much needed new homes but will also breathe economic life into the village and lay the foundations for a thriving new community in Selly Oak.

Charles Church will invest £20 million in the construction of 98 executive homes each built with a special arts and crafts theme and designed to reflect the local history and unique situation of the site. In addition to the new homes Charles Church will also create a new cricket pitch and pavilion.

The village style setting will form the back drop to the development that will be built around a beautifully landscaped green in-keeping with the development's name, to be called The Oval.

Andy Peters, managing director of Charles Church South Midlands, said: "These are very exciting times for Selly Oak and we are investing £100 million into the regeneration of this iconic site, with around £20 million on this first phase."

"These new homes at The Oval will be available for purchase from November and we are already experiencing a high volume of enquiries even before a single brick has been laid."



MORTGAGE ADVICE BUREAU

MAB comments on the Bank of England Money & Credit Report

Commenting on the Bank of England Money & Credit Report, Mortgage Advice Bureau (MAB) Head of Lending, Brian Murphy said: "One year after the Mortgage Market Review (MMR), Bank of England's data suggests there is much greater confidence in the mortgage market, with all types of mortgage approvals during April considerably above the average for the previous six months. Total approvals are also up 9 per cent compared to last April, suggesting the market is adjusting back to normal now that the MMR has bedded in."

"Remortgage approvals have risen at twice the rate of house purchase approvals over the past year, despite tougher affordability checks which some feared would imprison consumers in their existing deals. Falling mortgage rates have boosted demand in the remortgage sector, and there are significant savings to be had for borrowers moving away from their lender's standard variable rate (SVR)."

"With the election clearly having little impact on mortgage activity, the outlook for the rest of 2015 remains positive. Lenders have a healthy appetite for business, and affordability conditions are being helped by the low rate environment. However, today's rock-bottom prices can't last forever and it is likely we'll see greater levels of mortgage activity as borrowers seek to lock into a preferable rate while they still can."



POST-ELECTION

Residential construction suffers from election blues

Housebuilding suffered a setback in May as contracts awarded for new build residential units reached its lowest point of the year.

According to the latest data from Barbour ABI, contracts were awarded to build 8,175 new build residential units in total across the UK in May, almost 8,000 units lower than this year's peak of 15,812 units in January.

However, the construction industry is not likely to be fazed by this recent dip in figures. Contracts were awarded to build 49,707 residential units in the first four months of the year, compared to 33,757 within the same timeframe in 2014, resulting in a 32 per cent increase.

Commenting on the figures, Michael Dall, lead economist at Barbour ABI, said: "With much uncertainty looming around the general

election last month and a hung parliament looking like the probable outcome, it seems likely that investors and housebuilders decided to wait for the outcome of the election before coming to a decision on significant housebuilding projects."

"With the election now in the distant past, and the expansion of initiatives to support first time buyers, I expect house building to bounce back in June and have a strong second half of the year."

LONDON HOUSEBUILDING

Mayor updates to guidelines on building quality homes for Londoners

The Mayor of London has released updated planning guidance that aims to maximise the construction of quality homes for Londoners, a vital step in achieving the goal of building 49,000 houses a year in order to keep up with London's booming population.

Interested parties are being invited to comment on the new guidance, which includes detail on building specifically for long-term private rentals, the potential introduction of affordable housing targets in new areas, and more details on vacant building credits for developers.

London's Deputy Mayor for Planning, Sir Edward Lister, said: "The new Supplementary Planning Guidance will be vital in helping developers and boroughs understand how we wish to achieve the Mayor's ambitious aims for housing in London. Delivering the homes that London needs requires us to work together, so I would encourage anyone with an interest to

let us know what they think."

The latest revision of the Mayor's Supplementary Planning Guidance for Housing is an important framework for new housing development in the capital. It builds on the Mayor's Plan to provide extra detail where needed, and is open for consultation until 7 August. It recognises that in the drive to increase housing capacity in London, quality is just as important as quantity.

Also included in the latest revision is:

- Guidance on the Mayor's approach to the new national technical housing standards released by the Department for Communities and Local Government in March this year, to ensure occupants of new housing have decent homes and enough space to live. The standards themselves are also subject to consultation through a Minor Alteration to the Plan.

- Detail on the Mayor's policy to encourage an increase in developments designed specifically for long-term private rentals, so-called "build-to-rent". Done correctly, this could help meet specific population needs in certain urban centres.
- Detail on the concept of applying fixed affordable housing targets in Housing Zones and Opportunity Areas, which will be the source of significant growth in housing supply in coming years.
- Advice for local boroughs on how to incorporate the Vacant Building Credit into their local planning policy to ensure the credit delivers the aim of the government policy, which is to bring forward brownfield sites that otherwise would not come forward for development. The credit allows the existing gross floor space to be credited towards affordable housing contributions.

COMBAT TO CONSTRUCTION

Persimmon appoints 100th ex-military employee

Persimmon Homes has today announced the appointment of its 100th ex-military recruit as part of its Combat to Construction initiative.

Craig Payne joins Persimmon's North Midlands operating company as a bricklayer. He is a former Lance Corporal in the Worcestershire and Sherwood Foresters and since joining the British Army in 2001 has served across the UK, Kenya, Canada, Belize, Northern Ireland and Afghanistan.

Persimmon launched Combat to Construction last autumn with the opening of a dedicated

training centre in Darlington. The initiative trains ex-service personnel to be bricklayers and joiners. Such has been the success of the programme; the company is now working with training partner Nordic Focus Training to open a further centre near London which will officially launch in June.

The news of the 100th appointment comes in the same week that the housebuilder announces its total employees has now exceeded 4,000. This number includes 500 trainees and apprentices across the group. At the end of the recession, the business employed 2,300 people.



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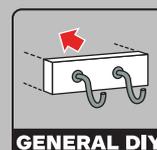
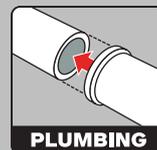
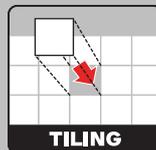
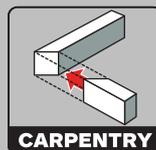
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EVENTS

London Build

18 - 19 June, London
www.londonbuildexpo.com

Celebrating Construction Awards (East Midlands)

19 June, Nottingham
www.celebratingconstructionawards.org

CIH Housing 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 per cent 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 Conference/Awards

22 October, Manchester
www.womeninhousingawards.co.uk

Greenbuild EXPO

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

Conference and Exhibition for Smaller Housing Associations

5 November, London
www.housing.org.uk/events

Homes

18 - 19 November, London
www.homesevent.co.uk

24housing Awards

3 July (Entry closing date)

The 24housing Awards were founded in 2013 and celebrate the best in the social housing sector. The awards organisers believe the many changes over the last few years such as reductions in government grants and changes to the benefits system have brought out the best in social landlords and the people who work for them.

The awards include categories such as Affordable Housing Scheme of the Year, Tenant

Champion, Best Green Scheme and Best Apprenticeship Scheme. The awards ceremony will be held in Coventry on 8 October. The entry process is split in to two stages, the first of which closes on 3 July. On 10 July a shortlist will be announced, after which all shortlisted entries must complete a final entry by 4 August.

For more information including a full list of categories and details on entering, visit:

www.24housingawards.co.uk

Women in Housing Awards

3 July (Entry closing date)

2015 marks the third year of the Women in Housing Awards. Held in partnership with Women in Social Housing, the awards celebrate the achievements of women in the housebuilding industry who are pushing boundaries to achieve excellence.

As well as the evening awards ceremony, there will also be a Women in Housing Conference held during the day, including presentations, debates and workshops. The conference will focus on the key issues women in the industry are facing.

The awards ceremony takes place at the Hilton Manchester Deansgate on 22 October. A guest speaker will also attend the awards – 2014's was Lulu and 2013's was Karen Brady. The closing date for entries is 3 July. Award categories include Leading Female Mentor/Coach, Young Achiever – Housing & Community Development (entrants/nominees must be under 30), Exemplary Housing Professional and Best Female Apprentice/Trainee. There is also an award to recognise the men who have helped these women – Best Male Supporter.

For more information on how to make an entry/nominate someone for an award, to see a full list of categories and to book a place at the awards ceremony, please visit:
www.womeninhousingawards.co.uk

British Homes Awards

10 July (Entry closing date)

The Sunday Times British Homes Awards recognise design excellence in varied schemes and projects throughout the housing sector.

Over the years, the awards has built itself a legacy and is known throughout the industry for its impact on changing design in new homes.

There are 10 development awards, plus an award for Architect of the Year and Housebuilder of the Year.

The awards presentation will be held at The London Marriott Hotel on 16 October. However, all award entries must be submitted by 10 July. To be eligible to enter, schemes must have been completed or have a significant proportion completed

since 1 June 2013.

Award categories include Interior Design, Affordable Housing Development, Mixed-Use Development and Development of the Year. The Development of the Year category will be split into three further categories – a scheme of up to 25 houses, a scheme of 26 - 100 houses and a scheme of over 100 houses.

The awards will be judged by a panel of expert judges, including *Housebuilder & Developer* Editor, David Mote.

For more information on entering the awards, to view a full list of award categories and to book your place at the presentations, visit:

www.britishhomesawards.co.uk

EVENTS

London Build

18 - 19 June

The leading construction exhibition for London and the South of England, London Build 2015, is preparing to provide a vision of London's future, through collaborations with Crossrail, Thames Tideway Tunnel and the London Chamber of Commerce and Industry (LCCI).

On the 18 and 19 June, leading political and construction industry figures will join approximately 10,000 attendees at the O2 in London for London Build 2015. The event also brings together industry figure heads from Balfour Beatty, TfL, Lend Lease, Crossrail, KPMG, Thames Tideway Tunnel and many more.

This event celebrates the London Construction sector, focusing on the success of the last 18 months and the improvements that will be making an appearance in the future.

The involvement of Crossrail and Thames Tideway Tunnel with the exhibition has been well known for several months, with Simon Wright (Crossrail) and Peter Shipley (Thames Tideway Tunnel) both speaking at the free-to-attend conference. Their projects, both of which can be found represented in the

exhibition hall, will provide vital improvements to the capital's infrastructure.

The LCCI has worked with event organiser, Oliver Kinross, to bring together leading figures to discuss the issue of skills shortages in the industry in a panel entitled 'Bridging the Skills Gap in London and the South East'. Panelists, which will include Richard Threlfall (KPMG), Debbie Akehurst (Land Securities), Kevin McLoughlin MBE, (K&M McLoughlin Decorating) will be moderated by Jeffrey Adams of United House Developments.

LCCI Chief Executive, Colin Stanbridge will moderate a panel discussion on day two discussing 'Regeneration London'. The panelists include Paolo Nistri (London Legacy Development Corporation), Stephen Howlett (Peabody), Jeremy Skinner (Greater London Authority) and Phil Stride (Head of Thames Tideway Tunnel).

General admission to the exhibition, conference and CPD-accredited training workshops is complimentary for both days of this industry event.

To register for a pass, please visit:
www.londonbuildexpo.com

CIH Housing Conference & Exhibition

23 - 25 June

CIH annual conference and exhibition running from 23-25 June could not 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, with new innovative content and three new features. 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.

In addition to the main housing conference there will be three new focus areas: Health, housing & social care conference, Delegate of the Future and The official housing fringe at #thetreehouse15.

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. 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.

For more information on the event, including conference booking details, please visit:
www.cihhousing.com

Celebrating Construction Awards (East Midlands)

19 June

Taking place at The Nottingham Belfry Hotel on 19 June, the East Midlands Celebrating Construction Awards celebrate the best in the last years construction within the East Midlands region.

Award categories include Health & Safety, Sustainability, Project of the Year, SME of the

Year and Innovation. A shortlist of finalists in each category is available to view before the event takes place.

For more information about the awards, details on how to book a place and to view a full list of categories and finalists, please visit:

www.east.celebratingconstructionawards.org

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LONDON CITY ISLAND



Eco World Ballymore's London City Island launches its next phase

Eco World Ballymore, one of London's most prominent property developers, launches the second phase of the new development and announces its ground-breaking partnership with English National Ballet.

This maiden launch of the second phase of London City Island comprises of 417 new homes ranging from suites to one, two, three and four-bedroom units across two blocks. The 'mini Manhattan' of London boasts a 260 ft iconic red bridge linking the island to Canning Town making it one of the best connected developments in the Capital with fast access to Canary Wharf (four minutes), the West End (Bond Street in 20 minutes) and the City (London Bridge in 11 minutes).

Comprising of 12 acres, the new neighbourhood will include independent artisan restaurants, shops, and al fresco spaces used to show public art, design installations and host ad-hoc creative performances. Residents will have exclusive access to The City Island Arts Club, a private resident's club with screening room, gym, concierge service and a striking swimming pool

which is vibrant red in colour.

Glenn Howells Architects are responsible for London City Island's architectural design, drawing inspiration from world cities Chicago, Tokyo and Manhattan, bright seafaring-inspired hues have been used throughout the development, with a single striking colour in glossy brickwork chosen for each of the buildings. The apartments themselves are designed with a warehouse aesthetic, with generous open plan living spaces and loft style features they draw design features from the history of Leamouth and the creative energy of East London.

A new creative and vibrant island metropolis, London City Island will be a destination of culture and contemporary living. The partnership with English National Ballet will see one of the country's most treasured artistic institutions make a landmark move to London City Island. ENB will occupy architecturally outstanding and unique rehearsal spaces designed to enable passers-by to experience the ballet's magic as they pause to watch rehearsals through floor-to-ceiling windows. In addition, there will be provision

for a new English National Ballet school which will increase student capacity and make use of outside public spaces at London City Island, bringing ballet closer to the lives of these new east Londoners.

English National Ballet's move to London City Island from their current space in Kensington is a testimony to the cultural vibrancy and ever-expanding arts scene of east London. At the heart of this dynamic area of the capital sits London City Island, set against an iconic backdrop of The O2, Canary Wharf and the City.

The partnership with English National Ballet is the meeting point between creative excellence and commercial innovation. It signifies English National Ballet's ongoing commitment to nurturing talent, creating new audiences for ballet and reinforcing the company's vision as a diverse and inclusive organisation. It further underpins Eco World Ballymore's position as a property developer with an ambition and commitment to creating truly exceptional places to live, work and visit.

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New partnership to develop housing leaders of the future

A new partnership has been signed to develop the housing leaders of the future. The Chartered Institute of Housing (CIH) and The Centre for Partnership – part of Bradford-based housing group Incommunities – are teaming up to expand and develop the Graduate Employment Mentoring (GEM) programme, which provides training and paid internships for graduates.

The programme was launched in 2009, and has grown from being a West Yorkshire-based project to a national one involving 20 housing associations across the country providing paid traineeships. They include the Orbit Group, Ongo, Newlon Housing and Leeds Federated.

It offers an intensive learning programme which is designed to equip students with the tools to become housing leaders of the future. The training includes residential academies, mentoring and strong support from housing leaders.

As part of the new partnership, GEM recruits will be able to achieve CIH's Level 4 Certificate for the Housing Profession and take the experienced professional route to chartered membership of CIH.

The programme is aiming to double the number of graduates it takes on each year, from 20 to 40, and discussions are under way to develop its international presence. Incommunities and CIH are also setting up a 'GEM for life' network to help graduates support one another as they progress in their careers.

The GEM programme took on its 100th student last year and has a 100 per cent employment rate for its last two cohorts. In 2013 it expanded to offer a Junior GEM programme to sixth formers in Bradford. Two local schools are currently taking part in training leading to a CIH Level 3 qualification.

This year, a number of GEM students will be designing and delivering sessions at the

Treehouse, the official fringe at CIH's annual conference, Housing 2015.

CIH director of membership and education Judy Waugh said: "We're really excited about this partnership. It's part of our goal to do everything we can to bring new talent into housing and to develop young people from different backgrounds into the future leaders of our profession."

Incommunities Group chief executive Geraldine Howley said: "We are delighted to enter into this partnership with the Chartered Institute of Housing to further develop the GEM programme.

"It has a proven track record of creating a pipeline of talented young people keen to build rewarding careers in the sector. In just a few years the programme has made great strides to become a nationally recognised management and leadership training programme. This new partnership represents an exciting new chapter in the GEM success story."

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LONDON DEVELOPMENT

Bouygues Construction chosen to build Manhattan Loft Gardens



The London property developer, Manhattan Loft Corporation, has selected Bouygues UK for the construction of Manhattan Loft Gardens, a 143-metre landmark tower in Stratford, East London. The project represents a gross development value (GDV) of £250 million.

Madani Sow, Deputy CEO of Bouygues Bâtiment International, said: "Manhattan Loft Gardens, developed by Harry Handelsman, will give its future residents a unique experience of London. Bouygues UK teams will be fully committed to turning this innovative vision into reality. Technical prowess and architectural quality will combine to produce a building that will be greatly appreciated by its future users."

Manhattan Loft Gardens will be located next to Stratford International Station and High Speed 1, the Channel Tunnel rail link. Designed by architects Skidmore, Owings & Merrill (SOM), the 42-storey tower will include 248 apartments above a 150-room hotel, a spa, a triple-height lobby and two restaurants.

The unique structure of this building features two cantilevers which support three sky gardens giving unobstructed views across London. Manhattan Loft Gardens offers a new take on London garden squares and creates an environment suited to neighbourhood life and the development of urban biodiversity.



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FUNDING CIRCLE

Funding Circle launches finance bridging product

As the country fell into the recession the banking community became, a little belatedly, risk averse. Bank lending almost collapsed and with traditional lenders hamstrung by bad debts, capital requirements and legacy IT issues, it became extremely difficult for both homebuyers and homebuilders to find finance.

Larger housebuilders still continue to emphasise that they will only be able to meet 50 to 60 per cent of future demand for housing, making the role of, and the need to bank roll, small property developers absolutely crucial.

A new form of finance, Funding Circle, matches businesses looking for short-term property finance directly with a range of investors. Once an application for a loan has been approved, it is listed on the marketplace and funded by investors. To be eligible, businesses must have a track record in property development, investment or trading.

Explaining how this new form of funding can help both large and smaller home builders Funding Circle property finance specialist, Parik Chandra said: "Since we extended the loans we offer to small businesses to include property finance a year ago, we have been inundated with demand from successful property professionals who continue to find it difficult to access finance from traditional sources. Being able to provide a

bridging product means we now offer the full suite of commercial property products, providing the liquidity that the property market needs and supporting projects across Britain. A modern property market needs modern finance - finance that is fast, flexible and simple."

Funding Circle now offers the full suite of commercial property finance loans, having recently launched a short-term bridging product.

This comes a year after extending the types of loan on offer to include property finance for small businesses that develop or invest in property. Over the last 12 months, investors have lent more than £60 million on property loans, allowing Funding Circle to create a strong presence in the property lending market.

During this time, the UK's leading marketplace for business loans has received a significant number of enquiries from businesses interested in taking shorter-term loans. The move bolsters Funding Circle's existing range of property finance loans, which include commercial mortgages, development and investment loans.

Property developers of all sizes and investors can now request a range of short-term loans for almost any purpose, including:

- Equity release against unencumbered properties
- Quick acquisitions of development sites, with the speed of execution allowing borrowers to negotiate discounts

- Land purchases where the developer wishes to optimise planning permission prior to refinancing onto a more traditional development finance package
- Refurbishment loans, following which borrowers will refinance onto traditional buy to let mortgages
- Auction purchases

Two property projects that have already benefited from Funding Circle finance are Verto Homes and Medina Capital Investments.

With the £750,000 of funding, received from 11,519 Funding Circle investors, small property developer Verto Homes has just completed 21 state-of-the-art, four-bedroom 'smart' homes in Newquay, Cornwall. The fully insulated properties are sustainable with roofs made of solar panels and include features like the low use water management system, which can be controlled on a smart phone. In total, £4,890,000 has been approved for the projects, with further money to be drawn down over the coming months.

London-based property development company Medina Capital Investments has borrowed £640,000 from over 5,000 people since September 2014. They are part of the way through a development in West London, and are expecting to complete the construction and sale of two family homes by March 2016. The total loan facility they need is in excess of £1.5 million.

NEW HOMES IN BATTERSEA

Battersea gasholders to make way for 839 homes

Wandsworth Council has approved a plan to build 839 homes, a nursery, shops and public square on the former Battersea gasholder site in Nine Elms.

The proposal, a joint venture between developer St William and National Grid, would include 201 (24 per cent) affordable homes for local residents to buy or rent at a reduced price.

The four gasholders, which neighbour the world-famous Battersea Power Station, were decommissioned in 2013 and demolition is already well underway.

There would be 370 construction jobs created during the building programme and more permanent jobs once it is complete.

The disused gasworks occupies a key position between Battersea Park and the new town centre now being built at Battersea Power Station. The proposal would, with the agreement of Network Rail, create new routes through the site on two Victorian railway viaducts which wrap around it. These new links would form key connections in

the new area-wide pedestrian and cycle network which is taking shape across Nine Elms.

The plans include 12 new buildings ranging in height from seven up to 26 storeys, designed by architects Squire and Partners.

The developer is set to make a £30million contribution to the cost of extending the Northern Line to this part of Battersea as well as a range of improvements to local community services.

A further £4 million is being provided for improvements to Battersea Park Station, including a second entrance and new lifts.

Local planning committee chair Sarah McDermott said: "This project will transform another disused industrial site into the new housing our residents need. It will also create valuable public open space and hundreds of jobs. The proposal comes with well over £30 million towards improving community and transport services in Nine Elms which will be absolutely vital to making this new part of the city a success."



Enfield Council seeks developer for £1.5 billion project

World class developers are being sought to help drive forward Enfield Council's ambitious £1.5 billion Meridian Water development.

Meridian Water is an 85 hectare, £1.5 billion investment in a prime location adjacent to the waterside environment of the Lee Valley Regional Park, and only 20 minutes from Central London. The appointed developer's role will be to provide the 8,000 new homes, the full range of neighbourhood facilities and create 3,000 jobs by 2030 as well as drive the wider regeneration of North London.

Enfield Council is advertising for developers to drive forward the delivery of the project in the Official Journal of the European Union (OJEU) and is seeking applications from interested parties ahead of a full tender process.

Enfield Council's Cabinet Member for Economic Regeneration & Business Development, Cllr Alan Sitkin, said: "We want to find a world class developer or consortium to help us deliver a world class development. Meridian Water will transform our borough and

play a significant role in transforming and driving the growth on North London as a whole

"We are making significant progress in delivering this superb scheme and we are now ready to find a master developer to help us turn our hopes, plans and dreams into a reality and provide thousands of homes and jobs in a superb waterfront setting."

Enfield Council's Cabinet Member for Housing and Housing Regeneration, Cllr Ahmet Oyken, said:

"Meridian Water will provide thousands of much needed homes in a fantastic setting and will play a significant role in tackling the shortage of family accommodation in our borough.

"This is an ambitious, innovative and exciting project which will make a huge difference to the lives of thousands of families in Enfield and demonstrates the council's commitment to large scale regeneration schemes which provide a tangible benefit to both individuals and the wider community."

The Council has already made good progress in coordinating the essential infrastructure the

scheme needs to be successful. Network Rail has approved funding to provide an additional third track increasing rail provision to the Meridian Water development to four trains an hour from 2018.

In March this year Cabinet approved a funding package so the new Meridian Water station could be built in the same year.

A new Meridian Angel primary school has been approved and will open next year, and the Angel Gardens park will be completed by the end of the year. Plans for the new Meridian Boulevard are underway with construction due to start in 2015 and the Lee Valley Heat Network company has been established to supply heat and hot water to homes at Meridian Water in 2018.

The Council is also in the process of creating the Meridian Water multi-disciplinary team to manage the project. The team will comprise of an expert architects, planners, landscape architects, surveyors, engineers, transport planners and environmental consultants with a role of advising the Council throughout the project.

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UK Roofing Awards 2015 – winners revealed

The winners of the 10th UK Roofing Awards were announced at a ceremony hosted by BBC's Louise Minchin and NFRC (National Federation of Roofing Contractors) CEO Ray Horwood at the Hilton London Metropole on Friday 15 May 2015.

The winners are:

- **Double-lap Slating:** Bolton Roofing Contractors, Eyre Crescent, Edinburgh – Cromar Building Products
- **Double-lap Tiling:** Karl Terry Roofing Contractors, New Place, Banstead – John Brash, Keymer Tiles, Klober, Calder, Rooflight company
- **Single-lap Tiling and Slating:** Marley Contract Services, Scotia Homes, Aberdeen – Sandtoft,
- **Heritage Roofing:** Jordan Heritage Roofing, Penmaen Cottage, Snowdonia National Park – Natural Building Centre, Norman & Underwood
- **Fully Supported Metal Roofing:** Norman & Underwood, Northumberland Observatory, Cambridge
- **Roof Sheeting:** KGM Roofing, Babraham Campus, Cambridgeshire – Kalzip, CA Building Products, Sika Sarnafil, SFS Intec
- **Vertical Cladding/ Rainscreen:** Lakesmere

Limited, National Graphene Institute, Manchester – Eurobond, Rockwool International

- **Reinforced Bitumen Membrane:** M&J Group, Neo-Natal Unit, Hammersmith Hospital – IKO
- **Single Ply Roofing:** Briggs Amasco, Joseph Black Building, Kings Campus, Edinburgh – Sika Sarnafil
- **Liquid Roofing and Waterproofing:** Icopal (with Mitie Tiley Roofing), Terminal 3 – Heathrow Airport – Icopal
- **Sustainable Roofs (Shingles & Shakes):** Clarke Roofing Southern, Wadhurst Church Spire, East Sussex – John Brash
- **Sustainable Roofs (Green, Vegetated Roofs):** Organic Roofs, Boathouse, Avon Tyrrell, Hampshire – Hertalan

The Roofing Awards also reward and put the spotlight on the individuals and organisations that go above and beyond the call of duty.

NFRC Health & Safety Champion 2014 went to Pauline Davies of DVC Roofing and Building Limited in Tyne and Wear.

The award for Exceptional Contribution to Training, in partnership with CITB, went to Carol Atherton of Avonside Roofing.

The companies that scored highest within their roofing discipline in the NFRC Safety in Roofing Awards for 2014 were, in pitched roofing; Survey & Construction Ltd, for flat roofing; Roof-Link Industrial & Commercial Ltd and for industrial roofing and cladding; BRC Industrial Roofing (Midlands) Ltd.

The Lead Sheet Association's Young Lead Worker of the Year award went to Ryan Fisher, a self-employed leadworker from Kent.



The Lead Contractors Association presented the Murdoch Award and Murdoch Sponsor's Award for best leadwork. The former was won by John Fulton Plumbers for Govan Waterside in Glasgow. The Sponsor's Award went to D Blake and Co. Ltd for Dumfries House in Scotland.

This was an extra special year for the UK Roofing Awards as it was also the tenth anniversary since it all began in 2006. To mark the occasion two companies received recognition of their roofing excellence throughout the 10 year period and were presented with an Outstanding Achievement in Roofing Award. The two companies show the complete diversity of skills in the industry, working at different ends of the roofing spectrum; the awards went to Lakesmere Limited and Karl Terry Roofing Contractors Ltd.

The Roofing Awards bring everyone within the industry together. Along with NFRC, the awards hosts were the Roof Tile Association (RTA), the Liquid Roofing and Waterproofing Association (LRWA), the Lead Contractors Association (LCA), the Lead Sheet Association (LSA), the Federation of Traditional Metal Roofing Contractors (FTMRC), Single Ply Roofing Association (SPRA), the Metal Cladding and Roofing Manufacturers Association (MCRMA), CompetentRoofing, and the Green Roof Centre.

Key partners were B&CE Benefit Schemes and The People's Pension, CITB, Electrical Contractors Insurance Company (ECIC) and Quality Assured National Warranties (QANW).

Of course the Awards would not take place without the continued support by the sponsors, in particular SIG Roofing who also assists in the continued development of the event.

You can view this year's winners and finalists projects at www.nfrc.co.uk/roofing-awards-2015



Roofing Awards co-host Louise Minchin

News Bytes

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

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Industry movers

The latest movements and appointments within the housebuilding industry

ALLISON HOMES



Allison Homes has welcomed new managing director Adrian Evans to its growing team.

Allison Homes is the newest business within the Larkfleet Group run by CEO Karl Hick

and currently has Anvil Mews in Stamford under development.

Adrian Evans brings with him 15 years of leadership, experience and knowledge as managing director of Persimmon Homes, East Midlands Division and prior to that he headed the technical side of the Persimmon business.

Now with responsibility for the leadership and development of Allison Homes, Adrian will play a key role in driving the company forward and building on the firm's outstanding reputation for quality developments and customer service.

Adrian said: "Allison Homes has a past and well-deserved reputation as a leading home builder. We have a tremendous opportunity to enrich this again with the newly launched company. I have respected Larkfleet Homes as a competitor over many years and I am excited to be on board and part of this expanding team which will take Allison Homes to the next level."

Nigel Parson, who previously held the role of managing director at Allison Homes, has been promoted to the post of managing director of construction for the entire Larkfleet Group, including Allison Homes.

TEXTURA CORPORATION

Textura Corporation, provider of collaboration solutions for the construction industry, has announced the appointment of long-time technology executive Paul Bamforth as UK Managing Director of Textura Europe®.

Bamforth has an extensive career in technology sales and management. At Textura Europe, he is working with European President Colin Smith and the UK team to offer its collaboration solutions.

Bamforth says: "This is a very exciting time for the industry as there is a real desire to find a solution that addresses the payment needs of the complete supply chain."

CADOGAN

Cadogan has announced the appointment of Jane Henshaw (BSc Hons, MRICS) as Joint Head of Building Surveying, alongside existing Head of Building Nicholas Dutton (BSc Hons, FRICS). Jane has over 20 years' experience in the field, holding roles at Currie & Brown and most recently Strutt and Parker, where she worked for 12 years heading up the Building Surveying division. Her new role will see her lead the provision of project management and building surveying services alongside Nicholas for the 93 acre Cadogan Estate in Chelsea.

Jane has a broad range of experience across all aspects of building surveying.

Jane says: "I am thrilled to be taking on this new role at Cadogan, an estate with such a rich heritage in the heart of London, and excited to be able to bring the experience I've gained over twenty years in the profession to this next stage and prestigious appointment. I am looking forward to bringing to fruition the schemes that are planned, as well as completing those already started such as the new Headquarters to which Cadogan is moving later in the year."

GL HEARN

Property consultancy GL Hearn has announced the appointment of Sally Davis as a Senior Planner in its Bristol Planning team. As part of her new role, Sally will focus on promoting residential sites, submitting planning applications and securing consent for proposed developments.

Sally started her career in local government as a Planning Officer before becoming a Development Control Officer. During this period she also gained a Masters in Spatial Planning and became a Chartered Member of the RTPI. More recently she moved into planning consultancy, focusing on major residential-led schemes.

Sally said: "I am looking forward to working on the successful delivery of large-scale planning projects. I believe GL Hearn's strong, established reputation as a leading UK property consultancy will provide me with the perfect platform to build on my previous experience."

Tony Clements, Head of Bristol at GL Hearn said: "This appointment highlights the importance we attach to providing our clients with the best residential planning advice."

TITLESTONE PROPERTY FINANCE

Residential development lender Titlestone Property Finance has recruited Mark Quigley as Relationship Director and Grenville Turner as Chairman.

Grenville Turner has 40 years' worth of experience in retail banking and the property sector and is also Non-Executive Chairman of a number of companies, including Zoopla Property Group.

Grenville will be working alongside Robert Orr, Chief Executive, and the senior management team. Robert Orr, Chief Executive of Titlestone said: "As we move into the next stage of business development we are excited to have Grenville join us. He is a fantastic sounding board for the management team and is a perfect choice because of his wealth of experience in both banking and the residential property sector."

Grenville said: "At a time when the level of housebuilding is on the national agenda, Titlestone is helping residential developers' to finance their development programmes."

"Robert and his team are already making sound decisions, based on detailed market knowledge and are lending to some fantastic clients. The next stage of development will involve widening the net and to explore new areas of the market and new products."

Mark Quigley, who has over 25 years experience in real estate finance has also been snapped up by the lender.

SHS INTEGRATED SERVICES



SHS Integrated Services, a specialist provider of high specification industrial scaffolding and associated services, has appointed former All Blacks star Xavier Rush to head up its new

business development strategy.

Xavier will be responsible for strengthening SHS's relationships with existing clients and driving new business leads across the UK.

Prior to joining SHS, Xavier spent time developing residential properties and he currently manages a portfolio of properties. He said: "I am thrilled to be joining an ambitious company like SHS."

Grahame Park – reinventing a 1970s estate to meet the needs of today's North London homeowners



Choices for Grahame Park, a subsidiary of the Genesis Housing Association, was formed in 2004 to undertake a radical £550 million regeneration project and create a more balanced community in Colindale's existing Grahame Park Estate, whilst improving the quality of life for its residents.

The largest self-funding project in Europe, the scheme will create a new neighbourhood of over 3,400 mixed tenure homes with a re-landscaped park and a variety of community and commercial facilities. This will be achieved by both providing new homes for existing residents, and building new properties for private sale, which will fund the development of affordable housing and community facilities.

The original Grahame Park was built in the 1970s on a disused airfield in North London. The estate was originally designed to form a sealed unit, within a ring of green space and satellite

parking. The anti-social nature of this strategy soon became obvious as the estate began to experience increasing levels of both economic deprivation and crime.

A popular vision and high profile visitors

To resolve the situation and create a community to be proud of, Barnet London Council prescribed a number of aims for the regeneration project. These included the provision of social and community facilities that ensured the scheme would support the majority of local residents. As a result of this popular vision a 2003 poll showed that 79 per cent of residents were in favour of the regeneration project.

As well as the support of the local community, the development has attracted high profile visits

with the Chancellor, George Osborne, touring the site in April 2014 and Iain Duncan Smith, the Work and Pensions Secretary, visited the site preceding the announcement of a successful bid for additional funding in December 2014.

Genesis is transforming the estate and reconnecting it to the surrounding area by creating routes around and through the new and existing neighbourhoods. Vibrant new urban and green public spaces will also make the area more inviting for the wider community and bring an end to the estate's isolation. A new community centre will be located at the heart of the development, along with a library and supermarket. Additional retail and community facilities can be found at the central and northern part of the development.

A new campus is also being built for Barnet College, which will offer a wide range of vocational training opportunities.

The latest phase

The 18-year Grahame Park regeneration programme is taking place in phases with 1,314 units being demolished, 460 properties retained and 2,848 new homes constructed. The Genesis focus is to ensure that local residents are provided with every opportunity to buy their own home and has already completed 787 mixed-tenure homes for rent, sale and intermediate housing.

Vision is the latest phase of new homes at Grahame Park and combines a spectacular setting, stylish interiors with affordable prices. The new neighbourhood will provide a selection of 143 one, two and three-bedroom apartments, which will form the cornerstone of the vibrant new community. The affordable and private housing is completely integrated, with an invisible mix of tenures including social rent, shared ownership and private sale.

All homes are finished to an exacting standard with modern kitchens that feature granite work-tops, stainless steel appliances and integrated white goods. All the white bathrooms have chrome fittings and are complemented by floor tiling and a heated towel rail.

Understanding social housing providers

Genesis understands the importance of the relationship between social housing providers and their residents. Within the long-term community development strategy the company continues to work closely with over 25 organisations from the local community. These include voluntary, housing and private sectors, as well as the Colindale Communities Trust, to provide a range of local social and economic regeneration schemes to support residents.

This also encourages the provision of a range of facilities, services and advice on subjects including employment, training and volunteering for



older people, children and young people, and will manage the on-site community centre.

When complete the scheme will have regenerated an unpopular and unsafe 1970s estate and created a vibrant new community. The number of homes available will almost double and all apartments will also feature secure video entry systems and CCTV.

The New Hendon Village Residents Association, a resident led group formed to tackle security and social issues, was awarded Borough Watch status in 2014.

Genesis is also investing in social regeneration through a range of community development initiatives. Residents are being involved throughout the regeneration process through exhibitions, surgeries, forums and design consultations, as well as fun days and other celebratory events (such as a Black History Month celebration) to bring people together.

Speaking about the success of the development so far, Genesis Head of Commercial, Anthony Harker: "The homes at Grahame Park will serve to enhance what has been a successful regeneration of Colindale. We stay true to our principles at Genesis, which is why we offer the Help to Buy and shared ownership schemes, as we want to ensure that local residents are provided with every opportunity to buy."



Supporting the Grahame Park regeneration project Genesis has, over the past two years:

- Supported over 1000 residents to access accredited and non-accredited training including ESOL and Business
- Administration
- Supported over 200 residents into full time employment
- Secured £2 million of externally funded training provision
- Made £1 million savings to the public purse as a result of residents no longer being dependent on benefits
- Supported 50 social and commercial enterprise start-ups

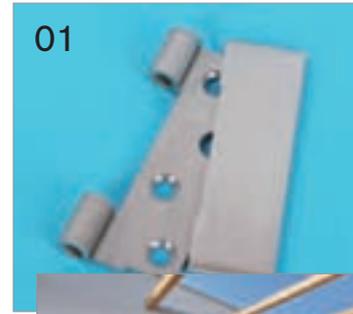
Editor's Focus

Cooke Brothers

Master hinge makers Cooke Brothers now offer a choice of cover plated options in their popular range of 7700 series of 304 and 316 grade stainless steel, fully concealed bearing, high performance architectural hinges. The positively located stainless steel cover plate has been specifically designed to enhance the overall aesthetical appearance of the doorset, while improving the hygienic impact of the hinge by acting as an effective barrier against the potential build up of dust and dirt typically associated with visible screw heads.

Enq. 108

01

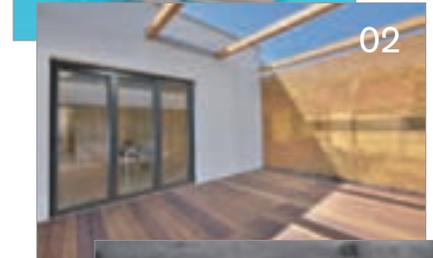


Duration Windows

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. 109

02



Hoppings

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. 110

03



Marmox sets out its stall at London Build



On show at this month's construction exhibition being held at the O2 Arena will be a comprehensive selection of the products manufactured by **Marmox**. London Build is being staged on the 18-19 of June where Marmox can be found on stand D84 which will be manned by the company's technical sales staff. They will be ready to demonstrate the benefits

of its advanced insulation products, substrate boards and waterproofing systems, as well as to offer advice on visitors' individual project requirements.

01634 835290 www.marmox.co.uk

Enq. 111

Tile Awards recognise industry achievers



This year the city of Solihull hosted the Crystal 15th anniversary celebration of The Tile Awards. This is the event when **The Tile Association** celebrates all that is best in tiling – people, products and projects. The day was once again hosted by TV celebrity Emma Jesson and was attended by most of the leading companies in the industry –

manufacturers, contractors, distributors. The Gold Sponsors were: Mapei, Shackerley, Fila, Norcros Adhesives, Schluter Systems, Bellota, Lithofin and Tilemaster Adhesives.

info@tiles.org.uk www.tiles.org.uk

Enq. 112

Hole in one specialist visits Atlantic rowers



Spain's Miguel Angel Jiménez, who made a hole-in-one during the third round of the BMW PGA Championship at Wentworth, took time out from the golf to visit the **Mitsubishi Electric** stand. Jiménez, who is brand ambassador for Mitsubishi Electric called to cheer on the All Beans No Monkeys team, who will row the Atlantic when they take part in

the Tallisker Whisky Atlantic Challenge. Mitsubishi Electric Heating Product Manager James Timbs-Harrison and his fellow crew members will depart on 15 December in their specially named 'Ecodan' boat.

01707 282880 www.mitsubishielectric.co.uk

Enq. 113

Product manufacturers to face scrutiny



In an uncertain world one company is set to unveil its latest and greatest weapon in the battle against unregulated construction products. As part of its SIG Assured scheme, **SIG Distribution (SIG)** is utilising a super sleuth trained in the art of stealthy stock takes and compliance crosschecking. Emma Dixon-Child, a key member of the SIG Assured Team, has

undertaken the position of Construction Industry Detective (or CID). Emma will be responsible for investigating manufacturers' claims into areas like product provenance.

01274 696974 www.sigassured.co.uk

Enq. 114

Hultafors' dead blow hammer



Giving you recoilless power without the sparks. This Dead Blow hammer from **Hultafors Tools** delivers all the power you need, but with reduced recoil and no sparks thanks to the internal ball bearings that cushion shock and reduce recoil. These fantastic Hammers have a fiberglass and Santoprene handle for optimal grip and comfort. Most important of all is the

fact that the Hammer's design ergonomics and efficient operation will help reduce repetitive strain injury. Available in a range of different sizes, their soft faces minimise the risk of leaving marks on the work piece, and a flat area on the head for upright storage.

Enq. 115

New ways to do more with Thompson's



As part of its commitment to research and develop new products, in 2015

Thompson's is launching some new product solutions – designed specifically to help customers achieve an even more comprehensive, end-to-end service. Thompson's Product Manager, Rachel Wrigley, explains some of the thinking behind this new selection of hard-working

products: "We know that people are looking for ways to do more with our products, to help them offer an even better service to clients and customers, or to help them take care of essential DIY at home."

0114 240 9469 www.thompsonswaterproofing.co.uk Enq. 116

Snickers' superior knee protection on site



The launch of these new D30 Lite Kneepads from **Snickers Workwear** means its time to seriously consider giving yourself superior knee protection. Leading the way in reliable and certified knee protection for professional tradesmen and women, the new D30 Kneepads deliver the most advanced knee protection available today. Delivering superior

cushioning and protection, D30® lite is a high-tech material that's flexible, durable and cut-resistant. These dynamic kneepads also have an advanced ergonomic injection-moulded design that makes them mould around your knees.

Enq. 117

New glove range ahead of PPE legislation



A new range of comfortable and flexible impact protection gloves from **Arco**, is enabling companies to stay ahead of PPE legislation and on top of costs. The Arco Impact Mechanics Glove and the ingenious Arco Impact liner offer excellent impact protection in a wide range of working environments. Hands and fingers are the second most likely

place for workplace injuries. In 2010/11, there were 18,616 such injuries, with each non-fatal injury causing an average 7.5 days' absence from work.

sales@arco.co.uk www.arco.co.uk/impact

Enq. 118



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Enq. 119

Kite Packaging launch new products for the building and construction industry

Rubble sacks and FIBC bags are hugely popular in the sector

Kite Packaging, one of the UK's leading packaging suppliers, has launched a range of bags to benefit the building, construction and landscaping industry.

The first product in the range, FIBC bags, are made from woven polypropylene and can be loaded with up to 1 tonne of product. Most suited to dry, free-flowing products, they have strong lifting handles to be used with a crane or forklift.

FIBC Bags are essential for builders, construction workers and landscapers, as they provide the superior strength and tear resistance of a rigid container, but are much easier to transport. Mostly used for storage, the bags can also make a great replacement for skips to collect building rubbish.

Kite has also launched a range of Rubble Sacks for a similar marketplace, as part of their aim to offer the building industry a 'one-stop shop' for packaging products. The new sacks come in three



different colours, and are all manufactured from 125 micron thick material.

Providing incredible burst resistance against sharp and bulky items, rubble sacks are often used on building sites or during landscaping jobs to collect heavy waste products such as broken bricks, timber, and plaster.

What's more, the bags from Kite are made from recycled material so that they are less harmful to the environment, and have been



competitively sourced – prices start at just 12.5p a sack.

The company hope that this will open up their prospective customer base, and now have a well-rounded offering for the construction industry which will only continue to grow.

To find out more please visit the website.

024 76 420065
www.kitepackaging.co.uk

Enq. 120

Snickers' 40th anniversary hoodie



With a contemporary design and cosy comfort, this hardworking Snickers hoodie is great for all trades on site. Made from a cosy, durable fabric for extra ruggedness, it's also got an adjustable drawstring hood plus kangaroo handwarmer pockets at the front. It's also pre-washed for a comfortable and pre-shrunk fit. With top quality Snickers

embroidery on the front and a 40th anniversary logo on the arm, it is available in a wide range of sizes in black. Check out your local Snickers Dealer for availability and great prices – but hurry, this unique celebration garment is only available while stocks last.

Enq. 121

Pigmento Red on £5.5 million development



Standing seam roofs and rainwater goods in VMZINC PIGMENTO® Red have been used in Once Architecture's design of modern five-bedroom homes in Cambridge. A stepped construction was used to correspond with the established building line. Specification of sustainable materials was a key factor in the £5.5 million development and the subtle pre-

weathered shade of red will be retained through zinc's natural patination. The tone and surface texture are unlike that of any other metal and complement a diverse range of building materials.

01992 822288 www.vmzinc.co.uk

Enq. 122

Freefoam launch new style double shiplap cladding



Freefoam, a leading manufacturer of a wide range of innovative products for the building industry, has made a valuable addition to its popular cladding range and launched Fortex Pro, a new style double shiplap board. The new product features an increased width and thickness creating a stronger board through improved profile design and offers greater coverage with a quick and easy calculation for specification purposes. Freefoam have also added four new colours to this product range, making a total of ten. The combination of all these new features and the addition of superior colourfastness and weatherability properties using advanced skin technology makes Fortex Pro the perfect choice for all building professionals. The Fortex® cladding range includes a double shiplap plank format and a weatherboard style both with an attractive embossed textured wood effect finish and with an authentic render finish. PVC-U cladding requires minimal maintenance once installed, a major benefit for property owners and a compelling feature for any property developer or public sector housing provider. With significant environmental credentials, being awarded an A+ rating from the BRE's 'Green Guide To Specification' when installed with standard components.

01604 591110 www.freefoam.com

Enq. 123

Copper kerb appeal

Copper producer Aurubis discusses the wide variety of copper surfaces available for cladding today and how they can be used in conjunction with other materials to add architectural quality to housing

Copper was one of the first metals used by man and is one of our oldest building materials, with unique properties and characteristics. We have witnessed its transformation from an historic role as a durable roofing material to a flexible architectural skin over any surfaces, notably facades. Its growth in popularity amongst architects has been significant and it is often used extensively throughout facades as the predominant material, effectively defining the architecture of high quality buildings of all types.

But it can also be applied more sparingly in housing projects to complement other, perhaps lower-cost, materials, adding kerb appeal. Here, it can act as a highlight, perhaps defining entrances and vertical circulation areas, where the material will continue to develop its natural appearance over time adding distinctive character to developments.

Impressive protection

The natural development of a blue or green patina is one of copper's unique characteristics. Within a few days of exposure to the atmosphere, the surface begins to oxidise, changing its colour from the 'bright' mill finish to a chestnut brown, which gradually darkens over several years to a

chocolate brown. Continued weathering can eventually result in the distinctive green or blue patina seen on older roofs. The patina film provides impressive protection against corrosion and can repair itself if damaged, defining the exceptional longevity of copper cladding and roofing.

"The material will continue to develop its natural appearance over time adding distinctive character to developments"

A complex combination of factors determines the nature and speed of development of patina. Some rainwater is needed for the patina to form and its rate of development will depend on the water 'dwell time' on a surface. So, vertical cladding and sheltered surfaces will take much longer to patinate naturally than exposed roofs and might not turn blue or green over the lifetime of the building. Not surprisingly, factory applied surface treatments have been popular for some time to provide straightaway oxidation and patination of copper surfaces, particularly for facades.

Some of the processes involved are very similar to those taking place over time in the environment and utilise copper mineral compounds, not alien chemical actions. Essentially, they bring forward the environmental changes without taking away the integrity of copper as a natural, living material. All these surfaces form an integral part of the copper and are not coatings or paint, and ongoing changes will continue over time depending on the local environment. They include pre-oxidised copper, where the thickness of the oxide layer determines the degree of lightness or darkness, and pre-patination to provide straightaway the blue or green patina that otherwise takes many years to develop in the atmosphere.

Pre-patination processes have moved on and can now enable designers to determine both the colour and intensity of patina for each project with 'living' surfaces. As well as a solid patina colour, other intensities can be created revealing some of the dark oxidised background material. 'Living' pre-patinated copper was used very successfully on a mixed-tenure housing



development of 280 apartments on an historically sensitive West London site.

Breaking up the elevations

The design aims to create good modern buildings that relate to the context of this sensitive site. External materials were selected that are durable and have integral, rather than applied, finishes with 'natural' hue and colour. The pre-patinated copper was specified to give the finished impression and to blend immediately with the surrounding older buildings. The use of high quality, subtle materials – brickwork, grey roofing and pre-patinated copper – aims to soften the visual impact of the buildings. Lift and stair cores are expressed as vertical stacks equivalent to traditional features such as chimneys, emphasised through the green copper cladding. They provide a rhythmic punctuation breaking up the street elevations.

Continued overleaf..





The most common compound found in natural patinas all over the world is the copper sulphate mineral brochantite and factory-applied patinas have been developed with properties and colours based on the same mineralogy. Brochantite is a light blue colour but in many locations impurities and other components in the air add a yellow tint to give the naturally developed patina a green hue and this can be replicated with pre-patination processes as well. In marine climates, the natural copper patina contains some copper chloride giving it more of a blue colour and this can be emulated using 100 per cent brochantite.

Copper Alloys

Of course, copper alloys have also been used throughout history and coils or sheets of Bronze and Brass – which can also be pre-weathered – are available for architectural applications. In addition, a recently developed alloy of copper with aluminium and zinc gives a rich golden through-colour. Its surface retains the golden through-colour and simply loses some of its sheen, as the oxide layer thickens with exposure to the atmosphere to give a protective matt finish. This golden alloy behaves differently to other copper products over time and does not develop a blue or green patina.

Enq. 124



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Enq. 126

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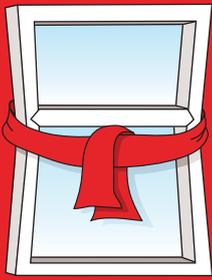
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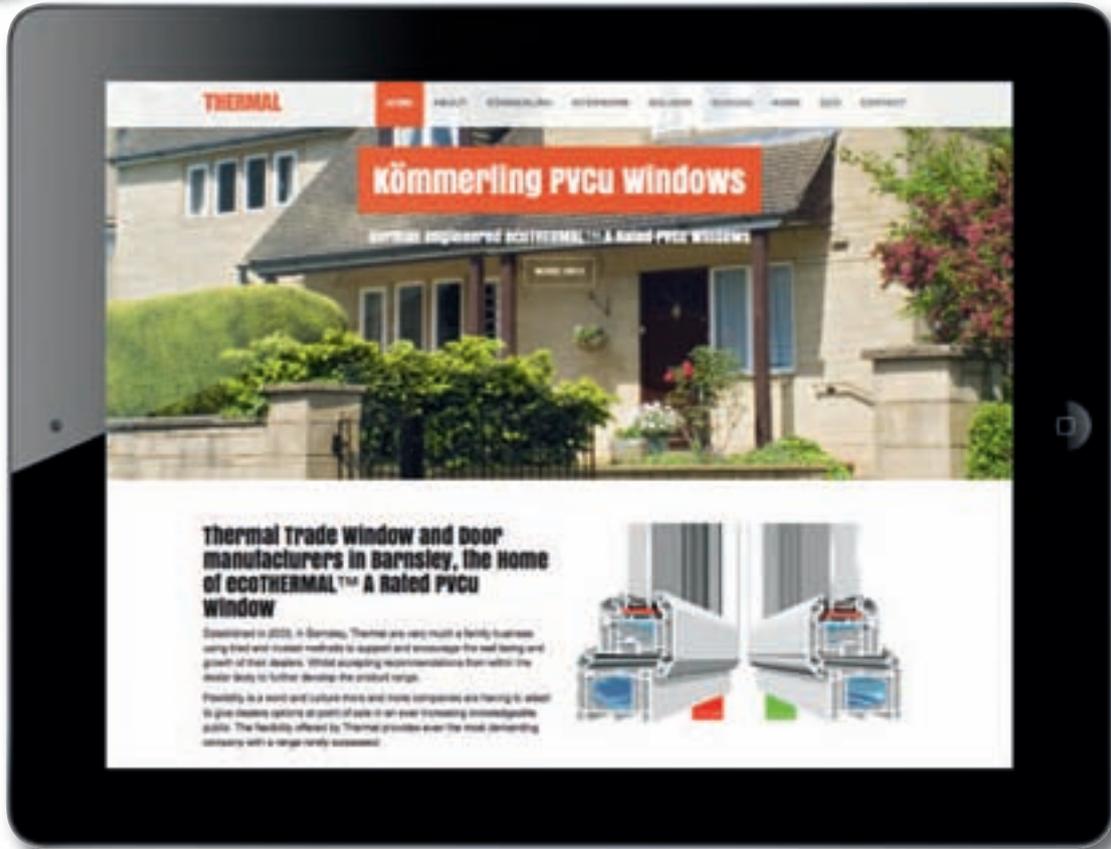
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KM550749 BSEN7950 KM550749 BSEN7412

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 – from casement to tilt and turn windows and bi-folding doors."

Enq. 129



Elegant Ash exterior foil

Four new **RENOLIT EXOFOL MX** exterior grade solid colours are launched, combined with a new stunningly realistic Elegant Ash surface finish. The emboss design has a detailed woodgrain textured surface with a matt finish to replicate an extremely realistic painted wood look. Available in four neutral tones, two match contemporary RAL colours and two are established modern powder coat shades, they meet the increasingly popular trend for greys. The new decorative foils will suit a wide range of architectural styles and brick colours. **RENOLIT EXOFOL MX** classic exterior films are a tried and tested two-layer PVC and acrylic laminate, which have enhanced all kinds of profiles in a rich variety of colours and decors for decades and which feature **RENOLIT's** unique Solar Shield Technology (SST). SST acts as a protective shield for the entire component, reduces heat build-up in the profile and slows down the ageing process to prolong the life of the construction component.

01670 718222 www.renolit.com/exterior

Enq. 131

New pinless beading on windows



JELD-WEN has confirmed that it will be offering pinless beading across a selection of its premium painted timber windows, as they continue to develop their window ranges to improve their performance and aesthetics across the merchant, self-build and consumer markets. Pinless beading has been adopted following development and testing demonstrating its superior

aesthetic merits and performance credentials. Compared with traditional alternatives, pinless beading provides a smoother, more attractive finish with no visible pin holes on the face of the bead. Pinless beading is more stable and environmentally friendly.

Enq. 130

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Enq. 134

Eco & Green Products Showcase

In this issue we look at recent trends in eco and green products



The pioneering Kingston Heights project gets renewable heating and hot water from the River Thames. **Mitsubishi Electric's** advanced heat pump technology boosts the river water's low grade heat provided by the solar energy naturally stored in the river to the temperature required to provide all the heating and hot water for the flats and the hotel (as well as providing its cooling requirements too).

Enq. 134



Installing a TETRiS insulation block and beam system from **Cellecta** can speed up the overall build time of your next project. Up to 16x the length of traditional blocks and only 5kg, (compared to 8.4kg for a single concrete block), TETRiS blocks are easy to handle and install. Capable of withstanding four foot traffic on site and easy to cut, the TETRiS system is engineered for fast, efficient building.

Enq. 137



For over 20 years **Nu-Flame** has bought together the widest range of both open fronted and glass fronted fires, combining the very best of British innovation, design and engineering. With Nu-Flame you are guaranteed quality and efficiency; let it help you turn your house into a home. Nu-Flame has invested heavily in its own research and development facility at its state of the art factory in Surrey.

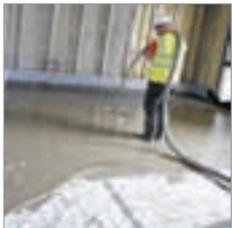
Enq. 140



Knauf Insulation's Supafil Party Wall Insulation has been awarded with a British Board of Agrément (BBA) certificate. This is the first BBA certificate for an existing party wall solution. Supafil Party Wall Insulation has been specifically designed as a full fill insulation solution for separating party cavity walls, in new and existing buildings. Knauf has undergone rigorous testing and fully met all the requirements set.

Enq. 141

New high strength sustainable screed



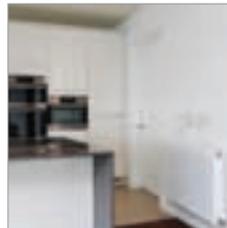
Flowcrete UK has developed a new type of screed to meet the needs of large-scale commercial, residential and industrial construction projects. The Isocrete Alpha Screed solution, an evolution of traditional anhydrite flowing screeds, can be supplied to the site in either a ready mixed or in a mobile mixing unit, depending on the construction project's

needs. A faster drying time than traditional screeds and a laitance free finish that doesn't require sanding drastically cuts down on the installation time – a useful benefit for projects on a tight timetable.

01270 753000 www.flowcrete.co.uk

Enq. 135

Planar shares the heat



Stelrad's flat fronted Planar designer radiator is sharing the heat in a stunning new development in Torquay. Stelrad's Planar designer radiator has been selected for Abbey Sands.

It's a stylish, understated, completely flat, smooth fronted, slim profile radiator model, that has won a legion of fans in the

interior decorating and architectural sectors. The range includes lengths up to three metres and heights up to 700mm.

Visit the companies website for more information.

0870 849 8056 www.stelrad.com

Enq. 136

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Eco & Green Products Showcase



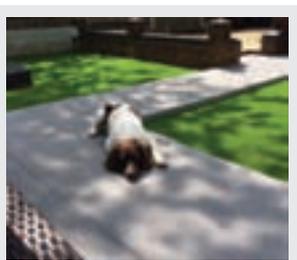
Industrial wood preservative specialists, **Koppers**, has extended its revolutionary micronised copper treatment range, MicroPro – the leading wood preservative technology. Exhibiting a lighter colour, especially when compared to alternative copper based treated timber products, MicroPro allows contractors to build with a timber material that is more natural looking in its appearance.

Enq. 142



The Wilco Yonos PICO has already won over large numbers of housebuilders and developers that have either switched to them for new build developments, individual replacement pump projects or have specified the **Wilco** option for large scale pre-emptive pump replacement programmes. Homeowners are seeing immediate energy savings and reductions in energy bills, for all those lucky enough to get one installed.

Enq. 143



SaiGE's Residential Decking is made from 95 per cent recycled materials and is available in a choice of colours: Charcoal, Oak, Redwood & Light Grey. Low water absorption rates, anti-slip properties and being splinter free makes it ideal for use in a family home or around environments like hot tubs and pools and with minimal maintenance requirements, it is the perfect choice for balconies and garden terraces alike.

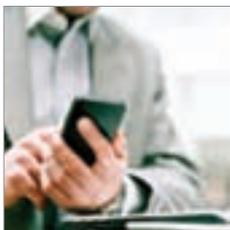
Enq. 146



Specifying heat recovery systems makes sense – re-utilise heat contained in the air by passing it over a heat exchanger on its way out of the building and use that heat to warm fresh air coming into the property. Today's HRUs can achieve heat recovery in the low 90 per cent mark, but only if the ducting is specified and installed correctly. **Vortice** understand the time and performance benefits of self sealing ducting.

Enq. 147

Pump technology: Efficiency on the move



Wilco UK has made high efficiency pump technology accessible on the devices of specialist technicians and consultants for technical building equipment. The free "Wilco Assistant" app for iPhone, iPod Touch or iPad provides access to information and functions that were previously only available in written form. The application offers selling points for

energy efficient pump technology for heating, air-conditioning and secondary hot water circulation. It also provides targeted access to comprehensive product information and pump technology know-how.

01283 523 000 www.wilco.co.uk

Enq. 138

Long Rake Spar acquired new dock site



Long Rake Spar have acquired a new dock and storage facility site in Rye. The new location offers unparalleled logistical efficiency, giving customers in the South East and London the opportunity to source products from a local site, thus decreasing the cost and carbon footprint of their supply chain. Achieving economic and environmental sustainability when

supplying customers in the south of England has always been a challenge for the company, with the majority their best-selling products requiring transport to and from the main site in Derbyshire.

01629 630133 www.longrakespar.co.uk

Enq. 139



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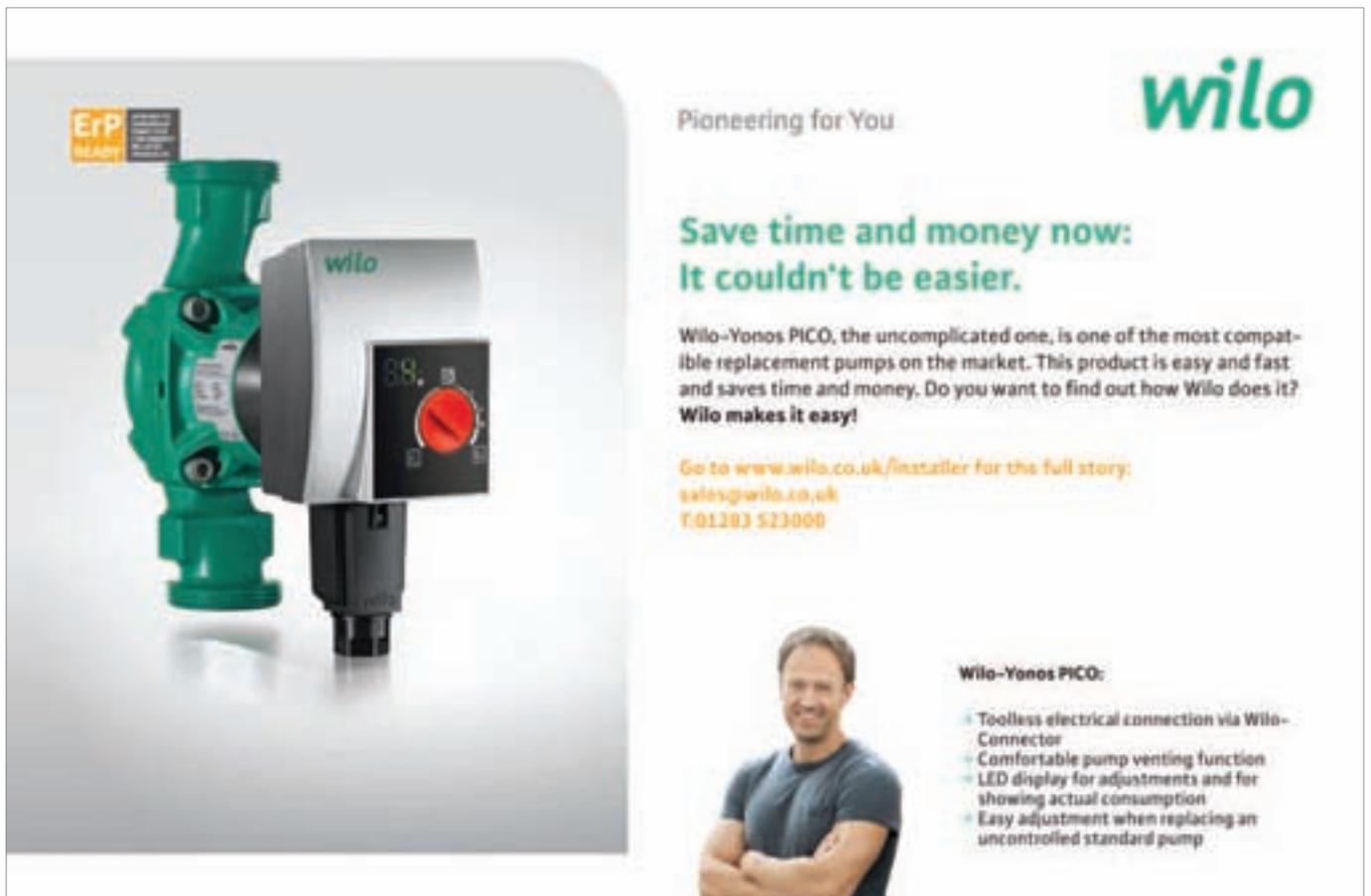
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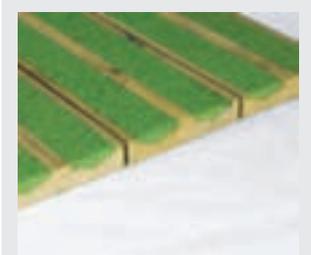
Wilo-Yonos PICO:

- Toolless electrical connection via Wilo-Connector
- Comfortable pump venting function
- LED display for adjustments and for showing actual consumption
- Easy adjustment when replacing an uncontrolled standard pump



Enq. 143

Eco & Green Products Showcase



New housing developments can benefit from a unique advancement in decking from **Gripsure**. Gripsure Aquadeck™ helps control water run-off in gardens and public spaces. Gripsure Aquadeck™ is SuDS compliant and responds to the need for decking that will remain safe in wet or freezing conditions. In freezing conditions, wet decking can become even more hazardous as residual water turns to ice.

Enq. 151



Enviromat has added a new green roofing service to its portfolio, training. If you are an architect, landscape architect or designer involved with specifying green roofs, you may well enjoy this CPD accredited presentation on creating a sustainable living green roof that suits your building and your budget. There's no charge for the training which is proving a very popular so book now to avoid disappointment.

Enq. 152



The **Johnson & Starley** Aquair HIU can be used with a wide range of heat sources. Installing an Aquair linked to a suitable heat source is an efficient and cost effective solution, and can replace a warm air heater with a combi boiler and Aquair HIU combination, saving space and giving substantial benefits. Aquair comes with a wire mesh air filter as standard although this can be upgraded with a 'cleanflow' option.

Enq. 144



Designed for the new generation of air-tight homes, **Schiedel Absolut XPERT** is the first Passivhaus certified chimney system worldwide. Suitable for all fuel types, with its GW3 rated ceramic profiled liner, Absolut XPERT offers condensate resistance even after a soot fire. Thermal performance is optimised through the provision of combustion air at the right temperature.

Enq. 145

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Enq. 146

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60 years since its launch, Vortice is still European market leader, providing energy efficient ventilation

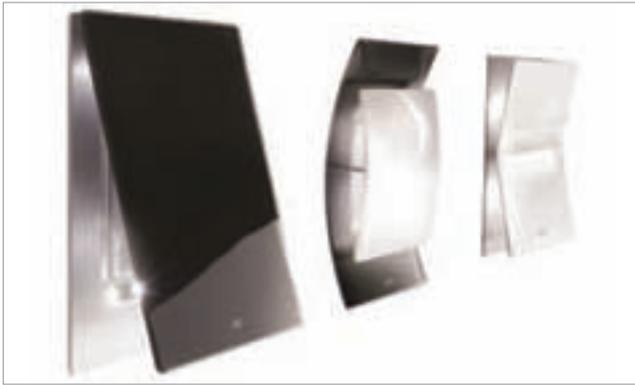
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Enq. 147



Sweeter smelling warm air from Specflue

As an addition to its range of air pellet stoves, **Specflue** is now offering the first design diffusers. Supplied as part of the MCZ Comfort Air® range, the diffusers are fitted to air distribution outlets and offer a true design piece. They can be integrated into any air-vented system and their exclusive light and aromatherapy functions make them unique to the market. Comfort Air® can effectively carry the warm air into other rooms up to a distance of eight metres. Unlike traditional systems, in which the vents must be positioned at the top, the diffusers allow the vents to be freely positioned, giving architectural and aesthetic advantages. A tank located inside the diffuser contains water that vaporises when the hot air exits the system, ensuring balanced humidification of the room. Fragrances and essences can be added to the tank for a pleasant aromatherapy effect. The extractor on the back of the hot air exit diffuser allows the heat produced by the stove to dissipate rapidly and uniformly, ultimately providing energy savings.

0800 9020220 www.specflue.com

Enq. 148

Introducing the new Infinity 780BF



Charlton & Jenrick is very pleased to announce the introduction of the stunning 780BF to the existing Infinity range of fires. The 780BF has a beautiful and extremely realistic flame picture, which will both compliment and enhance any living space. With a modest input of 3.4kW, and an impressive output of 2.7kW, the 780BF is both wonderful to

look at and economical to maintain, with a generous 87 per cent efficiency. The fire is designed to allow the option to be fitted within a standard 3" rebated surround, which in most cases, will allow for simple installation.

Enq. 149

AGA Stoves adds a modern twist



The recently launched Hadley, Dorrington and Westbury wood burners from **AGA Stoves** are destined to become all time classics. Their simple lines, large flame pictures and clean matt black styling ensure all three models are perfect additions to any traditional or contemporary interior.

Plus, generous heat outputs allow the stoves to be installed in a wide variety of homes and room sizes. The new Hadley, Dorrington and Westbury models are DEFRA smoke exempt, can be installed with top or rear flues and are also HETAS listed.

Enq. 150

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Enq. 155




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Enq. 156

Funding SME builders is key in solving the housing shortage



With housebuilding a key feature in the general election, Hampshire Trust Bank's Robert Grigg, managing director (Property Finance), looks at how increased finance options for small developers will help increase their growth and ability to build new properties



As we are all aware, the UK is experiencing a chronic housing shortage. While housing is high on the political agenda and some action is being taken to increase the number of new builds, it is clear that more needs to be done and small to medium-sized enterprise (SME) housebuilders and developers have a crucial role to play in filling the gap.

Despite this, decades of market concentration has reduced the choice available to this important sector, resulting in SME housebuilders and developers continuing to face a number of barriers in accessing the finance and capital required for growth.

Research from the NHBC Foundation, released in October 2014, indicates that there has been a significant decline in the number of small firms active in housebuilding in recent years, with

numbers halving between 2007 and 2013. Of the 500 small housebuilders and developers the NHBC contacted as part of its report *Small builders face serious barriers to growth*, 22 per cent said that securing suitable finance for projects was a major challenge.

Enter the specialist challenger bank, a refreshing alternative equipped to offer an approach and enthusiasm to lending that provides SMEs with the access to the finance they need to support their business, drive growth and realise their ambitions.

Crucially, the emergence and success of new entrants to the finance market is also helping foster competition and improve choice for SME builders and developers.

Specialist challenger banks will not typically offer a current account but instead will focus on

specialised lending products in sectors such as property, asset and commercial finance, designed to meet the precise needs of customers and underpinned by responsive customer service from expert staff.

SME housebuilders need to work in partnership with a bank that's willing to take the time to understand the risks and rewards of a particular site, understands the property finance market and speaks the same language as its customers. It is important to work with an experienced team, for instance, a team that offers skills that extend beyond funding solutions to site acquisitions, marketing and surveying.

"SME housebuilders need to work in partnership with a bank that's willing to take the time to understand the risks and rewards of a particular site, understands the property finance market and speaks the same language as its customers. It is important to work with an experienced team"

Smaller housebuilding companies work to tight timeframes, they need to move quickly as waiting around for a lending decision means they risk losing out on a development opportunity. Finance providers need to be flexible to ensure customers do not miss out on the right opportunities.

The Home Builders Federation (HBF) states in its report *The Economic Footprint of UK Housebuilding*, released in March 2015, that about 140,000 new homes were built in the UK last year, a shortfall of about 100,000 on the numbers required. In order to achieve this increase, all sectors of the industry, from the smallest to the largest housebuilders, will have to increase the scale of activity.

Continued overleaf..





“Challenger banks have an increasingly important role to play in funding this sector and, as any experienced lender to this sector already knows, SME developers are involved with some of the most interesting and innovative housing projects”

Enabling smaller housebuilding companies to grow has a host of benefits. According to the HBF report, ‘an industry characterised by a more diverse range of housebuilders is considered by many commentators to be crucial in order to increase the range of products on offer to homebuyers, help to insulate the market from external shocks and boost overall industry capacity.’

To help resolve the housing shortage problem we must work hard to ensure that SME housebuilders and developers have increased access to financing, when they need it.

Challenger banks have an increasingly important role to play in funding this sector and, as any experienced lender to this sector already knows, SME developers are involved with some of the most interesting and innovative housing projects. In order to fill the housing gap, the industry needs all hands on deck.

Enq. 157

Looking for funding?

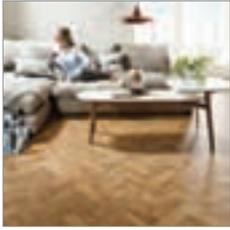
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Enq. 158

Polyflor launches Designatex for the home



Polyflor is proud to announce the launch of their latest range of beautifully designed and hard wearing flooring developed specifically for the home, the Designatex collection of textile backed luxury sheet vinyl flooring. The stylish yet practical Designatex vinyl flooring range includes 12 wood effect and six stone effect designs to enhance any room in the home. To

complement both traditional and modern interiors, the wood collection features a variety of wood species and layouts including three classic parquet designs.

0161 767 1111 www.polyflor.com

Enq. 159

New easy-fit Palio Clic range by Karndean



Karndean Designflooring, has launched a brand new easy-fit range, Palio Clic by Karndean. Karndean unveiled the new quick to install collection in May which features the intricate finish and natural look customers have come to expect. The plank and tile designs can be easily laid over most existing hard surfaces so long as they are dry, smooth, level and dust-free.

Without the need for traditional cutting tools, the range can be trimmed to size with a sharp knife. Palio Clic launched with a range of eight wood and four stone effect, on-trend designs.

01386 820 100 www.karndean.com

Enq. 160



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.

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Innovations in efficiency

Phil Brown of Pilkington UK Ltd explores how contemporary innovations in the glazing industry are helping housebuilders create high performing, cost effective homes

The government's 2016 nearly zero-carbon target for new homes has pushed energy efficiency to the top of the agenda for housebuilders. Rising energy costs have also meant that potential homeowners are more concerned than ever about reducing their household bills.

To help housebuilders meet growing legislative demands and consumer expectations of cost-effective, highly efficient homes, the level of innovation in the glazing technology sector has accelerated considerably over the last decade.

Regulations specifying minimum requirements for the energy efficiency of new buildings are being gradually tightened and, at the same time, a growing emphasis is being placed on the importance of improving existing housing stock.

In response, technical advances mean housebuilders can now call on products such as double glazing units with low-emissivity coated glass that can deliver the same thermal efficiency as uncoated triple glazing.

Solar control coatings can slash the amount of solar energy entering a building, for example, reducing the need for power-hungry air conditioning in properties that are susceptible to overheating during the summer.

Conservatories and rooms with large, south-facing windows, as well as buildings in hot climates, can be especially prone to this issue.

As more buyers prioritise energy efficiency when choosing a home, it's time for housebuilders to familiarise themselves with the issues and potential solutions.

The race to cut energy bills

Despite the fact that unusually warm weather meant British homeowners used 14 per cent less energy during 2014, their energy bills continued to rise, with households paying £15 more for their electricity, which saw the average yearly bill reach £592, and £23 more for gas, at £752 per year.

As much as 25 per cent of the heat from homes escapes through the windows and, according to the Energy Saving Trust, installing energy efficient glazing in the average A-rated detached

home will save £120 to £160 a year through reduced energy bills.

Energy efficient homes are also more highly prized by buyers, and hence more saleable with potentially bigger margins for developers.

Department of Energy and Climate Change research found that homes with energy saving improvements commanded a premium of up to 38 per cent in some parts of England, indicating that energy efficiency is now a key factor influencing the sale price of most residential dwellings.

Continued overleaf..



“As more buyers prioritise energy efficiency when choosing a home, it’s time for housebuilders to familiarise themselves with the issues and potential solutions”

From part of the problem to the solution

Glazing has an important role to play in achieving modern efficiency expectations, as a significant proportion of heat loss from the typical house occurs through windows, glazed doors and conservatories.

Homeowners also benefit from the peace and quiet that comes with better noise insulation, fewer draughts and cold spots, and reduced condensation build-up on the inside of windows.

Even triple glazing units, which have so far rarely been seen in the UK outside of specialist eco projects, are increasingly being used to meet ever more stringent performance requirements.

Triple trouble

But, despite its performance advantage over many double glazing units, triple glazing isn’t always suitable.



Units tend to be more expensive, bulkier, heavier and they require deeper frames than double-glazed equivalents.

It’s not surprising then that so many housebuilders instead favour the new generation of ‘super’ double glazed units.

Innovative glass manufacturers have developed special low-emissivity coatings which can give double glazed units the thermal efficiency of triple glazing.

By combining two low emissivity coatings together, today’s best double glazed units can achieve a U-Value as low as 0.9W/m²K, previously only achievable with triple-glazing.

Ultra-thin glass products have also come on to the market that use a vacuum rather than air or argon gas between two panes.

These achieve a similar energy efficiency performance to a high performance double-glazed unit, but in an even thinner profile.

Enq. 164



The next generation of Switchable LCD glass










The UK’s widest range of switchable glass

- ! Patented* ESG controller
- ! LCD preservation mode
- ! LCD protection technology
- ! Controllable opacity
- ! Fully CE Certified

*Pending

www.esg.glass

01376 520061

Enq. 165

Pre-payment solution meets metering and billing regulations

With the recent introduction of the heat network (Metering & Billing) regulations for District and Communal heating systems, building owners, developers and Housing Associations must now ensure meters are installed in each dwelling to accurately measure energy use for residents. Prior to these regulations it was common place for residents to pay a flat rate for heating and hot water, which was not based on usage but just divided equally by all dwellings.

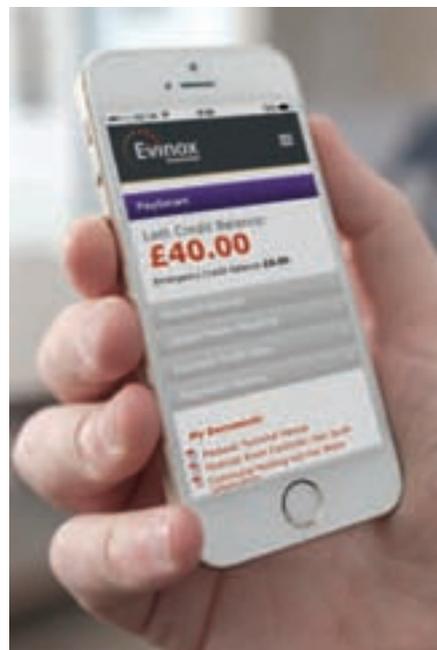
Evinox Energy offers a simple solution to meet the regulations with their PaySmart® pre-payment technology, which is inbuilt in every ModuSat® heat interface unit. Not only is the technology integrated, it can also be activated remotely at any time, providing a flexible billing approach.

The Evinox Energy range, of ModuSat® heat interface units, is the only solution available that features integrated pre-pay ready billing technology. Other pre-payment systems require additional hardware to be installed in the dwelling,

which can add cost to the project. In addition, many other solutions are also wireless, which may sound attractive, but can bring a host of issues especially where there is an unstable connection. Unlike our hardwired Bus or Ethernet system, which is not susceptible to any of these wireless connectivity issues.

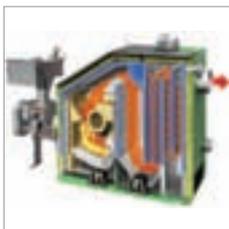
The PaySmart® system enables residents to be in control of their own energy bills by paying in advance and therefore removing any burden of building up unpaid bills or debt. Unlike traditional pre-payment systems, the process of adding energy credit to the PaySmart® system is automated so there is no requirement for the resident to insert a card for activation. Residents can purchase their energy online using our Residents Website 24 hours a day, at a local Payzone outlet, by monthly Direct Debit or Standing Order, using Evinox's Web App on a smart phone or tablet any time or over the telephone.

01372 722277
www.evinoxenergy.co.uk



Enq. 166

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.

Euroheat can provide up-to-date training and information. **Enq. 167**

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. 168**

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Enq. 169

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.

0808 102 2659
www.quooker.co.uk

Reader
Enquiry
170

Quooker®
THE BOILING-WATER TAP

Shaws of Darwen Entwistle



Entwistle from the Shaws Original range of traditional style fireclay sinks is a quality handcrafted British made product. This huge 800mm framed single bowl sink, with its distinctive, traditional style patterned front is perfect for new build homes or refurbishment projects in older properties. The sink comes complete with a 3-hole overflow and 3½" waste outlet

and is manufactured with a durable glaze designed for years of usage. The Entwistle is available in white or biscuit finishes. Visit the website to see the full range of sinks, taps and accessories available.

01254 775111 www.shawsofdarwen.com

Enq. 171

Distinctly Abode Zero sink



The Abode Zero ultra-modern sink design offers functionality in abundance with stylish deep large bowls across the range. Zero sinks are manufactured from advanced granite style composite material and have a metallic granite fleck in the material to add additional sparkle to you kitchen. Available in white and black colourways, there are four sinks in both

colours in the collection, 1.0 bowl with drainer, 1.0 bowl with double drainer, 1.5 bowl without drainer, 1.5 bowl with drainer, plus a selection of optional accessories are available.

Tel: 01226 283434 www.abode.eu

Enq. 172

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Enq. 173

Brilliant edging products for every project



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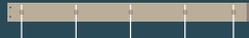
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- Just mow over for perfect edges



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EverEdge Titan

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- Made to order in various depths



EverEdge Garden Rings

The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs

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Enq. 174

Get to grips with the new range of saws



As most discerning craftsmen know, **Hultafors'** can deliver just about anything you need. So these really are a range of Tools that can handle tough applications, last for ages and feel right when you're working on site. Now there's a new addition to the Hultafors Tools' portfolio – a range of premium quality Hand Saws – with a handful of unique features.

So what makes these saws really different? The unique blade tip for an easier start and ongoing sawing motion; the easy-to-use blade exchange system; the extra-stable precision blade; the ergonomic handle and the unique blade protection system.

Enq. 175

New handmade clay tile launched



Marley Eternit has launched a new range of premium handmade clay plain tiles to help create stand-out roof designs for high quality housing developments and sensitive refurbishments. The Canterbury range provides a genuine handmade appearance that specifiers are looking for in today's market. The traditional hand making process used to create the range

brings random undulations and variations that give each tile a unique appearance and character. The tiles are available in three rich colours with soft edges, fully formed nibs and a sandfaced texture.

01283 722588 www.marleyeternit.co.uk

Enq. 176

Market leading and maintenance free



Hambleside Danelaw's unique Dry Fix Bonding Gutter creates a successful weather-tight joint between dissimilar roof coverings, whether slates, interlocking or plain tiles; this is particularly useful with adjoining private and publically owned properties. Dry Fix Bonding Gutters feature narrow profiles which minimises disturbance to the

adjoining roof and also a twin water bar design on each side of a central upstand. A weather tight joint is achieved by fitting the slates or tiles close up to the central upstand.

01327 701 900 www.hambleside-danelaw.co.uk

Enq. 177

Handmade heritage and modern blend



Marley Eternit's brand new range of authentic Canterbury handmade clay tiles were matched with Cedral Click weatherboard on a full-sized timber framed show home to perfectly balance heritage and contemporary styles at the National Homebuilding & Renovating Show. The home was built by Oakworth Homes and Benchmark Self Build. The

roof featured 2,000 clay tiles which were all handmade by traditional craftsmen at Marley Eternit's specialist facility while Cedral Click weatherboard was used for speedy construction with a modern look.

01283 722588 www.marleyeternit.co.uk

Enq. 178



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Enq. 179



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Enq. 180




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Enq. 181

Donaldson: a name you can trust



Donaldson Timber Engineering is the UK's largest and longest established manufacturer and supplier of engineered wood products, including roof trusses, open web joists and I-joists. With eight branches across the UK - including a new branch in the North West - and over 30 years of experience, DTE provides the best in quality and local service with a national distribution.



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www.donaldsontimberengineering.co.uk

Enq. 182

Natural slate – when reputation and integrity counts

As SIGA Slate marks its 10th anniversary, Amanda Green, marketing manager, takes a look at why reputation and integrity count for everything when it comes to specifying natural slate

Natural slate is a popular choice when building new homes. As well as aesthetics and durability, the carbon footprint of natural slate also compares well with other roofing materials – particularly when the life expectancy of the finished roof is considered. This reduced environmental impact makes it an even more attractive choice for new build projects.

When specifying slate roofs for new homes, there's a long list of factors to consider – the type of slate, natural or man-made, colour, size and texture etc. Warranties and the cost of the slate will also be a key consideration. However, what is highly unlikely to feature on the selection criteria list is the reputation and integrity of the company that supplies the actual slate.

In a competitive and challenging market place, it's easy for housebuilders to be tempted by the cheapest products that are made even more appealing with their super extended warranties. But are these warranties worth the paper they are



written on, if further down the line, the company decides to cease trading or the supply chain breaks down? If just one link becomes broken and a trading company goes into liquidation, then the housebuilder could be left with no back up – not even from the parent group.

During the recession, it became commonplace for companies to be wound up voluntarily across many market sectors and the natural slate market didn't escape unscathed. While some

companies disappeared without trace, others re-emerged trading under a new name, supplying the same products.

While housebuilders may not have felt any immediate impact from this re-registration, the real damage may still hit home if a warranty claim needs to be made. No matter what the longevity of the warranty – and some slate suppliers are offering 100 years – when a company goes into liquidation, the warranty can disappear too. The only recourse is to seek legal action, a timely and costly exercise at best, and the onus is very much on the housebuilder.

As the housebuilding sector becomes buoyant once again, the likelihood of suppliers experiencing challenges with cashflow becomes more real when faced with a sudden surge in business.

“When selecting your slate, you have to consider the reputation and credibility of your supplier. More than ever before, this is the barometer of confidence in your purchase. Reputation and integrity count for everything”

But how do you safeguard against a company going into liquidation, leaving you without valid warranties and after-sales service? Quite simply, when selecting your slate, you have to consider the reputation and credibility of your supplier. More than ever before, this is the barometer of confidence in your purchase. Reputation and integrity count for everything, and if problems surface further down the line, and support





becomes necessary, these attributes will far outweigh the savings you may have made by sourcing cheaper products.

Pick a natural slate supplier that is in it for the long term, and who is financially sound. The origin of the products they supply is important too. For example, if you are buying breather membrane or tiles that are manufactured in the UK and the merchant goes into liquidation or re-registers its company name, you will have some legal protection from the manufacturer under British law. However, when it comes to imported products, seeking redress via the European courts can be tricky in the event of a claim, as proving the source of origin can often be practically impossible.

Select suppliers that offer robust warranties



“Select suppliers that offer robust warranties and case histories, who have invested in their suppliers and supply chain, and who are in it for the long term. More importantly, consider investing in premium branded slate where all warranties will be honoured”

and case histories, who have invested in their suppliers and supply chain, and who are in it for the long term. More importantly, consider investing in premium branded slate, where all warranties will be honoured, even if the slate quarry that supplies the slate ceases to produce.

Never be fooled by “lifetime” warranties.

Regardless of duration, once the company ceases to exist, so too does the warranty. Natural slate is a premium product and you can't afford to cut corners. So, protect yourself and your business by considering the reputation and integrity of your supplier the next time you are specifying natural slate.

Enq. 183

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Enq. 184



Heritage Clay Tiles Ltd
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Southern Office 01708 853 953 Northern Office 0121 313 1939

Enq. 185



M-Tray sedum green roofs from Wallbarn

Another great example of the simplicity and beauty of the M-Tray sedum green roof system on offer from **Wallbarn**. A single storey extension in Cambridgeshire had been waterproofed by AJ Canning and was overlaid with the sedum M-Tray pre-grown modules. Loose laid geotextile separation membrane was placed directly onto the waterproofing membrane and the M-Tray modules, which had been grown in the Wallbarn nurseries, were installed using the easy connection fittings. Areas around the rooflights were filled with washed river stones and the border areas were fitted with aluminium edging bars to give suitable separation, preventing roots and leaves invading drainage outlets. M-Trays are the fastest, cleanest and simple way to construct green roofs. They are delivered on pallets, which can be craned directly onto the roof. If access is an issue, they modules can be unpacked and carried individually onto it.

0208 916 2222 www.wallbarn.com

Enq. 186



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Enq. 187



Smart thinking

Tennant, Marketing Director of smart homes specialists Cyberhomes, discusses the latest automation technology and features that house-buyers are increasingly looking for

Customers today are interested in a flexible, user-friendly approach to remotely control and programme devices in their homes, provided by the latest intuitive software. For example, home automation can enable every light in and around the property to be dimmed or switched on and off with touch-screens in the house and occupiers' smartphones, as well as discreet local wall panels replacing conventional light switches. Pre-set scenes can be added to create specific lighting moods, which can form part of interior design schemes.

Peace of mind

From a security perspective, all the lights in a house can be turned off with a single button or lighting can be set to holiday mode, with simulations creating the impression that the house is still occupied. Smart technology also allows discreet CCTV cameras and door or gate entry systems to display on any of the touch-screen control panels throughout the house as well as on smartphones – a particularly important facility

to give peace of mind when away from home. Owners can also check and adjust heating, lighting and other functions when they are not at the property.

“With this growing trend towards more automation and technology, reliability and long-term performance are essential”

Intruder alarm systems can also be integrated with home automation, allowing additional actions to be triggered automatically. For example, when the intruder alarm is armed, lights can be automatically turned off, vacation mode occupancy simulation started and heating levels reduced to save energy. Then, when the alarm is disarmed, an entry lighting scene automatically activates and the heating returns to comfort levels. But home automation can make the most of other devices as well. Whilst the intruder alarm system is unarmed, security sensors can be

used as occupancy detectors triggering actions such as turning lights off if rooms are unoccupied for a period of time; or turning off heating in a room if a window is opened.

Home entertainment

Home entertainment is also an important area for homeowners. Multi-room audio and video systems are popular and can include a music player for each family member to enjoy his or her own diverse music collection and streaming service. Discreet ceiling speakers in various rooms and external speakers in the garden can be organised into audio zones to suit occupier lifestyles, each providing music and sound selected from the central AV system. Similarly, video content from multiple, centralised sources – such as Sky, Virgin TiVo and Apple TV boxes, Blu-ray discs and movie servers – can be streamed to TVs located anywhere in the house.

Although some companies design dedicated home cinema rooms for many luxury properties, very often a single room has to work both as an

Continued overleaf...



everyday living space and also a high-specification 3D home cinema. With home automation, a single touch of a button can cause a projector to descend from the ceiling, a projection screen to gently lower in front of the TV, lights to dim and motorised blinds to close. Within a matter of seconds, the ultimate home cinema environment is created with stunning picture quality and jaw-dropping surround sound.

Performance and aesthetics

In such situations, technical specifications and acoustic treatments to produce the best sound quality and user experience need to be carefully balanced against the aesthetic characteristics of the room. For example, in some projects bespoke cabinetry can be designed to house a retractable cinema screen and front speakers. Here, a tilting mechanism enables speaker adjustment to suit the precise distance to the seats once furniture positions have been finalised, optimising acoustic performance. Speakers can also be hidden behind removable, 'acoustically-transparent' fabric panels to minimise visual impact on the room.

Home-owners are keen to maximise new performance opportunities presented by the latest smart technology in general but often want to

have as little on show as possible, minimising 'wall clutter' and other impacts on the look of their interiors. That is one reason why it is essential to involve smart homes specialists in building projects from the start. They can then work closely with architects, developers, interior designers and any M&E consultants to optimise integration of the system with the overall building design and performance. This will also ensure that accommodation of the extensive cabling needed, provision of a suitable plant room and minimising visual impact from equipment are all effectively catered for.

New trends

Looking to the future, home automation technology continues to develop apace and two new trends are becoming apparent. Firstly, 'wearable technology' apps will enable wrist devices and watches to easily control lights, select music, adjust volume and other actions. Then 'geofencing' will allow a smartphone to detect its owner's location and communicate with the house system, for example to automatically turn up heating an hour before arrival, then turn on external lights and open the gates upon approach and even identify who has arrived and turn on a



TV set to that person's favourite channel for that time of day.

"Home-owners are keen to maximise new performance opportunities presented by the latest smart technology in general but often want to have as little on show as possible, minimising 'wall clutter' and other impacts on the look of their interiors"

With this growing trend towards more automation and technology, reliability and long-term performance are essential. The necessary racks of AV equipment should be built and tested, and all the wiring looms created in a controlled environment off-site. This will minimise the connections and other work on a building site. Wireless networks should be avoided for fixed equipment as they are generally not reliable or fast enough, and suffer from 'dead spots' as well as interference from other electrical items. Wireless is usually only suitable for devices that need to be handheld or portable such as remote controls, smartphones and tablets. Enq. 188

Architectural feature design specialists



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

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

Enq. 189

'Z-wave' technology in Fakro roof windows



FAKRO FTP-V Electro natural pine and FTU-V white, PU-coated pine roof windows now incorporate 'Z-wave' wireless technology. This enables them to be controlled alongside blinds and appliances from over 200 manufacturers. Operation can be through single or multi-channel wall keyboards, programmable remotes or smart phone and the low-

power radio frequency device can also be retrofitted. Range is virtually unlimited and the ZWPTV multi-channel remote has an active screen and capacity to operate up to 36 receivers.

01283 554755 www.fakro.co.uk

Enq. 190

New energy-saving smoke & heat alarms launched



Low energy consumption is high on the agenda for the new Firex® range of smoke and heat alarms from **Kidde**, alongside a host of other advanced features ideally suited to all types of housing. The latest range is fully compatible with all previous Firex® alarms and highlights several new advanced features. A particularly important benefit is the substantially lower, maximum mains energy consumption of less than 15mA – in the order of just 3.5W and less than many household items left on standby. This represents a 70 per cent energy saving over previous models, ensuring significantly lower running costs and improving a building's sustainability credentials. Other new features include an Alarm Memory Function where a flashing LED continues after an alarm has been triggered to easily and quickly identify the source unit. All the models retain popular Firex® features including a combined Test/Hush button, Auto-reset facility and a tamper-resistant locking device. Up to 23 Firex® alarms can be interlinked creating a network for protection throughout the home. Firex® can also form part of Kidde's 'Smart Interconnect' feature which creates a comprehensive system for whole home protection, interlinking the company's hard-wired smoke, heat and carbon monoxide alarms.

01753 766 392 www.kiddesafetyeurope.co.uk

Enq. 191

Milbank steps up with Kallisto spiral division



Milbank Concrete Products is pleased to announce the launch of a new dedicated division for its bespoke spiral and helical stairs under the brand name of Kallisto. Inspired by Greek mythology, the name Kallisto means 'most beautiful' and signifies how it is possible to be lifted by beauty, in all forms. Designed to exemplify the innovation and quality of

the recent division, the Kallisto logo features a modern, elegant design, which uses a simple spiral shape as its basis and negative space to show its form. The company has invested in a world class Construx stair mould – believed to be the only one in the UK.

Enq. 192

Sapphire Balustrades are right on track



Residential balustrades, superbly styled and intelligently engineered by **Sapphire**, are situated right by the track in an exciting new development at Newbury Racecourse in Berkshire. 'Living at the Racecourse' offers a unique opportunity to own a new-build home in the heart of one of Britain's premier leisure destinations. Sapphire provided over two miles of

balustrades to balconies, terraces and internal stairways for around 400 apartments completed in the initial phase on the Western site of the racecourse. Sapphire's proactive approach, high quality products and personal service proved a winning combination.

Enq. 193



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www.fivestars.ltd.uk

Enq. 194

STEP UP THE APPEARANCE MAINTAIN THE PERFORMANCE

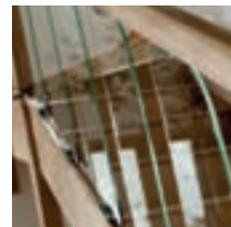
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- Manufactured in the UK, guaranteed for 10 years



Certificated Fire Protected Common Stair

Reader
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Selection, selection, selection...

The key to a successful natural stone project

The Stone Federation explains exactly what needs to be considered when selecting stone for a project – from selecting the correct stone to choosing the right professional for the job

Natural stone is an amazingly versatile material providing stunning results for everything from external cladding and landscaping through to kitchen worktops and bathrooms floors.

Part of the beauty of the material is the fact that it is a completely natural product, formed in the earth over thousands of years; every fleck and nuance has been created by natural means, rather than by machine.

When it comes to using natural stone in your project, the key to success is selection. A combination of selecting the correct stone and the right stone professional is the recipe to a successful

“It is always advisable to involve a natural stone professional at the earliest opportunity in the project as their input at the design and material selection stages will be invaluable”

natural stone project.

Selecting the correct stone professional is without doubt the best place to start. Some clients want to rush straight into looking to source the material but may lack the experience, technical

knowledge and understanding of the application suitability of each stone.

It is always advisable to involve a natural stone professional at the earliest opportunity in the project as their input at the design and material selection stages will be invaluable.

There are a few key things to ask for when selecting your stone professional that will ensure you are employing the services of a company operating at the highest standards of best practice.

The first step is to ensure that they are a member of an official trade association or professional body. The trade bodies will ensure that

Continued overleaf..

their members are kept up to date with the latest guides to best practice, government legislation and British and European Standards. As with any material, the guidelines to best practice and legislation surrounding natural stone are always changing, but through the technical support a trade body can provide, you can rest assured that your professional is ahead of the curve.

Furthermore, to become a member of a trade association the company will have had to go through a series of checks, both of their workmanship and their trading and financial history. By using a member company, you are significantly reducing the risk of employing the services of a 'cowboy' firm.

“It is important to make an initial assessment of the stone’s technical properties before it is added to the project short list. There are various tests that help build a picture of a stone’s potential suitability for a particular application”

Housebuilders and developers will also have the added peace of mind that comes from knowing that there is an external body to contact should any issues arise as most trade bodies will have a complaints procedure.

This kind of backup is usually also available when it comes to technical questions. Trade bodies will have technical helplines that are open to use by housebuilders and developers using the services of one of their members.

All of these things combine to provide you with the peace of mind that is an invaluable asset on any construction project.

Once the natural stone professional has been chosen, the next step is to ensure you are selecting the correct stone for the application you have in mind. The stone professional should be able to assist with this, but here are a few pointers so that you too can enter this stage with a good level of 'know how'.

The first step is to ensure that your samples are up to the task in hand – namely giving you a true representation of what the final product will look



like. One key factor in this is looking at range/control samples. These will show the range of geological characteristics typically found within the bed of stone as opposed to the small snapshot you would find in a single indicative sample piece. This helps to avoid any confusion as to what the end product will look like, however, it is worth bearing in mind that this is a natural product and therefore, each stone will have its own unique features.

Step two is tied into the first, and this is to visit the quarry or mine itself. Most natural stone experts strongly advise that a visit is made so that the stone proposed for the project can be carefully inspected. This is also a great chance to see exactly how the process works. There is something special about seeing the stone at both ends of the process and a very visible reminder that stone is a natural, sustainable material.

The third and final step is the technical assessment of the stone. It is important to make an initial assessment of the stone’s technical properties before it is added to the project short list. There are various tests that help build a picture of a stone’s potential suitability for a particular application and, while past projects are a good indicator, recent test data should be examined.

While on the subject of testing, it is important to mention the CE Marking legislation. As of 1 July 2013 it has been a legal requirement for all construction products, including natural stone, placed on the market in the EEA (European Economic Area) to have a CE Certificate and Declaration of Performance (DoP).

The information on the CE Certificates and DoPs provide the architects, client, designers and developers with vital information that aids correct stone selection which, in turn helps to ensure that the correct stone is used from the outset.

All of these steps work to ensure that you end up with the perfect stone for the desired application which in turn will lead to both an aesthetically pleasing and durable end result.

While not exhaustive, the advice given above should help make the process of using natural stone in your project as smooth as possible and give you the peace of mind that you have the best professionals and the perfect materials for your home, apartment, hotel or development.

Natural stone is the ideal material to use as a housebuilder or developer as it delivers a winning combination of sustainability, durability and a unique, beautiful end result, so make sure you explore the full potential it offers.

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Ancon updates popular wall tie brochure



Ancon Building Products has updated its popular *Wall Ties & Restraint Fixings* brochure with a new range of CE marked acoustic wall ties. Unlike standard wall ties that create a solid connection through which sound waves can travel, these new high performance products feature an acoustic isolation element that minimises the transfer of airborne noise and

vibration. The literature can be downloaded from the Ancon website or is available in hard copy on request. It is designed to provide information on product selection and as a good reference document.

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SterlingOSB is the smart alternative to ply



If you're looking for a general purpose wood panel product that's strong, durable, environmentally friendly and almost half the price of imported softwood ply, look no further than Norbord's SterlingOSB. SterlingOSB is widely used by builders for hoarding and shuttering and by most UK timber frame manufacturers in their wall and floor cassettes. But old habits die hard

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Stone Federation Great Britain is the official trade association for the natural stone industry and your source point for all things stone.

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