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Mayor of London announces four more Housing Zones to fast-track 12,000 new homes

Private home registrations climb as growth continues

Plus the latest news, events and products

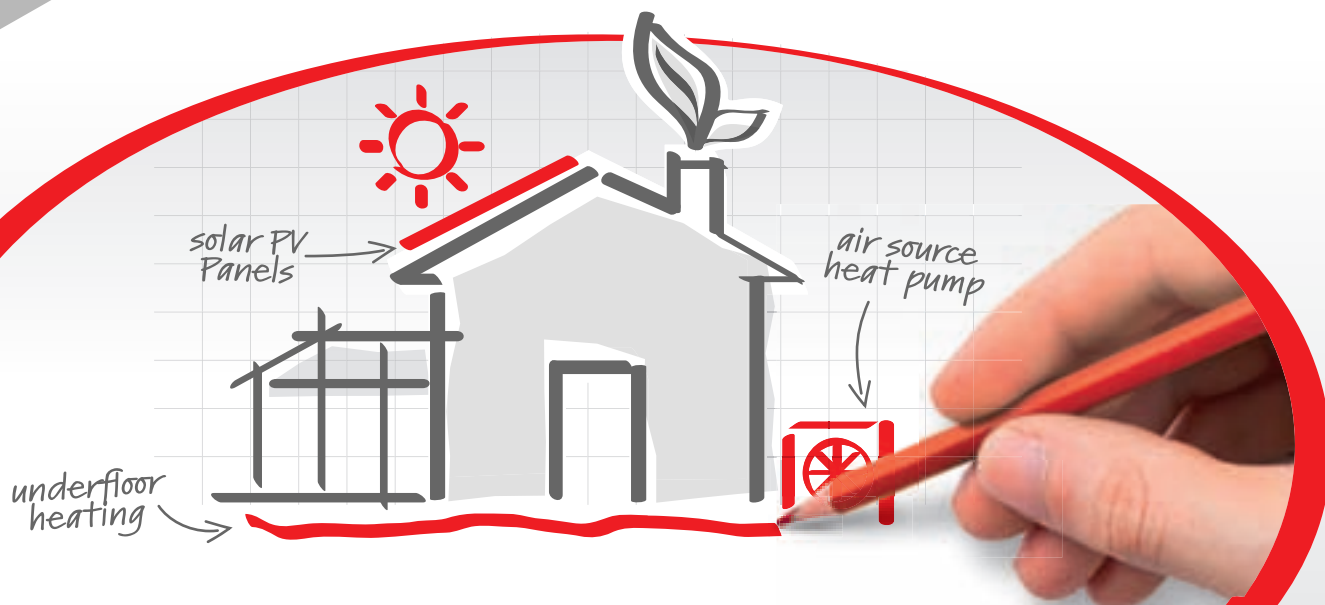


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including post and packing. Phone 01435
863500 for details. Individual copies of the
publication are available at £5 each inc p & p.

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Printed in England



Editor's letter



David Mote,
editor of
Housebuilder
& Developer

We went to print just before the content of the second budget in less than four months was announced and by now the Chancellor will have shown us how the government intends to cut £12 billion from Britain's welfare bill.

My guess is that the government's austerity measures will bite hard as they will want to get unpopular cuts out of the way early in their current term in office. We must just hope that any pain felt by consumers does not damage purchaser confidence and derail the recovering housing market.

But on the brighter side budget forecasters did say that it would find £3 million to fund new apprenticeships, some of which must come the way of the housing sector.

Finally, the new picture is me presenting the London Home Builder Award at the London Construction Awards 2015 and proves that I have got legs – even if you can't see them!

LONDON HOUSING

Mayor of London announces four more Housing Zones to fast- track 12,000 new homes



Mayor of London
Boris Johnson

The Mayor of London has announced a further four Housing Zones across London. This is aimed at accelerating efforts to deliver the new housing that the city needs and, at the same time, transform large swathes of the capital.

The new zones will be located in the boroughs of Havering, Enfield, Redbridge and Tower Hamlets and together will deliver over 12,000 new homes, nearly 3,500 of which will be affordable housing. With a total of 20 planned this will bring the number of Housing Zones announced to 15, providing 45,109 homes, of which 14,055 will be affordable.

The Greater London Authority (GLA) has contributed a total of £162 million in funding to the new Housing Zones, which are a collaborative effort between the GLA, government and local boroughs to streamline approval processes and fast-track development in areas where it may not otherwise happen.

Included within the new Housing Zones will be two brand new rail stations, a large new park, new primary schools, and new retail and entertainment precincts. The Housing Zones will also revitalise currently disused brownfield sites and convert them into communities where Londoners can work, live and visit.

Mayor of London, Boris Johnson said: "Housing Zones will provide the swift delivery of new homes for Londoners that is so desperately needed and create entirely new, highly-connected urban districts for generations to come. By freeing up empty brownfield sites from lengthy approval processes and providing a funding boost, we can ensure new housing capacity is created in areas where it might never otherwise have happened. I am very pleased that the announcement of four more Housing Zones today brings us within touching distance of our aim to create 50,000 new homes through this innovative scheme."

NHBC

Private home registrations climb as growth continues

NHBC figures show that registrations for UK private new homes climbed 17 per cent during the rolling quarter of March to May of this year against the equivalent period of 2014.

Private registrations totalled 33,046 during the three month period, continuing the general trend

of registrations outperforming the levels of last year. Public sector registrations climbed 9 per cent during the quarter to 10,941 against 2014. In total, 43,987 new homes were registered over the period, up 15 per cent on last year.

According to the NHBC in May alone registrations grew 9 per cent on May 2014 to

total 14,392 new homes. This consisted of 11,162 private sector homes, which is up from May 2014's 10,198 and 3,230 public sector homes against last year's 2,996.

NHBC CEO, Mike Quinton said: "So far in 2015 we have seen new home registrations remain consistently ahead of 2014 levels, which is clearly encouraging news for the industry.

"There have also been signs that the public and affordable sector is continuing to improve while the uncertainty predicted by some around the period of the General Election failed to materialise, with steady growth a constant feature throughout the year to date."

AFFORDABLE HOUSING

Affordable homes top 260,000 mark

New figures released by the Housing Minister, Brandon Lewis revealed that more than 260,000 affordable homes have been delivered since April 2010.

The Minister hailed the efforts and said work had already started on delivering a further 275,000 homes with £38 billion public and private investment for the Affordable Homes Programme in the next five years.

The Affordable Homes Programme includes social rented homes, affordable rented homes and affordable home ownership schemes, and is a key part of the government's long-term economic plan.

The figures show that nearly 60,000 affordable homes were delivered in the last year alone, which is a rise of 63 per cent on the previous year.

This means the government's 2011 to 2015 Affordable Homes Programme has exceeded

expectations, delivering nearly 186,000 affordable homes since April 2011. This is 16,000 more than originally planned.

In total, government figures show that 263,600 affordable homes have been delivered since April 2010, providing a real boost to families across the country.

Announcing the good news Brandon Lewis said: "This government is determined to ensure anyone who works hard and aspires to own their own home should have the opportunity to turn their dream into a reality.

"Our affordable housebuilding efforts are exceeding our ambitions and delivering more than 260,000 affordable homes. It's a boost to families across the country, providing them with new quality homes that are available at an affordable rent or to buy through our shared ownership scheme.



"This is real progress but we know there is more to do. That's why £38 billion of public and private investment will be made available over the next five years to deliver 275,000 extra affordable homes – the fastest rate of delivery for 20 years."

ONE NATION

Prime Minister and Chancellor announce 'one nation' plans to spread homeownership across the country

The Prime Minister and Chancellor have set out plans to accelerate housing building over the next five years – making clear that this 'one nation' government is squarely on the side of working people who want to get on and enjoy the benefits of home ownership.

The plans, which will form part of the Housing Bill to be introduced this autumn,

include steps to build discounted homes for first time buyers on all reasonable sized developments, unlock public land for hundreds of thousands of new homes and back small builders with planning changes.

Plus, in a direct message to opponents of reform, the Prime Minister and Chancellor have made clear that they are determined to reward

hard work across society and help people into their own homes – and will press ahead with plans to give housing association tenants the chance to buy their own home, benefitting from a discount of up to 70 per cent when they do so.

To read full details of the outlined plans, visit www.hbdonline.co.uk and enter the reference number 37945.

COMMENT

So what is the government's housing policy?



Patrick Mooney of Mooney
Thompson Consulting comments

The next few months could define the new government's housing credentials and firmly set out its housing agenda until the year 2020.

Yes the next election does seem a long way into the future but implementing new housing policies is a bit like steering a huge super-tanker on the high seas – you need to make adjustments early on in order for them to have the desired impact and even then they can take a long time to be felt.

An early indication that David Cameron intends pushing ahead with the controversial proposal to extend the Right to Buy to housing association tenants was revealed when this was given centre stage in the new housing bill announced as part of the Queen's Speech.

Extension of RTB

Brandon Lewis (nearly the former housing minister) was then sent north to Manchester, to plead with the big wigs of the housing world to get onside with the proposal and to help HA tenants achieve their aspiration.

We shall skip over the obvious question "Had anyone actually asked HA tenants if they wanted this new right?" to briefly ponder on the problems this policy could encounter.

Lots of commentators are predicting a rough ride for the legislation in the House of Lords – no doubt led by Lord Bob Kerslake, who recently left his top job in the civil service and is now a leading campaigner against the RTB extension – not least because he sees it damaging the fabric of housing in London, where he has just become a the chair of a large HA.

Joining Lord Kerslake in an unusual coalition was new London MP, Boris Johnson, who urged the government to ensure money raised from London council house sales stays in the capital.

The controversies come thick and fast, but at the top of the pile are:

- The funding mechanism which forces councils to sell their most expensive houses when they become empty could see millions of pounds leave the capital to other parts of the country;
- HA tenants will be tempted into taking on debts which they cannot really afford, with the potential for high rates of default and repossessions;

- Government promises to build one new home for every property sold have been shown to be worthless and even misleading, with only one home built for every six or seven homes sold since higher discounts were given to council tenants.

Figures released by the Department for Communities and Local Government showed that 12,304 homes were sold by English councils under the RTB in 2014/15, while only 1,903 homes were started or acquired to replace them using the receipts.

And yet the Government will persist with trying to push this unpopular policy through while we are also seeing two bedroom former council flats in places like Westminster and Kensington being sold for £1 million plus. Of course not everyone benefits from such housing market windfalls.

It seems pushing home ownership is the only substantive housing policy that the Government has – that and pushing for more decentralisation of powers to places like Manchester, at a time when public sector budgets are being squeezed harder than ever before.

Northern powerhouse

By pushing powers out from Whitehall, the Chancellor can side-step any criticism of failure to deliver because he has passed responsibility over to compliant local authorities who are having to make do with billions of pounds less. It's a bit like giving a teenage child more responsibility but cutting their pocket money and saying 'Go on, get on with it.'

A similar point was made by Tim Montgomerie when he addressed the CIH annual conference in Manchester. The former Times leader writer is fast becoming a favourite speaker at housing events and he warned the government they risked alienating the public.

He said the government intended 'to emphasise things like the northern powerhouse and to emphasise the fact that this is a different kind of Conservative government'. At the same time the Government is proposing to cut up to £12 billion from the welfare budget, with tenants of councils and housing associations very much in the firing line.

Mr Montgomerie added: 'If you are making those levels of cuts, it's very difficult to sustain those credentials.'

The Prime Minister has already said that under 25s are unlikely to receive housing benefit, while other changes in benefit eligibility are also expected. The annual cap on the maximum amount any household can receive in welfare is being reduced to £23,000 and the bedroom tax could be increased as well.

Montgomerie said both the new communities secretary Greg Clark and David Cameron had housing at the top of their agenda, as if that makes us feel any better. He added: "David Cameron has told all of the ministers that housing is one of his signature issues." If you know what that actually means, then please let us all in on the secret.

Also outlined in the Queen's Speech were two other measures to promote home ownership:

First-time buyers will be helped by plans to deliver 200,000 Starter Homes, which will be available at a 20 per cent discount to first-time buyers under 40.

And a 'Right to Build' in the new Housing Bill will also help increase housing supply and diversify the housing sector by giving people the right to be allocated land with planning permission for them to self-build or commission a local builder to build a home. Ministers hope this will act as a boost to smaller and medium sized builders.

Defaults and discounts

Meanwhile HA chief executives and finance directors are getting increasingly worried that pushing through with the welfare cuts and extending the RTB to their tenants could see them being forced into discussions with their private lenders about the impact on their income streams and how to avoid defaulting on loan covenants, as the security for their loans are sold at discounted prices from under their feet.

In the meantime the Government is extending the time frame and funds for the various initiatives to support house buying, particularly for first time buyers. This money is leaking out of the Treasury at an alarming rate and is helping to prevent a readjustment in house prices.

The Homes & Communities Agency are unlikely to see their budgets extended in quite the

same way and funds for new social/affordable housing are likely to face severe cuts.

By way of a sop to housing associations, it is expected that the introduction of regulatory fees by the HCA, will be further delayed until 2017 at the earliest. This policy was first mooted as part of the shake up of housing regulation, following the review by Professor Martin Cave.

Benefits and rents

The housing benefit bill amounts to something like £26 billion – so you can see why it is being targeted for cuts, particularly as a number of spending areas are being protected – but much of this goes to private sector landlords, who are absolutely coining it in.

Private rents have risen by more than 10 per cent in the last year, according to figures published in June.

The Homelet Rental Index shows the average private sector rent across the United Kingdom in the three months to May 2015 was £935, a 10.7 per cent increase on the £845 average for the same period in 2014.

The highest percentage rent increase was in the South West of England which saw a 13.6 per cent increase to £878. Scotland, the South East and Greater London all saw huge increases, of 9.6 per cent, 9.4 per cent and 9.2 per cent respectively.

Martin Totty, chief executive officer of Barbon Insurance Group, parent company of Homelet, said: “Rental values are now increasing year-on-year across the country, with no exception.

“After a short period of London rents rising more slowly, when it seemed the rest of the UK may catch up or even exceed the capital in the speed at which rent prices were increasing, we now see the rate of price rises in London returning towards double-digit growth, while the rest of the UK continues to rise steadily.”

New homes

Some good news (of a sort) came with the announcement that the Government has provided nearly 800,000 new homes across England since 2009.

Official statistics from the Valuation Office Agency, show the Government's plan to help families achieve their dream of home ownership and boost jobs and growth in the house building industry is working.

The figures highlight an increase of 795,000 new homes since 2009. The annual increase is 173,000 homes between March 2014 and March 2015. This compares with the required 250,000 new homes required to keep up with new household formations – so even when we are doing well, we are still behind the curve.

Communities Secretary Greg Clark said: “Today's figures show how our efforts have got the country building again, with almost 800,000 additional homes delivered since the end of 2009.”

“Our radically reformed planning system has put power in the hands of local communities, helping over 200,000 households onto the property ladder through government-backed schemes.

While our efforts to cut the deficit have helped keep interest rates at their record low making mortgages more affordable. This government is on the side of working people and is supporting their aspirations to own their own home.” This is essentially just about everything we need to know!

But building rates fall

Against this we also learnt that output in the construction industry fell by 0.8 per cent in April compared to the previous month, according to new figures from the Office for National Statistics (ONS). The drop followed a 1.4 per cent rise in March.

Despite the slowdown, construction output experienced its 23rd consecutive month of year-on-year growth, increasing by 1.5 per cent compared with April 2014. However, April 2015's figure was the weakest year-on-year growth since November 2013.

Repairs and maintenance decreased by 4.8 per cent compared to the previous month, while all new work increased by 1.6 per cent. Within the repairs and maintenance category, public housing repairs and maintenance fell by 6.2 per cent.

New housing was the main contributor to the increase of 1.6 per cent within all new work, increasing by 5.4 per cent.

Industry insiders observed an increase of affordable housing completions ahead of the end of the HCA's grant period and there have been reports of a gradual increase in housebuilding among small builders, according to the ONS.

HOUSING ASSOCIATIONS



Brandon Lewis: housing associations can be 'champions of aspiration'

In a speech to the Chartered Institute of Housing in Manchester on 25 June 2015, the Housing Minister urged housing associations to seize this historic opportunity and help their tenants realise the dream of owning their own home.

Acknowledging the changes will be challenging, he nevertheless asked them to consider whether it is fair to tell tens of thousands of people that they must “remain renters for the rest of their lives”.

He also reaffirmed the government's commitment to reinvest money from sales into more homes and that every home sold will be replaced.

Under the government's ambitious plans, around 1.3 million housing association tenants will get the same home ownership opportunities as council tenants through the extension of Right to Buy.

Housing Minister Brandon Lewis said: “We want to help anyone who works hard and aspires to own their own home to turn their dream into

a reality. The Right to Buy supports those dreams – it's why we want to give housing association tenants the same home ownership opportunities as council tenants.

“I know these changes will be challenging for housing associations but I also know they care deeply about their tenants. That's why I'm calling on them to support our vision and become the champions of aspiration.

“Only by working together can we make a real difference to the lives of hard-working people and keep the country building.”

Ambitious housing vision

Over 200,000 people have been helped into home ownership through government-backed schemes, including more than 30,000 through Right to Buy since the scheme was reinvigorated in 2012.

The extension to Right to Buy is central to the government's ambitious vision for housing over

the next five years that includes:

- Delivering 200,000 starter homes that will be sold with a 20 per cent discount to first-time buyers under 40
- £38 billion of public and private investment to deliver an extra 275,000 affordable homes, achieving the fastest rate of delivery for 20 years
- Creating a £1 billion brownfield fund to get land ready to build on and make way for 400,000 new homes
- Extending the Help to Buy: equity loan to 2020, helping thousands more to become homeowners and giving housebuilders the certainty they need to invest in new buildings and create more jobs

Housing is central to the government's long-term economic plan, with housing starts at their highest annual total since 2007. It means that more than 570,000 new homes have been built since April 2010.



Housebuilder & Developer sponsor Home Builder Category at the inaugural London Construction Awards

The first annual London Construction Awards gala dinner at Indigo @ The O2 saw 12 awards presented to a number of companies ranging from homebuilders to high-rise crane efficiency companies.

Housebuilder & Developer sponsored the London Home Builder of the Year category, which was won by Henley Homes for their Baylis Old School development, a sensitive conversion of a derelict 1960s school site.

On receiving the award Henley Homes CEO, Tariq Usmani said: "We are delighted to have been recognised at the London Construction Awards for Baylis Old School, which was a satisfyingly complex project. Our greatest challenge was to create a scheme, which would be acceptable to the many stakeholders with an interest in the site. Issues included maintaining the Listed heritage of the buildings, creating social housing and allowing for some community use on site,

which we have achieved through the restoration of the former assembly hall. This hall will be retained by Henley Homes, and leased to local organisations for community events – from yoga classes to public exhibitions."

Other award winners included:

- Regeneration Project Award - Network Housing Group
- Sustainability Award – Mar City Homes
- Construction Software of the Year – The Dome Group

Among this numerous other awards were presented, which saw A-Plant, leaving with two trophies for Supplier of the Year and Plant Hire Company of the Year, and winner of the Health & Safety category was Hook Cam. Their wireless camera system, now being used by a growing number of homebuilders, attaches directly to the hook block of a crane and delivers a live video stream to the operator in the cabin. This elimi-



London Home Builder of the Year winner Henley Homes' Baylis Old School development. For more information on the development go to page 24

nates communication issues by providing an aerial view from the hook's perspective and enhances site Health and Safety whilst increasing operational efficiency.

The event organisers, Oliver Kinross, thanked everyone who was involved in the evening and the awards, especially the judges and all awards entrants, and promised that the awards will return next year at London Build 2016.

TCPA

Putting people back into the heart of planning

The Town and Country Planning Association (TCPA) has always believed that the planning system was invented to help provide a good home, for everyone, in a healthy, thriving place. However, they also believe that over the last few decades something has gone badly wrong. The TCPA thinks that instead of having people's welfare as its priority, the current English planning system puts economic growth above all else.

To help realign this economic focus the TCPA has launched a radical new manifesto that seeks to put people back at the heart of planning.

Speaking at the launch of the manifesto, Head of Policy for the TCPA, Dr Hugh Ellis said: "We all care about the quality of our lives and condition of our communities. People need decent healthcare, schools, jobs, public transport, green spaces, locally grown food, low-carbon energy, affordable homes which are accessible and have enough space for kids to play, a creative culture, vibrant sports areas and the arts. These are all things that make life worth living. These are the things that all sections of society should be

able to enjoy as a matter of course regardless of where they live or their ability to pay. These are the foundations of the good society. These are the things that planning can, and should, make happen."

"As we strive to put people back at the heart of planning, we are inviting organisations and individuals who, like us, think that the aim of planning should be to improve people's lives, to sign up to support the manifesto."

The Planning4People Manifesto, which forms part of a year long collaboration between the TCPA and the Webb Memorial Trust sets out what they believe planning should be. It highlights, in particular, the need to place people at the heart of the planning process and to emphasise social justice as a key outcome.

The manifesto also includes a number of key 'asks' of government, including the establishment of new national minimum standards for housing with mandatory minimum standards for accessibility and space.

To sign up to support the Planning4People Manifesto email planning4people@tcpa.org.uk

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HELP TO BUY

Government support for small builders

Small builders will benefit from a £100 million cash boost to recognise and support their important role in keeping the country building.

The Housing Growth Partnership will act as a dedicated initiative that will invest alongside smaller builders in new developments, providing money to support their businesses, help get workers onto sites and increasing housing supply.

The Partnership will also establish a network of builders, including experienced developers, who will act as mentors and advisers to those looking to expand and grow their businesses.

In the last 25 years, the number of firms building between 1 and 100 units a year has fallen from over 12,000 to fewer than 3,000.

The latest housebuilding figures show starts have more than doubled since those seen during the same period in 2009 – with both starts and completions rising in the past year and the number of homes granted planning permission are at the highest annual total for eight years.

Housing Growth Partnership will help small builders to play their part in growth in home building numbers.

The government has matched a £50 million investment from Lloyds Banking Group to create the £100 million Housing Growth Partnership, which will be used to help smaller builders to invest in new projects and develop their

businesses, allowing them to recruit and train skilled workers and become more competitive in their local area.

The partnership expects to make around 50 investments, with the aim to provide an additional 2,000 homes.

Housing Minister Brandon Lewis said: “The 2008 economic crash devastated our army of small builders, with delivery falling from 44,000 homes to just 18,000 – seven years on, companies are getting back on their feet but we’re determined to give them all the help they need.

Access to finance is one of the biggest challenges they face – so that’s why today I’m launching this £100 million commitment which will help our smaller builders fund new projects, expand their businesses, create more jobs and build more homes.

“With housing starts at a seven-year high and climbing and homes granted planning permission at 261,000 – the highest since 2007, this work will ensure we maintain this momentum and keep the country building.

Group Director and Chief Executive, Commercial Banking, Lloyds Banking Group, Andrew Bester said: “The challenge of housing supply and affordability is one of the biggest issues facing Britain today, so we at Lloyds Banking Group welcome the government’s announcement of support for the Housing

Growth Partnership, which will double the capability to support SME house builders. It will provide SME house builders with much needed equity to support residential development projects, to stimulate growth in their businesses and facilitate access to conventional property development finance.

“We believe building both a greater quantity and mix of homes will help Britain prosper and this partnership will help address the issue of housing supply in the UK.

Industry leaders were quick to comment on the initiative with Chief Executive of Federation of Master Builders, Brian Berry saying: “There has been a sharp decline in the numbers and output of SME house builders over the past 8 years. One of the biggest obstacles these firms have faced is a severe difficulty in accessing finance. Without adequate access to finance they cannot bring forward the number of new homes they would otherwise.

“The new Housing Growth Partnership will directly help to address this issue and the additional £50 million greatly increases the scale of what can be achieved. We commend Lloyds Banking Group and the government on their trailblazing approach and we hope this marks a real turning point in the fight to provide adequate finance to the SME house building sector.”

PLANNING

Quarter of a million homes granted planning permission

The numbers of homes granted planning permission are now higher than before the 2008 economic crash, latest figures show.

In the year to March, councils across England granted permission for 261,000 new homes.

Brandon Lewis said: “The previous system of top-down targets built nothing but resentment. Our reforms, a key part of our long-term economic plan, have changed that.

“It means that permissions have been granted on 261,000 homes in the year to March – higher than the pre-recession peak in 2007 – while housing starts are more than double what they were six years ago.

“And with the Housing Bill set to include measures to bring forward brownfield sites, we’re

determined that we will keep the country building while protecting the green belt.”

Local support for housebuilding soars

The 2008 crash devastated the housebuilding industry, and led to the loss of a quarter of a million construction jobs.

That’s why the government has placed housebuilding at the heart of its long-term economic plan.

This includes radical reforms to put power directly into the hands of local people over the future development of their area, by putting local plans at the heart of the planning system.

Already, 64 per cent of councils have adopted

a local plan – compared to just 17 per cent in May 2010.

It means local support for housebuilding has doubled in the last 4 years, from 28 per cent in 2010 to 56 per cent now, while opposition to local housebuilding has more than halved during the same period.

The forthcoming Housing Bill will go further, and will include measures to create a new register of brownfield land to help fast-track the construction of new homes on previously-used sites near existing communities.

With more than 1,500 communities across the country having applied to have their neighbourhood plan designated, the Bill will also include measures to streamline and speed up the process so even more areas can follow suit.

EVENTS

Housing's Role in Safeguarding Adults Conference
15 July, Manchester
www.capitaconferences.co.uk

The Future for Social Housing
21 July, London
www.westminsterforumprojects.co.uk

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

Housing Market Intelligence Conference & Report Launch 2015
8 October, London
www.house-builder.co.uk

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

Housebuilder Awards
5 November, London
www.house-builder.co.uk/awards

CML Annual Conference
10 November, London
www.cml.org.uk/events

AWARDS

Housebuilder Award finalists announced

The finalists of The Housebuilder Awards 2015 have been revealed with Taylor Wimpey and Crest Nicholson performing strongly.

The judges have placed eight Taylor Wimpey entries into the finals across seven categories, including Best Regeneration Initiative, Best Low or Zero Carbon Initiative and two finalists in Best Design for Four Storeys or More.

Three Crest Nicholson Regeneration schemes also reached the final shortlists including both design categories, whilst two Crest Nicholson entries also got through. Crest Nicholson is also a finalist in Sustainable Housebuilder of the Year along with Barratt, where they are joined by smaller homebuilders, Larkfleet and Mar City.

Fabrica by A2Dominion is a finalist in two categories and A2Dominion is a finalist in its own right in the Best Regeneration Initiative category.

The winners of the Housebuilder Awards will be announced on the evening of 5 November.

CONFERENCE

Housing Market Intelligence Conference 2015

Housing minister Brandon Lewis, Taylor Wimpey CEO, Pete Redfern and The Sunday Times economics editor David Smith will be among the big names speaking at this year's Housing Market Intelligence conference in Milton Court London on 8 October.

The Housing Market Intelligence Conference, the industry's leading high level strategic conference, will feature the leading voices in the industry and government discussing and debating the issues facing the sector. Speakers will be

focusing on the opportunities in the industry and how new home delivery can be increased.

Leading experts from the Home Builders Federation will also be speaking at the conference, along with Places for People, CEO David Cowans, Knight Frank's head of residential research Grainne Gilmore and Jefferies International analyst Anthony Codling.

The annual Housing Market Intelligence report, featuring the Top 75 homebuilders and a mass of market information and statistics, will also be launched on the day.

COUNCIL OF MORTGAGE LENDERS (CML) AWARD

CML launches search for 'rising stars'

The CML is launching their search for the 'rising stars' of the mortgage industry – with a focus this year on the brightest ideas to help younger borrowers.

Following the success of last year's 'rising stars' challenge, entrants are being asked to address the question "If lenders want to help my generation, they should..."

Although the challenge is for ideas to help younger borrowers, there is no age limit for

entrants. They can submit up to three proposals by the deadline of 4 September. Entrants will then be carefully assessed before inviting the best to present their proposals to the CML's annual conference in London on 10 November. There, they will be voted on by the judging panel and the wider conference audience.

Among the judges will be last year's 'rising star' winner, Michael Rhodes of Leeds Building Society.

ECOBUILD 2016

Ecobuild unveils new plans for 2016

At a launch event on 24 June in Central London, Ecobuild unveiled exciting new plans to take it into the next phase of business growth and reinforce the brand's position at the centre of the UK building industry for more than 11 years.

Part of UBM Built Environment, the Ecobuild exhibition and conference are key events in the UK construction calendar, inspiring over 40,000 industry professionals from across the entire supply chain to interact with over 800 exhibitors.

Held at their new headquarters at 240 Blackfriars, the event saw UBM Built Environment share their new vision for Ecobuild, which will build on the success of this year's show but also evolve in line with market trends and the changing building industry.

Alison Jackson, Group Director for UBM EMEA Built Environment Exhibitions commented: "Ecobuild will continue to be the most innovative and leading event on the construction calendar. This enduring brand has been updated and modernised for today's market challenges whilst reflecting Ecobuild's continued success in



the construction industry."

Following a survey of 2,500 exhibitors and visitors as well as input from focus groups, Ecobuild 2016 will feature a new improved show layout, increased capacity conference arena and three learning hubs covering industry trends and issues in Design, Zero Carbon and Energy. In addition, two unique inspirational features showcasing innovation and smart buildings will create a 'wow factor' and allow visitors to touch, feel and learn about the future of the construction industry.

Alison Jackson added: "UBM Built Environment has unrivalled access to data, senior construction leaders and speakers. We are very excited about revealing a mouth-watering speaker

line-up and stunning new state-of-the-art features never seen to date in the UK."

The company also presented Ecobuild's distinctive new branding and logo which will be rolled out across all communications, including all marketing and advertising collateral, website and digital media platforms.

Launched at the Old Truman Brewery in Brick Lane in 2004, Ecobuild covers everything from design, construction and performance and is firmly established as the event to meet with senior decision makers, discover the newest products and learn about the latest trends.

For further information about Ecobuild 2016, taking place from 8 to 10 March 2016 at London's ExCeL, visit www.ecobuild.co.uk

PRIDE IN THE JOB AWARDS

Britain's best builders are honoured by NHBC

Builders who have created homes of outstanding quality have been honoured by NHBC in the first round of the 2015 Pride in the Job Awards.

450 site managers have been announced as winners in the awards - placing them at the very top of their profession.

The National House-Building Council's Pride in the Job Awards - now in their 35th year - recognise the unique personal contribution site managers make in the creation of UK homes of outstanding quality.

The 450 individuals - selected from around 15,000 site managers working on NHBC-registered sites across the UK - have won either a Quality Award or Single Home Commendation,

depending on their category.

Commenting on the importance of the Awards, Mike Quinton, Chief Executive of NHBC, said:

"For 35 years, our Pride in the Job Awards have played a pivotal role in NHBC's work to raise standards across the industry through the celebration and sharing of best practice. Put simply, site managers that win an award are creating houses of an outstandingly high standard.

"A Pride in the Job award is the highest industry accolade a site manager can receive. It represents success for the site manager, his team and associated trades as well providing a reputational boost for the building company. Most importantly, homeowners who buy a Pride in the

Job award-winning home benefit from a high quality product.

"It's no surprise that Pride in the Job winning sites also have higher levels of customer satisfaction as these homes are without doubt among the best the UK has to offer."

The winners have excelled in a comprehensive year-long judging process, assessed against stringent criteria defined by NHBC's Technical Standards for building new homes; they are now shortlisted for regional titles which will be revealed in the autumn.

The regional champions will then go forward to contest the national Supreme Winner title in their category at the Pride in the Job Gala Final, taking place in London in January.

COMMENT

Is an overhaul of planning policy likely under the new government?



With the General Election now almost a distant memory, what might be the ongoing implications for planning and development under the Conservatives? Mike Derbyshire, Head of Planning at Bidwells, one of the UK's leading multi-disciplined property consultancies, looks at some of the issues that need to be addressed and recommends actions to be taken

The new Communities Minister Greg Clark faces the difficult task of fulfilling his party's election promise to get more people on the housing ladder without fuelling a renewed property bubble.

The appointment of Greg Clark is in striking contrast to his predecessor Eric Pickles who attacked what he saw as wasteful spending at the Department of Community and Local Government (DCLG). It is thought that Mr Clark will take a less combative approach; however, the first thing on his desk is how to execute a set of conflicting policies during the next five years.

The National Planning Policy Framework

Greg Clark was the chief architect of the National Planning Policy Framework (NPPF) so the prospect of any significant changes to policy seems unlikely. This is particularly so given that the recommendations of the Select Committees review of the effectiveness of the NPPF, led by Clive Betts MP, were firmly rejected by the government only a few weeks ago.

As we all know a flagship new policy announced in the Conservative manifesto was the right for tenants of Housing Associations to buy their properties. More details will emerge in the future to provide the new stock to address this and make inroads into the shortfall. However, there has already been opposition to this plan by Lord Kerslake who was the most senior chief at the DGLG. He said it "was wrong in principle and wrong in practice" and won't help tackle the urgent need to build more housing and more affordable housing, particularly in London.

Green Belt

The Conservatives have always stressed their support for the Green Belt, although tempered with the reality of encroachment in the face of overwhelming development pressure. For cities such as Cambridge and London, growth and development are essential to retaining their roles as world-class locations, providing the employ-

ment opportunities and housing growth that is being demanded.

So post-election, it is imperative that decisions are made in the real interests of the UK's place in the global market.

Localism v Strategy

The Conservatives remain committed to the duty to cooperate (not a duty to agree) with strategic issues being resolved at a local level. There is a difficult relationship between Neighbourhood and Strategic Planning and at Bidwells we do not foresee a slowdown in the number of legal challenges as more local and neighbourhood plans emerge. The Conservative supported Garden Cities, for example, must be planned locally.

The role of local interests appears to be a key component of the Conservatives' planning approach, with a further rollout of neighbourhood planning and 'bottom up' planning for housing. This is designed to give local people the power to engage in genuine local planning by mandating all local authorities to use collaborative methods in drawing up their local plans. Over 1000 communities have already begun a Neighbourhood Plan.

Housing challenge

Planning and development are at the forefront when it comes to the housing market and there is a list of things the Conservative government must do to deliver the homes that are needed. Firstly, there should be a new policy direction and a clear overarching planning and housing strategy, as housing is a long-term issue, which cannot and should not be managed by short-term initiatives.

The ambivalence towards house building over the last 40 years must be addressed by introducing a planning process that will help to release permissions for market, affordable and support the Private Rental Sector (PRS) across the board for young and old alike.

Actions needed

We believe that the new government should instigate a number of measures to increase housing supply such as supporting new Garden Cities and Garden Villages throughout the country, each providing between 5,000-15,000 dwellings; building on previously developed land close to existing and proposed railway stations or where improved road infrastructure exists or is planned; and releasing land within the Green Belt that no longer serves a Green Belt purpose.

Strategic planning needs to make a comeback to impel Local Planning Authorities (LPAs) to work together and government funding should pay for more planning officers to process local plans and applications. There has been a systemic failure within the planning system to identify an objectively assessed housing need in their district.

In summary, we urge the new government to instigate the full suite of planning initiatives to deliver truly mixed development proposals to ensure housing, employment, leisure, education and cultural aspects are planned comprehensively so that communities are created, not just houses.

News Bytes

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

Linden Homes part of Galliford Try joint venture development agreement for major Silvertown Way regeneration project...

Ref: 15100

Mortgage Advice Bureau comments on the Land Registry House Price Index (May)...

Ref: 23197

SimpsonHaugh and Partners receive planning for new residential scheme close to Buckingham Palace...

Ref: 55878

Council moves to protect small businesses from threat of residential development...

Ref: 44690

RIGHT TO BUY

36,000 new homeowners thanks to Right to Buy

New figures show more than 36,000 new homeowners were created through Right to Buy since 2012. Housing Minister Brandon Lewis said it was proof that the Right to Buy was fulfilling the aspirations of hard-working people, and reaffirmed the government's commitment to extend the scheme to housing association tenants.

The figures released on 25 June also show that 3,337 new starts and acquisitions have been made since 2012. This means that the additional homes sold in the first year of the scheme are already being replaced on a one for one basis nationally.

Housing Minister Brandon Lewis said: "We want to help anyone who works hard and aspires to own their own home to turn their dream into a reality.

"Right to Buy is central to that vision and has already created more than 36,000 homeowners, helping generate over £2.8 billion for more affordable homes. And we are making good on our promise to replace council homes with those sold in the first year of the reinvigorated scheme

now being replaced. It really is the benchmark of how a 'one nation government' can help hard-working people realise their ambitions and that is why we want to extend it to housing association tenants, so that they too have the chance to own their own home."

Helping aspiring homeowners

Helping aspiring homeowners and housebuilding are key parts of the government's long-term economic plan.

Since 2012 the Right to Buy has generated nearly £860 million in sales receipts which is being re-invested in house building; leveraging a further £2 billion of investment over the next three years. This means that in total, over £2.8 billion will be raised to invest in affordable house building as a result of the as a result of Right to Buy.

Council house building starts are now at a 23 year high and almost twice as many council homes have been built in the last four years than from 1997 to 2009.

OFFICE FOR NATIONAL STATISTICS

House price statistics for small areas 1995 - 2014

The Office for National Statistics (ONS) released its house price statistics for small areas in England and Wales, 1995 - 2014 on 24 June 2015. The statistics are taken from Land Registry data and look at median house prices in given areas. The main findings are:

- In 2014, the local authority with the largest median house price was Kensington and Chelsea at £1,195,000.
- In 2014, the local authority with the smallest median house price was Blaenau Gwent at £75,000.
- The local authority that had the largest increase in median house price between 2013 and 2014 is South Bucks increasing by 23 per cent from £390,000 to £480,000.
- The local authority that had the largest decrease in median house price between 2013 and 2014 is Isles of Scilly decreasing by 15 per cent from £275,000 to £235,000.

Visit the www.ons.gov.uk to find a copy of the full report.

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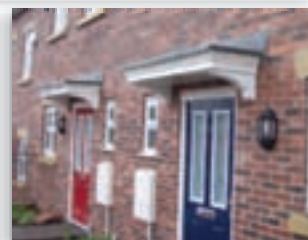
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HOMEBUYERS

Homebuyers demand more insight when purchasing property

Wayne Tonge



Research conducted by BLP Insurance suggests that 79 per cent of UK adults want to know more than simply property particulars at the point of sale

More than three-quarters (79 per cent) of UK adults think additional information beyond the property particulars currently provided by estate agents would be helpful when it comes to purchasing a property. According to the 2015 Homeowner Survey conducted by BLP Insurance in conjunction with the Home Owners Alliance

Prospective buyers would also like to be able to measure the affordability of running their new home in advance of making an offer on a property.

Almost three-quarters (72 per cent) said they would be interested in knowing what the estimated annual cost of their energy bills would be and more than half (56 per cent) would be interested in receiving the estimated annual cost of maintaining the property.

Second on the research findings wish list for UK adults was having access to information to help them decide whether the property will meet their lifestyle needs. Knowing the amount of outside space, including garden and off-street parking, was important for 69 per cent of those asked, and the amount of storage space would be of interest to more than half (56 per cent).

Head of Sales at BLP Insurance, Wayne Tonge, explained: "Property is without a doubt the biggest investment most people will ever make and with house prices in the UK on the rise, consumers are becoming savvier about how much it is going to cost to maintain and run their new home. It is important that aspiring homeowners are armed with this information so that they can

make the right decision when looking for their dream home.

"Perhaps more significantly is the long-term industry merit of driving standards higher by providing this information at the point of sale. With activity in the construction industry on the up as local authorities and developers attempt to meet the housing shortfall, there is a real risk that building standards will slip. Accurately labelling the property in terms of its output will not only provide consumers with a better route to quality, but will also encourage developers to boost the sustainability of the new-build housing market."

Supporting Wayne's comments Managing Partner at HTA Design LLP, Ben Derbyshire said: "The time has arrived for Home Performance Labelling. The question is no longer whether it is worth going to the trouble of informing consumers of the performance they can expect from their homes. The revolution of consumer information available in just about every other walk of life means the clamour can no longer be ignored. The question now is how best to introduce it to the market place."

One initiative taking significant strides towards bridging this gap is the Housing Forum's Home Performance Labelling Scheme, a joint venture between BLP Insurance, HTA Design LLP and others.

The comparison website compares different aspects of new and existing homes against benchmark performance, ranking each property according to a set of measures, including broadband speed, storage space, estimated energy costs and estimated annual maintenance costs. More information on this can be found at: www.homeperformancelabelling.co.uk/index.php

NEW DEVELOPMENT

Low carbon homes for Sheffield

Little Kelham is an award-winning development of 157 one to four-bedroom low carbon Citu Houses in the Kelham Island area of Sheffield.

The development of energy efficient and virtually air tight homes is the largest of its type in the UK and will see residents reduce their energy bills and cut carbon emissions by up to 90 per cent. The Citu Houses do not require heating. Instead they are warmed passively by the heat given off by domestic appliances, humans and pets. The Citu Houses are insulated to such an extent that the heat created is not lost. Meanwhile the homes use a mechanical heat recovery ventilation (MHRV) system to ensure fresh air circulates around the house without any heat loss.

The houses at Little Kelham are also digitally-enabled, allowing residents to control and

monitor energy usage from a smartphone or tablet. The platform shows in real time information like how much energy is being used, how warm the house is and the time it will take for the house to reach a given temperature. It also allows users to remotely turn off power sockets, boost heat or check their home is secure.

Little Kelham is built on a brownfield site once occupied by two factories. These historic buildings, some of which are listed, will form a key part of the development. Historic England have contributed funding towards the restoration of the buildings, which will eventually be used for retail, office and creative space.

Following on from the success of Little Kelham, there are now plans for a further extension to the scheme at a site adjacent to the existing one. This will see a further 98 Citu Houses being built.





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POSITIVE RESULTS

Homebuilders continue to announce positive results

Both Crest Nicholson and the Berkeley Group have recently reported positive results and plans for the future.

Crest Nicholson's pre-tax profit jumped 52 per cent to £58.3 million during its half year against the comparable period in 2014.

Its open market completions climbed 8 per cent, with housing revenue up 29 per cent, which Crest believes reflects volume growth as well as sales price and location mix impacts on the average open market selling price. The open market average selling price (ASP) of its homes rose 15 per cent to £309,000, compared to 2014.

During the half-year period, sales rates improved 12 per cent against 2014, averaging 0.93 per outlet per week. Buyer demand continued to be 'very strong' with the homebuilder remaining focused on maximising the productive capacity of its operational sites.

Forward sales as of mid-June 2015 were £436.4 million, 26 per cent ahead of 2014.

Crest said that its revised volume figure: "Reflects the refocusing of our London division into areas of greater affordability together with quantifying the anticipated level of delivery of units to the institutional private rental sector".

Crest Nicholson CEO, Stephen Stone, said: "Improving economic circumstances and a clear

outcome in the general election provide a good operating backdrop for the sector and give us confidence to increase our volume target. The business is well positioned to continue on its growth trajectory, delivering high quality homes for our customers whilst generating strong returns for shareholders."

Crest now plans to deliver 'towards' 4,000 homes by 2019, higher than its previously stated target of close to 3,500 homes.

The Berkeley Group also enjoyed a strong financial year, with pre-tax profits rising 42 per cent to £539.7 million during the year ending April 30 2015 against 2014.

The company said that the housing market had returned to normal levels following the surges seen in 2013/14 and: "Domestic demand has been strong in our core markets of London and the south of England, whilst London has continued to benefit from a stable social and political environment."

Berkeley sold 3,355 new homes during its financial year, down on the 3,742 of 2014, but its average selling price rose from £423,000 last year to £575,000. The increase in ASP reflected first completions at schemes including Fulham Reach and One Tower Bridge, which are London schemes that Berkeley acquired in 2009/10.

Stephen Stone



The firm said that it had launched a number of new schemes this year, including London Dock in Wapping and 250 City Road, Islington and confirmed that all of these new developments were marketed to the UK buyers first.

Berkeley's chairman, Tony Pidgley welcomed the outcome of the general election but warned that political uncertainty still remained. He said that Berkeley supported the UK remaining in the European Union: "As this is the best way for London to remain a world city. There is no doubt, however, that for business to thrive, we must not be bound by over-regulation, be this from our own government or Europe".

RECRUITS NEEDED

One million recruits needed to beat housing crisis

According to a white paper produced by EC Harris, construction companies will need to recruit one million new recruits by 2020 if the industry is to build the homes the country needs.

The paper, 'People and money – fundamental to unlocking the housing crisis', examines the limits to housebuilding capacity, with consultancy firm EC Harris exploring the 'inadequacy' of current financing and the business models that both the private and public sector use to fund more housing. The report also finds that many more people must be recruited, with the need for a change in accepted construction practices so that

the industry can deliver more homes 'with limited labour resources'.

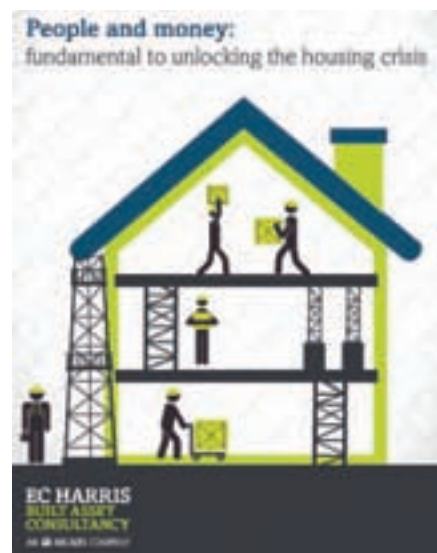
According to EC Harris, the industry employs 1.5 full time workers per home each year, with 120,000 more needed to achieve production of 230,000 units per annum. However, due to growth elsewhere in the industry and high levels of retirement, the number of new workers the construction sector will need by 2020 is one million.

The paper suggests that in determining a solution to the UK housing crisis, access to labour and money were more important than planning and land availability.

However, with the industry attracting only around 20,000 trainees each year and unemployment at lower levels than in 2007/8, EC Harris warns that homebuilders would either have to find new routes to skills sourcing or reduce their labour requirements by re-designing the product.

The white paper reveals that the key trades in demand are still bricklayers, plasterers, scaffolders and roofers, with architects and quantity surveyors also being squeezed in the professional field. The paper also stresses that pressure on availability in these areas 'will grow significantly', possibly resulting in 'market failure – where too many firms chase too few resources'.

Head of development at EC Harris, Mark Farmer, explained: "Across the UK, approximately



300,000 units need to be constructed each year in order to meet demand - 50,000 of these are potentially needed in London alone. However, in 2014 we delivered less than half of this.

"This is now about the need for fresh, radical thinking from both industry and government, which respects the existing housebuilding model but also seeks out viable routes to large-scale, additional delivery."

COMMENT

Finding flexibility in home design



Sarah White, market manager (Residential) at British Gypsum, explains how recent research into consumer trends can provide a design focus for UK homebuilders

According to recent research, location, location, location is no longer the top priority for homebuyers, with larger living areas and flexible space now taking the number one spot.

It is little wonder these factors are influencing the decision making process when the day-to-day use of homes is changing so much. This is particularly relevant with the growth of the 'boomerang generation' with adult family members returning after university or a spell in the rented sector, and a record number of people now working from home.

With this in mind, it is critical that both homebuilders and suppliers understand these changing trends and homeowner desires. They must design the homes that property purchasers really want, whilst offering a wider choice of options that can improve future living space flexibility.

What property purchasers really want

British Gypsum's research of current and future homeowners' needs was commissioned to gain an insight into consumers' aspirations when looking for and then living in their new home.

According to the poll of over 2,000 UK adults, 66 per cent stated that large living spaces are a 'clincher' when it comes to finding and buying the perfect property. When asked about the reason for moving, the need for more bedrooms (again 66 per cent) and a change in lifestyle (63 per cent) were amongst the main contributing factors given.

Homebuyers are now looking for in-built versatility in the home. Whether this is greater flexibility, improved storage space or interactive spaces, there is an increased desire to find products and built in systems that cater for these changing needs.

An increase in home offices

In the first three months of 2014, official ONS statistics showed that 4.2 million UK employees

worked from home. The need for functional areas that can act as home offices is really putting pressure on much needed living space. However, new products are entering the market to help satisfy that need to 'multi-use' existing space.

One key element of office work is notice board and design areas. Making the most of wall space by creating interactive surfaces can actually provide additional space within a property. White and blackboard paints are great examples of ways to convert plain surfaces into functional boards. This eliminates the need for post-it notes or paper to-do lists taking up space. Designs or drawings on these surfaces can be easily updated or removed throughout the working day.

With flexible living space also a key concern, innovative products that allow rooms to be easily transformed for a different use are also becoming more desirable. The Lifestyle Wall allows fixtures and fittings, like shelves, curtains and TVs, to be simply fixed to the wall with screws, eliminating the need for specialist fixings. This means homeowners can easily move objects around as the use of the room changes. A nursery or small bedroom can be easily converted into a home office and back again when necessary.

The need for innovation

Understanding of the homeowner's needs and the knowledge of ways to satisfy them will not only influence product creation and innovation over the coming years, but also provide added opportunities for homebuilders when developing new properties and communities.

By understanding home use trends, homebuilders can create interactive and flexible living space at very little extra cost. Developers can also help the process by suggesting creative design ideas and products that help ensure, the sometimes-limited living spaces they create, are as versatile, comfortable and tailored as possible to the purchaser's needs. This will achieve the ideal design solution and ensure homes can be adapted to meet the homeowners' changing lifestyle and needs.

UK CONSTRUCTION WEEK

Industry leaders unite to discuss the future of construction



Skills shortages, planning restrictions and the need for cultural change were the key topics arising from a high level debate attended by leading voices from around the industry, as UK Construction Week's expert advisory panel met for the first time.

With momentum behind the exhibition building exponentially, the advisory panel brings together a team of motivated and inspirational figures from across the world of architecture, construction and politics to discuss their insights and ambitions to help shape the future of the show. This valuable input will drive the seminar content creation, ensuring it delivers a programme of relevant and heartfelt material that truly hits the mark.

Drawing on the panel members' shared commitment to promoting construction growth, the discussion revealed a strong sense that UK Construction Week has arrived at a crucial time for the industry – with well-known TV presenter and architect George Clarke remarking that: "We need a cultural shift in how we deliver construction in the next five years."

While the general consensus seemed to be that a move towards a more manufacturing-based approach is key to the industry's future success, the panel also highlighted that this will require greater flexibility from local authorities that tend to veer away from standardised construction methods. This sentiment was echoed across the panel, with many participants pointing to the restrictive nature of modern town planning.

Concluding that UK Construction Week will provide an indispensable space for the industry to unite, at a time when this joined-up approach is most needed, the advisory committee will be meeting again at the show to help steer and shape the future of construction.

Taking place at the Birmingham NEC from 6 – 8 October, UK Construction Week combines nine shows under one roof, uniting 1,000 exhibitors with an expected audience of 55,000 visitors. Visitors will be able to attend the Build Show incorporating Civils Expo, Timber Expo, the Surface and Materials Show, Energy 2015, Kitchens & Bathroom Live, Plant & Machinery Live, HVAC 2015, Smart Buildings 2015 and Grand Designs Live.



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Enq. 106

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Example of a house built by Quinn Estates



View from site

Enq. 107

COMMENT



21st century community involvement

From the first planning meeting to the placing of the last brick, property development relies heavily on positive communication with the local community. But as the way in which people communicate changes, Penny Norton, director of ConsultOnline (www.consultonlinewebsites.com) asks is the development community keeping up to speed, and are we making the most of the benefits that online communication offers?

The internet and social media are changing communication in every context. Today over 60 million UK individuals use the internet regularly and this is increasing by 1.5 million each year. Over 60 per cent own a smart-phone or tablet and online is increasingly the preferred method of communication for many individuals and community groups.

Planning authorities are now required to post applications online, local residents discuss and debate development proposals via social media and in blogs, and the media gathers these views to inform news stories. Once the diggers arrive on site, local residents will head straight to Google to get the information that they feel entitled to know.

No new scheme is without an online presence, regardless of the development team's intentions; and rather than allow chat fuelled by speculation and misinformation to dominate the online presence, savvy developers are finding that this is an opportunity to be used to their advantage.

Online communication should not take the place of offline communication, but can complement and enrich it, while also reducing the extent of offline communication and in doing so reduce the overall costs of communication.

In planning, communicating with residents via their preferred means has been shown to significantly increase support. Online consultation has the power to reach new audiences and give a voice to the 'silent majority'. Analysis of my work in this field reveals that the average age of residents taking part in an online consultation is 35-44: typically young parents who work, perhaps commute, and have little time to attend an evening meeting. Users can take part where they want – at home or on the move (78 per cent ConsultOnline users take part in consultations using smart phones or tablets) and when they want (a large proportion take part in ConsultOnline consultations late at night).

Large type, translations and text-to-voice technology assist in making consultation physically accessible. And the internet has enabled the

toolbox of consultation techniques to be expanded considerably – with information provided through text, images, video, audio and weblinks, and interaction via polls, forums, picture boards, interactive Q&As, and discussion on blogs and videos. Above all, online consultation is engaging, enjoyable and user-friendly and residents appreciate developers' willingness to involve them using these methods.

So developers need not be apprehensive about the extent of engagement offered through online consultation – especially as risk can be eliminated through the requirement to register, spam filters and regular monitoring and engagement. A commitment to honesty and openness is an undisputed quality of all consultation and online consultation enables a developer to provide an honest and open service by making content available to all, providing maximum information and contact details. In my experience it is not necessary for contributions to forums to be vetted prior to appearing online but such controls can be put in place if necessary.

The days of informing the public on a development proposal and collating results at the end of the process is over. Online communication is ongoing, fast and responsive, enabling the developer to become aware of, to understand, and to correct any misconceptions immediately.

Perhaps most importantly, online consultation can provide extremely thorough results which produces a comprehensive Statement of Community involvement detailing the methodology, the extent of the consultation and the results produced. This in turn enables the developer to feed back to the community, thanking them for their involvement and explaining how the results will be used. Unsurprisingly, local authorities view online consultation extremely positively and encourage its use.

Local residents will be anxious to know what is to be built, the hours of work on site, the duration of the construction process and the completion date. The start of the build process is another opportunity to make an impression that

is welcoming, informative and constructive, and establishes the new facility in the very heart of the community.

Local residents may be interested to receive regular updates. Simultaneously the contractor may require the contact details of those in the immediate area, to inform them of road closures and major work on site. Again, a dedicated website provides the perfect opportunity.

A typical community relations website (often a consultation website with minor adaptations) may include a timeline, interactive Google maps, Q&As (to which users may contribute), regular updates on construction work and images. Time lapse photography is also very popular, as are CGI fly-throughs. Other useful information might include an introduction to the team with hyperlinks to each organisation's own website – a great opportunity to inform local residents of sustainability initiatives, commitment to using local workers / suppliers and other corporate social responsibility initiatives such as apprenticeship schemes. External links, such as to the Considerate Constructors Scheme are also popular. Finally – but perhaps most importantly – a website offers the opportunity for users to register their interest under a specific subject, be it in relation to construction updates, sales and lettings or employment opportunities.

As communication increasingly moves online, so too will our contact with local residents. To some, a screen will never compensate for a human face and for that reason face-to-contact should remain. However, there are many advantages of online communication: it increases accessibility, it is clear and uncomplicated, information can be readily available to all and discussions open and visible. The opportunities for evaluation are vast and results can be analysed and communicated very effectively. And using a website and social media alongside traditional communication can reduce cost and time expenditure by half. It is no surprise that the development industry is increasingly choosing to communicate online.

News Bytes

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

Green light for Wandsworth's first 63 compact starter homes...

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Ref: 80371

Post-recession peak for homebuyer deposits and loans...

Ref: 37324

New homes set to strike the perfect 'balance'...

Ref: 19298

Industry movers

The latest movements and appointments within the housebuilding industry

LODDERS



An experienced Midlands property lawyer has recently joined law firm Lidders as a partner.

Previously a real estate partner at SGH Martineau, James Spreckley is recognised

for the scope and scale of his property work, which spans work for private individuals, charities, landowners and farmers, as well as commercial clients, property companies and pension funds.

James brings with him a wide experience built on a broad range of work types, such as options and promotion arrangements, development, landlord and tenant matters, land sales and acquisitions as well as advising on renewable energy projects.

James will provide a high level support to Lidders' substantial portfolio of real estate, agricultural, charity and ecclesiastical clients, utilising his broad, high level experience that is a 'perfect fit' for the firm, according to its managing partner Rod Bird. James is currently a member of the Country Landowners Association (CLA), the Countryside Alliance and the Investment Property Forum.

MILLSTREAM



Simon Crewe has been appointed as Managing Director of Millstream Management Services. Millstream manages over 4,550 retirement leasehold properties across the UK.

Simon will lead on Millstream's direction, with bold plans to double the size of the business by 2018. He will oversee all strategy, including plans to maximise operations at Stratton and King, the specialist retirement resale company within Millstream.

A well known figure in the sector, Simon is a Fellow of the Institute of Residential Managing Agents (IRPM). He previously Chaired the IRPM and held directorship at the Association of Retirement Housing Managers (ARHM).

BARRATT DEVELOPMENTS

Barratt Developments has announced that Neil Cooper will join the Board of Barratt as an Executive Director in the capacity of Chief Financial Officer.

Neil is currently Group Finance Director of William Hill and has held the same role at Bovis Homes. Neil qualified as a Management Accountant with Reckitt & Colman before working as a consultant for pwc management consultancy practice. He is a non-executive director of Pennon Group PLC.

John Allan, Chairman of Barratt, said: "I am delighted that we are appointing someone of Neil's outstanding calibre and experience to the board as CFO in succession to David who stepped up to the role of CEO on 1 July."

REDROW



Housing developer Redrow has appointed Faye Whiteoak as the new development director responsible for projects in the Liverpool area.

Previously regional director for Gleeson Homes, Liverpool is a city she knows well and is delighted to be working in again.

Faye will take a lead role in delivering Redrow's housing programme for the new Liverpool Housing Partnership forged with Liverpool City Council and Liverpool Mutual Homes. She has also been given a watching brief on other Redrow developments around the city.

The Liverpool Housing Partnership has been created to deliver 1,500 new homes and bring a further 1,000 back into use across the city and is a key focus of Mayor Joe Anderson's pledge to build 5,000 new homes across Liverpool in his first term.

Architect by profession, Faye is a chartered member of the Royal Institute of British Architects (RIBA) and has recently been lecturing in architecture at the University of Central Lancashire, in Preston.

Faye is currently splitting her time between Redrow offices in Chorley and the new satellite office that Redrow is creating within the Cunard Building, on Liverpool's waterfront, where she can work closely with the rest of the partnership team.

CONSTRUCTION INDUSTRY COUNCIL

At a meeting of its Council, Members of the Construction Industry Council (CIC) voted in Professor John Nolan as its new Deputy Chairman, commencing with immediate effect.

John is a Past President of the Institution of Structural Engineers and is a Fellow of both that Institution and the Institution of Civil Engineers. He is also a Royal Academy of Engineering Visiting Professor of Innovation at the University of Birmingham and is a Chartered Engineer with over forty years experience in the construction industry.

He started his career as a labourer and progressed from there to become co-founder of two successful engineering consultancies, one of which, Nolan Associates, he still chairs. He has been responsible for projects up to the value of £300 million, including almost all elements of the built environment. He is also one of the founders and chairman of a property development company and is a non-executive director of a power company.

John's particular interests are innovation, factory engineered construction and value engineering.

NOVUS PROPERTY SOLUTIONS



Property maintenance specialist Novus Property Solutions has increased its regional network of staff by appointing John Welch as a new business development manager.

John will be working closely with the bid team to develop new business opportunities in Birmingham, Burton, Manchester and Stoke.

Having previously worked for construction companies which were heavily involved in the social housing sector, John has already built up close relationships with many clients in one of Novus' core markets.

John said: "It's an exciting time to join Novus and I'm looking forward to taking on plenty of new projects and opportunities in the coming months, building on the successes Novus has already achieved. With the support of the regional offices and the strategic team, I know that the business will continue to experience growth year on year and I'm excited to be a part of it."

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sky

Believe in better

Baylis Old School

Baylis Old School, a development of 149 homes, was born out of the regeneration of a derelict but listed 3.2 acre 1960s former Lilian Baylis School site. The new neighbourhood by Henley Homes, comprise of both a mix of new build and conversion/refurbishment one, two, three and four-bedroom homes, all set in spacious landscaped grounds. The development also includes 40 per cent social housing element and is built at the low density of 344 homes per hectare.

Located on Lollard Street in South East London, within walking distance of Westminster and the South Bank, the development was the focus of Henley Homes' winning submission for the 'London Home Builder of the Year' at the inaugural London Construction Awards.

Listed 1960s buildings

Named after Lilian Baylis, the famous Victorian theatre manager and director at the nearby Old Vic the original school was designed by ACP Architects in 1962 in what has become known as the concrete 'Brutalist' style.

The buildings' iconic 1960s architecture included:

- Small, dark brick
- Rough-cast concrete slabs and lintels, which are offset and visible on external elevations
- Rough-cast internal and external concrete and steel staircases
- Generous room sizes and ceiling heights
- Large distinctive windows with dark wood frames
- Raised ground floors and raised walkways
- Asymmetric courtyard areas
- Low rise with no building higher than three storeys
- Low density; and
- Extensive grounds

The existing school buildings were Grade II Listed in 2000 and then vacated in 2005, when Lilian Baylis School relocated to a nearby Lambeth site. They were then occupied by squatters and used by community groups on a semi-official basis. This led to the buildings' rate of dereliction, which became a real cause for concern with the former school appearing on the 'Buildings at Risk Register' in 2011.



Working with stakeholders

Property development group, Henley Homes acquired the site in 2011 from the London Borough of Lambeth, and began to discuss the future of the site with local stakeholders and the planning authorities.

Henley Homes' vision was to retain and enhance as much of the listed building as possible, whilst clearing structures of less significance, following extensive consultation with English Heritage, to make way for new build apartment buildings. This would both make the scheme viable and provide the 40 per cent level of social housing required. The real challenge, which had defeated previous potential developers, was to create a design, which achieved this vision whilst being accepted by local stakeholders, whose agendas ranged from:

- Heritage and conservation
- Provision of new affordable housing in the borough
- Concern that a community resource would be adversely affected; and
- A desire to remain living on or using the site

Architectural Design

Henley Homes commissioned architects Conran & Partners to create the initial concept drawings for the site, with a project brief to:

- Maximise the potential of the retained buildings so that the architectural heritage would be preserved and enhanced
- Create a new build zone to complement the renovated buildings
- Rejuvenate the bleak and windswept grounds to create a series of tranquil private courtyards
- Reconnect with the local community, by providing a community hall and access to nearby sporting initiatives

The Conran & Partners design and consultation with English Heritage identified the part of the site containing the dilapidated and less architecturally significant buildings that could be cleared to make way for a new-build block of between three and five storeys. This would also include a terrace of new townhouses designed to provide a link between the school's 1960s architecture and the existing Victorian-style terrace located opposite the site.

The new build design uses original architectural themes and adds modern amenities. All the apartments are designed to be finished with attention to detail with bespoke German kitchens and spacious living areas.

Work begins

After the lengthy and extensive design work, consultation and community engagement, planning and listed building consent was applied for in November 2012 and granted, without opposition, in April 2013.

Work began in July 2013 with Phase 1, the refurbishment and conversion of the retained buildings, completed in September 2014.

Transformation

Baylis Old School has proved to be a positive example of how Henley Homes can convert a challenging listed site, which had deteriorated for over a decade, into a flourishing new community. The dark, damp and crumbling concrete jungle of squatter debris and graffiti has gone, and has been replaced by a thriving new residential quarter, which has already encouraged economic growth within local businesses.

The 1960s architecture still inspires a strong reaction with the site remaining one of the few surviving examples of the 'Brutalist' style of architecture. However, feedback from new residents confirms that they really appreciate the properties' enormous windows and the spacious layouts created within many of the conversion units.

Some of the purchasers once attended the school and were fascinated by the opportunity to live where their lessons once took place. Others have links to the community groups who have used the site and are now pleased to see its



Before



Before



After

regeneration. The assembly hall also has planning for community activities and negotiations are proceeding with various groups for its use.

Also, the 40 per cent affordable housing

provision, which Henley Homes designs to the same high standard as private market housing, includes family-sized apartments, has been welcomed by local people.



Success story

Sales activities were formally launched in the autumn of 2013 and were immediately very strong, fuelled by press interest in the development, the site's history and strong local profile, all supported by targeted marketing.

Phase 2, which comprises of the new build homes, is due to complete this month.

The development is now completely sold and nearly fully occupied.

Explaining the success of the project Henley Homes CEO, Tariq Usmani said: "Our focus was on the potential of the conversion units, working hard with English Heritage and planners to achieve maximum utility while retaining as much period detail as possible. The new-build sector, with its carefully judged massing and high quality finish, both complements and is enhanced by the rest of the site. The landscaping balances beauty and practicality. The site has an amazingly low density per hectare, with most new-build sites typically 2-3 times more densely built, due to the extensive grounds and low-rise blocks. This gives rise to a feeling of exclusivity, which is rare in this price band."

NATIONAL AUDIT OFFICE

Disposal of public land for new homes

The National Audit Office (NAO) has published the findings from its investigation into the previous government's progress in meeting its target "to release enough land to build as many as 100,000 new, much-needed, homes and support as many as 25,000 jobs by 2015".

The key findings of the investigation are:

- The target measured a notional number of expected homes, not actual homes built.
- The NAO found no supporting documentation or economic evidence behind the target or how it was allocated to departments.

Departmental progress in disposing of land was slower than expected and government had to take action to increase land sales. It closely monitored progress and took various approaches to increase delivery, such as transferring land to the Homes and Communities Agency (HCA) for disposal, increasing central support for difficult sites and providing financial assistance to departments to help with the cost of preparing sites.

By the end of March 2015, government had

disposed of enough land with capacity for an expected 109,950 homes. In total, the land disposed of comprised of 942 sites.

The Department for Communities and Local Government (DCLG) applied a wide interpretation of the land that could be counted towards the target. The total notional 109,590 homes figure included 15,740 homes on land that the public sector disposed of before the target was set. Land sold for the 15,740 homes was counted because it was expected to be built on during the programme, however this is inconsistent with the scoring of land sold during the course of the programme, where homes will be built long after the programme closed in March 2015. And, in addition, surplus land was categorised as sold when the organisation owning the sites moved outside the public sector even if the sites were not developed: e.g. sites owned by Royal Mail (2,584 homes) and British Waterways (8,199 homes).

Government recognised that disposal of surplus land, at an accelerated rate, would not necessarily lead to increased home building. Departments used a range of disposal methods

and partnering approaches with developers with the aim of ensuring homes were built and profits shared.

Departments do not routinely monitor what happens to a site after disposal so there is no information on how many homes have been built on sold land. The NAO is unable to report the actual number of homes built to date as the information is not collected.

The DCLG does not collect information on the amount of money raised from the sales. Without data on the number of homes or sales proceeds, it is difficult to assess if departments obtained good value from their disposals and, more broadly, if government secured value for money from the programme as a whole.

There is a new process for land disposals from 2015-16 with new targets for central government and associated bodies to deliver at least £5 billion of land and property sales between 2015 and 2020 and an ambition to release land for up to 150,000 homes in the same period.

Workers warned of invisible UV risk



Construction workers are putting themselves at risk if they do not protect themselves from the sun on cloudy or overcast days, according to roofing and facades manufacturer **Marley Eternit**. To encourage safer behaviour on site and highlight the dangers of invisible UV radiation, it is giving away a supply of UV colour changing wrist bands to

contractors as part of its 12th annual Safe in the Sun campaign.

Overexposure to ultraviolet rays, is the biggest cause of skin cancer and the rays cannot be seen or felt but can still pass through light cloud.

01283 722 588 www.marleyeternit.co.uk

Enq. 108

Conference puts weeds under the spotlight



National trade body the **Property Care Association (PCA)** is holding a specialised conference, dedicated to the subject of non-native invasive plants. 'Understanding Invasive Weeds: Japanese Knotweed, Fact and Fiction' takes place on 23 September at The Vale Resort, Hensol, Cardiff. As well as seeking to promote a level-headed and evidence based approach to Japanese

Knotweed, there will be a focus on other invasive weeds such as Himalayan Balsam and Giant Hogweed which are increasingly under scrutiny, following the issue of new EU regulations.

0844 375 4301 www.property-care.org

Enq. 109

Air quality linked to cardiovascular disease



Vent-Axia has welcomed new research highlighting the dangers of poor indoor air quality. The study shows that exposure to indoor pollutants is linked to reduced life expectancy and disease. "This new research reveals the real risk to health through indoor air pollution. The research confirms exposure to indoor pollutants is linked to reduced life

expectancy and burden of disease," says Lee Nurse, Marketing Director at Vent-Axia. "With many people spending the majority of their time indoors, improvements in indoor air quality must be seen as a priority."

0844 856 0590 www.vent-axia.com

Enq. 110

Howarth's York branch joins in celebrations



Five employees at **Howarth Timber's** York branch are celebrating 175 years' combined service – in the same year the company celebrates its 175th anniversary. David Marshall, Steve Winters, Chris Peart, Kevin Robertson and David Fogg have all clocked up more than 30 years' service each with the company. Chris recently celebrated 30 years with the

branch, while David is the longest serving employee with 44 years under his belt. For more information on Howarth Timber and its plans for the rest of its 175th anniversary year please visit the website.

01469 535314 www.howarth-timber.co.uk

Enq. 111

SE Controls gets switched on with Bristol's Electricity House contract

A key contract to provide an advanced smoke ventilation system to Crest Nicholson Homes' redevelopment of Bristol's iconic Electricity House building, has been awarded to a leading smoke and natural ventilation systems company, SE Controls.

Originally designed by acclaimed architect Sir Giles Gilbert Scott in the 1930s, the six-storey Grade II listed building is being converted into 85 luxury city centre apartments, while ensuring that many of the original design features are reinstated to enhance its art deco style.

Electricity House's main atrium is at the heart of the SE Controls solution, as the smoke ventilation system is designed to vent smoke from the atrium in the event of a fire to ensure escape routes are kept clear.

To achieve this, SE Controls is designing, installing and commissioning the system, which comprises 37 SHEVTEC® automatically controlled louvres that are manufactured and

tested in accordance with BS EN 12101: 2. The SHEVTEC® louvres also incorporate 'fall protection' to increase safety, as well as using IP rated external motors, which are essential to allow easy access for future maintenance.

In addition, 21 low level air inlet louvres and linear door actuators also form part of the system, all of which are controlled by a series of OS2 control panels with integral battery back up and fully compliant with the relevant sections of the BS EN 12010 standard.

Martin Oates, SE Controls' Commercial Director, commented: "Electricity House is a landmark building designed by a giant of British architecture, so we're naturally delighted to be involved in the project and look forward to its completion, which is scheduled for later this year."

He added: "Smoke control and fire safety is not only a core part of our business, but also an area we're very actively involved with via organisations



such as the Smoke Control Association, FIRAS and British Standards, to ensure that design, manufacturing, installation and maintenance standards are constantly being maintained. Although this is important for the industry, the real benefit is for residents who rely on systems for failsafe performance, if a fire should occur."

01543 443060 www.secontrols.com

Enq. 112

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Facts

90%

of our time is spent indoors*

91%

of homes had above the approved levels of indoor pollutants.*

*Source: Ministry of Health, 1997

Enq. 113



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Enq. 114



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Enq. 115



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Enq. 116

Choosing ventilation systems demands consideration of all the facts

Chris Yates, managing director of Johnson & Starley Limited explains what housebuilders need to look at when planning for ventilation in a development

For years ventilation was a topic not worthy of too much discussion – as long as a window could be opened wide, then the issue could be considered, “dealt with.” If there was any mechanical ventilation, it may well have been no more than a simple mechanical extract fan inset into a kitchen window and operated by a pull cord. Later, electronically operated extract fans demonstrated a higher level of sophistication – but not much serious thought was given to the most appropriate form of ventilation for the dwelling. How things have changed.

The need to provide proper and fit for purpose ventilation has been brought about by changes and advances in the new build market and in building refurb. Not only have construction methods improved, but materials have

become more technically advanced, so the new home has become a far more tightly sealed unit. Alongside this change, there has been the never ending drive towards greater energy efficiency spurred on by global environmental concerns. Homes now have much higher levels of insulation both in the loft and between the walls with grants readily available. Furthermore, Parts F and L of the Building Regulations have demanded additional responsibilities and the drive is to develop properties where carbon emissions are controlled and energy consumption is reduced – all within a comfortable and healthy living environment.

But tighter buildings where air cannot circulate has potential detrimental side effects, not least of which is the risk of condensation

build up. This can lead to longer term problems of mould and spores leading to potential health risks to occupiers caused by stale and air contamination. In the longer term, there is also a risk not just of damage to furnishings but to the structural elements of the house itself.

How to balance any requirements for ventilation with the more traditional need for a highly efficient heating system is a challenge that housebuilders are now having to consider – and indeed are already doing so. The advent of renewable heating technology alongside traditional fossil fuels and how best to ventilate throws another factor into the equation. Therefore, heating and ventilation can no longer be considered separately and a ventilation strategy is needed that is based upon a number of factors. These include the house type and structure, its specification and price, levels of accommodation, lifestyle of the potential occupants, its heating requirements and its running costs.

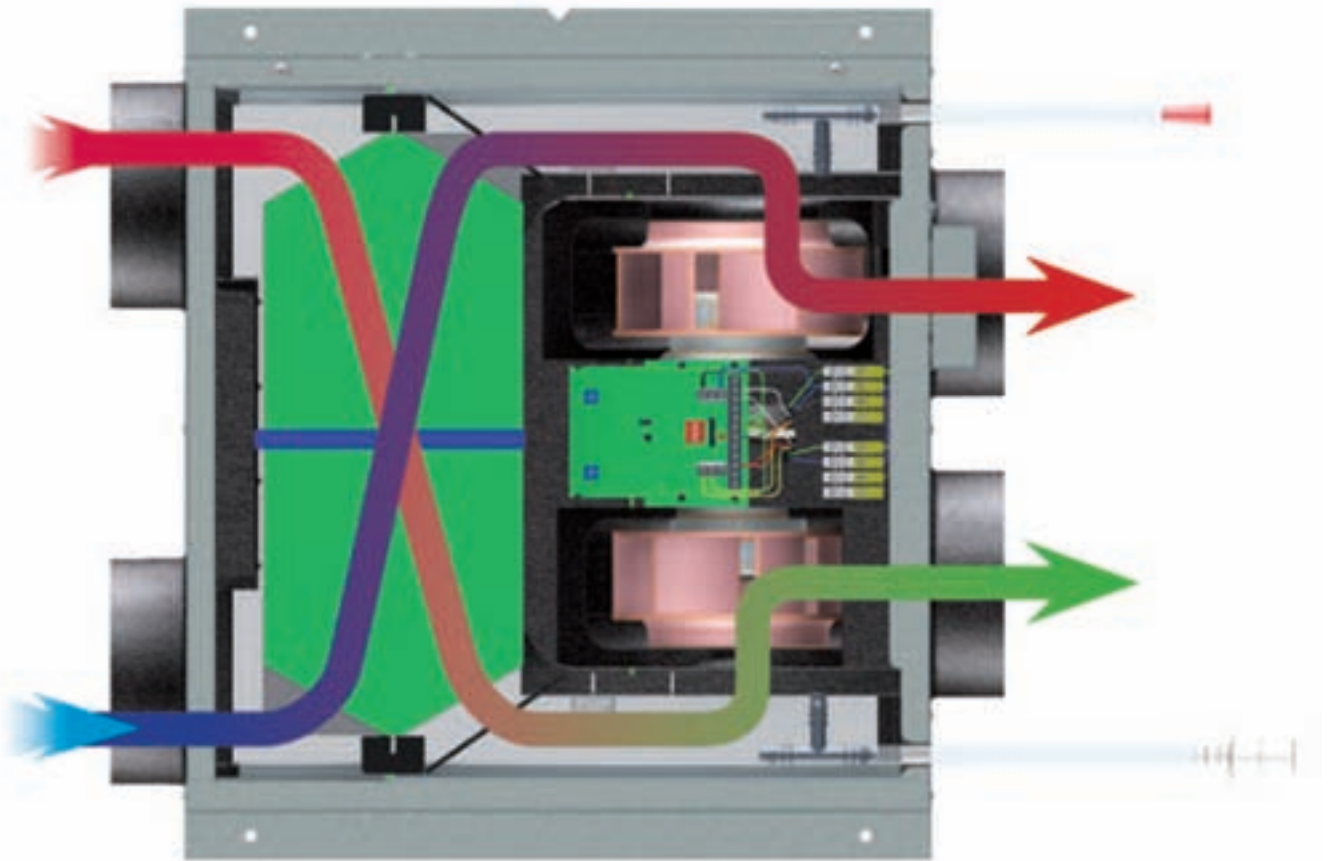
“Heating and ventilation can no longer be considered separately and a ventilation strategy is needed that is based upon a number of factors”

The easiest option when specifying ventilation for residential properties – forgetting just opening the windows and letting heat out/noise and pollution in – remains the installation of extract fans in bathrooms, kitchens, en-suites and utility rooms. While certainly an advantage in terms of upfront costs, this type of solution simply does not provide the sophistication of ventilation that can be achieved in the 21st century and does not take advantage of the benefits of the technology that is now available.

Today the emphasis is very much on recovering heat energy used in the home and recirculating it. Therefore a system that actually takes indoor stale out and replaces it with outdoor air, then cleans it and pre-warms it before recirculating it within the property is very attractive. These latest state of the art MVHR systems will significantly reduce energy consumption/ carbon emissions and are

Continued overleaf...





becoming increasingly specified for upmarket developments. They can also be used with smart home automation systems as part of a completely integrated living environment.

With whole house heat recovery, stale air is extracted from wet rooms – even through cooker hoods in kitchens – and passed across a heat exchanger to remove the heat and the residue is exhausted to atmosphere. Fresh, filtered air is drawn across the heat exchanger to be

warmed by the retained heat. This warmed air is then distributed back into the property. The streams are kept separate to avoid any cross contamination and the result is a cleaner and healthier living environment.

MVHR may be the optimum approach in terms of sophistication and energy efficiency, but extract systems alone still provide a viable approach. Central extract systems may be the next level down in terms of efficiency, but the better specified systems will nevertheless incorporate highly energy efficient EC fans. These systems also extract stale air from “wet” rooms and exhaust it to the outside atmosphere with fresh air replenishment through trickle vents. Different sizes of systems are available for large dwellings, smaller houses and apartments. They can be conveniently located out of the way in a roof space or cupboard with ducts fed into the individual rooms as required.

With both these types of ventilation system, an often overlooked fact is that close control of their operation is absolutely essential for optimum performance. Heat recovery and central extract systems can be specified with a balancing panel that is set by the installer during commissioning and provides infinitely variable control – not just stepped control – of fan speeds. This results in exactly the required amount of air being extracted. Over or under ventilated properties are simply not energy efficient. Once the balancing panel is set, additional wall mounted controls for the occupiers can also be specified.

Positive pressure ventilation systems are also available as whole house systems for wall or roof mounting. They introduce a constant flow of filtered, tempered air into the home with the system creating positive pressure that forces stale air to escape through the fabric of the building.

“The choice of ventilation strategies is very wide but today’s housebuilders are in position to provide solutions that take all legislative, environmental, budgetary and lifestyle considerations into account”

An overlooked fact about open flued heating appliances is that they encourage ventilation of a property. The air required for the combustion process is drawn in from the occupied space and the moisture laden gases vent to the atmosphere. Not only that, but today’s warm air heating systems also frequently offer optional electronic air filtration that can remove airborne particulate down to one micron circulating around the house.

The choice of ventilation strategies is very wide but today’s housebuilders are in position to provide solutions that take all legislative, environmental, budgetary and lifestyle considerations into account. Discussing requirements at an early stage with the many organisations and consultants with long standing expertise in this field is the way forward.

Enq. 117



Constant volume for life with Xpelair



Xpelair has extended its family of new Simply Silent™ Contour fans with the launch of a Constant Volume (CV) range, delivering a highly intelligent solution for bathroom and kitchen ventilation.

Available in 240V or low voltage 24V DC options, the CV range offers all the benefits of the existing Simply Silent™

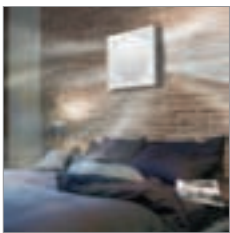
Contour AC range, including a range of

smart and innovative features for quick 'So Simple' installation and near-silent running thanks to Xpelair's innovative Ghost™ Air Movement Technology.

0844 372 7761 www.xpelair.co.uk

Enq. 118

LG air con options



LG is experiencing a steady increase in demand for domestic air conditioning products. Much of the demand for air conditioning in UK homes is not simply a requirement for cooler air – but for better air quality, the removal of the moisture out of the air, reducing the humidity levels, for filtered air removing the allergens from the air, for people living in

urban areas where opening windows to cool down lets in noise pollution and provides a security issue, and of course, most air conditioning units can also provide quick response heating as well.

01753 491500 partner.lge.com/uk

Enq. 119

VORT HR350 AVEL

Heat Recovery Unit with 100% Summer Bypass

NEW

- EST Best Practice - SAP Appendix Q eligible
- Low Noise – ensures quiet operation in the home
- Fresh air is 100% fully filtered which helps to maintain good indoor air quality even in bypass mode
- Easy Installation & Maintenance – Lightweight construction and removable hinged access door
- Controllability – wired LCD electronic controller which displays unit status
- Easy accessible G3 filters
- Integrated frost protection
- Ideal for student accommodation



01283 492949

sales@vortice.ltd.uk
www.vortice.ltd.uk



Enq. 120

Feel better with fresh, warmed, triple filtered air in the home...and save energy too!

DUPLEXVENT®

- Over 90% Heat Recovery
- Low energy EC fans
- TRIPLE filter design
- 100% summer by-pass
- Control via Internet / BMS
- 7 year warranty*
- SAP Appendix Q eligible

*Excluding motors



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Round or Oval



- Zero leakage
- Interchangeable ducts (75mm round / 51mm oval)
- 70% time saving on installation
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- SAP Appendix Q eligible

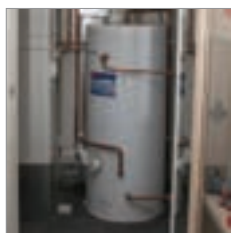
Call: 01494 560 800

Visit: airflow.com



Enq. 121

Solution for historic apartment renovation



Johnson & Starley's WarmCair warm air heating, Aquastar hot water storage and Home 'n Dry ventilation technology have been combined to maximum effect in a spectacularly renovated historic apartment in Penarth. Following a site visit a specification for a heating system, including detailed heat loss calculations, was drawn up. The solution was based on

the installation of a Johnson & Starley WarmCair C20DW high efficiency combined warm air condensing heater with domestic hot water.

01604 762881 www.johnsonandstarley.co.uk

Enq. 122

Vortice launches the new HR350 Avel



Vortice has launched a new heat recovery unit, the Vort HR350 Avel, designed for houses with up to seven wet rooms. This brings another SAP Appendix Q eligible MVHR unit to the Vortice family of energy efficient ventilation heat recovery products, adding to the Vort Prometeo HR400 and the Vort HR200 Evo. The new heat recovery unit has a 100 per cent

fully filtered summer bypass with optional timed manual activation. The unit offers a very low decibel rating which ensures quiet operation within the home. The HR350 Avel has a removable hinged access door.

01283 492949 www.vortice.ltd.uk

Enq. 123

New build ventilation solution

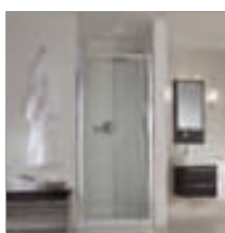


EnviroVent, has launched an innovative new whole house mechanical ventilation with heat recovery (MVHR) system, designed for the new build sector. The new energiSava 250 offers a cost-effective solution for housebuilders to meet System 4 of Building Regulations Part F requirements and is one of the most compact, light weight and energy efficient

whole house heat recovery systems on the market. Manufactured in the UK, the energiSava 250 is ideal for small-to-medium size houses and apartments, with the capability to effectively ventilate the kitchen, plus five other 'wet' rooms.

Enq. 124

New Spectra SP462 from Aqata



The new Spectra SP462 Double Door Recess option features hinged inward opening doors allowing easy access to the shower. It allows maximum showering space outside the shower area while providing ample showering room inside. Part of **Aqata's** Spectra range of shower enclosures and screens, the new model is characterised by spans of 8mm toughened

clear glass. Its polished chrome finish profiles are fully adjustable allowing the two ergonomically designed doors to close effortlessly onto discreet clear door seals, creating an effective water barrier.

01455 896 500 www.aqata.co.uk

Enq. 125

Electric showers just got interesting



AKW has introduced iShower, a new generation range of electric showers that make installation fast, simple and flexible. With options to suit all budgets and needs, this modern, stylish new range includes three units, iSure, iTherm and iCare – the world's first Bluetooth® enabled smart electric shower. With eight electrical/water entry points and left or

right hand wiring, the iShower range provides maximum fitting flexibility, eliminating wiring and positioning limitations. Every unit has separate, easy to operate, flow and temperature controls.

01905 823 299 www.akw-ltd.co.uk/ishower

Enq. 126

Individuality and comfort for the bathroom



The new ME by Starck collection puts the spotlight on individuality. Created by the French designer, Philippe Starck, this unique collection from **Duravit** satisfies the desire for pure aesthetics and focuses on the essentials. With its minimalist design, it places the person and their sense of style at the centre of the bathroom.

Working perfectly in all interiors, it allows a vast choice of individual designs. Washbasins, toilets, baths, urinals, shower trays and accessories all form part of this unique collection. Please visit the company website for more information.

0845 500 7787 www.duravit.co.uk

Enq. 127

A New Range of Electric Water Heaters & Showers

- Functional and Adaptable
- Point of use Water Heaters
- Stylishly designed and affordably priced

The MX Group Tewkesbury, Gloucestershire GL20 8JF Tel: 01684 293311 sales@mx-group.com

www.mx-group.com

*Meridian Cross Limited Trading as The MX Group

Enq. 128

Steel enamel is the perfect choice for modern bathrooms

Angela Ortmann-Torbett, sales director (West Europe) for Kaldewei discusses how the quality of materials has become a key consideration when installing and specifying modern bathroom products



Whether a small ensuite or exclusive family bathroom that includes a freestanding bath and large walk-in wetroom style shower, it is essential to get the bathrooms right as new home buyers will not plan to make changes for several years; they expect perfection.

Quality of materials should be a key consideration when specifying bathroom products. Materials in a wide variety of colours that stay looking good even after many years of use are a great choice as they not only provide consumers with aspirational interiors but they are also a quality long-term investment, withstanding the period of any new home warranty and beyond.

"Materials in a wide variety of colours that stay looking good even after many years of use are a great choice as they not only provide consumers with aspirational interiors but they are also a quality long-term investment"

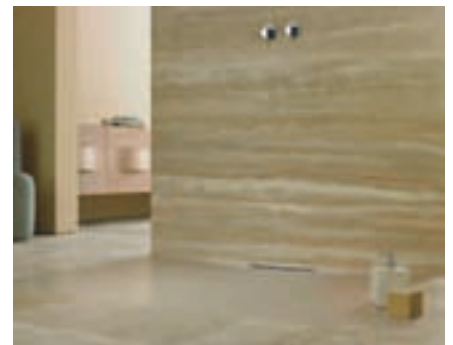
Steel enamel is a perfect fit for bathrooms because of its exceptionally high surface quality.

Showing not even the tiniest of scratches despite daily use, it is extremely hygienic and easy to clean, as dirt and limescale have nowhere to settle. Steel enamel ticks the boxes in terms of design and lasting quality; it is also an environmentally sound choice being 100 per cent natural and fully recyclable.

Steel enamel baths, shower surfaces and wash-basins are available in a wide selection of sizes, colours and finishes for a coherent and desirable design scheme.

With the minimalist, contemporary look here to stay, seamless floor-level shower surfaces continue to be popular with many consumers looking for easy access, walk-in spaces with discreet drainage systems and hidden wastes that give the shower area a sleek, contemporary wet room look.

Consumers are looking for practical solutions too with a shower screen or enclosure to contain over spray, while still keeping a flat, open, walk-in look. Large floor-level or low-profile enamelled shower surfaces can be used to create a modern wetroom style shower, but without the



added hassle of creating a fully tanked and tiled floor.

Shower surfaces are the ideal solution for housebuilders as they have none of the drawbacks associated with tiled floors. Tiles are usually installed onto a wooden floor, which will start to move with the house as it settles; this can cause the grout to crack and the floor to lose its water-proof integrity.

Grout can also start to look grubby after a short amount of time and, with the use of harsh cleaners, can become porous thereby leading to cracking and again the floor can lose its integrity and allow water to penetrate. Floor-level enamelled shower surfaces, without grout, are easy to clean and are guaranteed to maintain their performance and good looks for many, many years making them a reliable long-term investment.

Shower surfaces made of steel enamel are not only strong and durable but offer greater comfort and anti-slip options for safer showering. Anti-slip coatings are becoming more important as

Continued overleaf...



consumers are looking for added safety and lifetime bathrooms that will be suitable for all ages and abilities.

While standard white bathrooms are still much in demand, colours are increasing in popularity. The trend is moving towards natural colours with varying shades of grey and earthy tones a popular choice for floor-level shower surfaces as they blend harmoniously with the floor tiles; this creates visual continuity and creates a feeling of space and luxury.

"The increasing desire for individualisation has greatly changed the role of the bathroom as home-buyers are seeking bathrooms that provide a spa-like experience"

With the high demand for floor-level showers in new buildings and renovations, low floor screed thickness can easily become a problem. For this reason, there are a number of patented waste fittings and installation solutions available that can provide a perfect floor-level or low-profile installation.

For complete peace of mind choose an installation system that is both quick and easy and offers guaranteed leak-proof technology to

create dependable wetroom floors that add value to any property.

The increasing desire for individualisation has greatly changed the role of the bathroom as home-buyers are seeking bathrooms that provide a spa-like experience.

More house buyers are becoming aware of utility costs and the need to conserve both water and energy, but at the same time there is a desire for a luxurious atmosphere in the bathroom. The fact that freestanding baths are a fast growing feature in high-end properties is proof of this, despite the building regulations which restrict water usage to 125 litres per person per day. There is a wide choice of baths on offer to cater for these varying demands, from freestand-

ing baths that can be statement centrepieces to the room through to eco baths which have sculpted interiors and lower overflows to reduce water consumption while still providing a comfortable soak.

Advances in technology are allowing the creation of new bathroom products that add touches of luxury and are intuitive and enjoyable to use. Examples include bath and shower digital operating panels that control the temperature and inflow and outflow of the water at the touch of a button. Also, sound systems connected to Bluetooth that are invisibly concealed under the bath help create a personal oasis that takes you away from the stresses of everyday life.

Enq. 129



It's time to check us out

Lecico
bathrooms

We've been manufacturing bathroom ceramic for over 50 years and offer commercial or domestic, traditional or contemporary products to suit all tastes and installations.

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Enq. 130

multiPANEL+
the luxury alternative to tiling

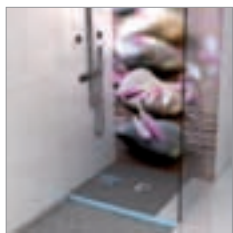
Make a statement with multiPANEL!
Now you can enjoy the practical benefits of multiPANEL over tiles, with bespoke, digitally generated designs! Choose from our 12 standard designs, or provide your own high resolution image.

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building interiors

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e: sales@grantwestfield.co.uk
www.multipanel.co.uk

Enq. 131

CE backed waterproof wet room solution



wedi systems UK has provided a total system solution in CE backed waterproof wet rooms for an impressive new development of apartments at London Square Bermondsey Village for award winning developer London Square. The wedi 65mm thick, fully integrated trap, Fundo Plano system provided the ideal solution for the floor build up from the

concrete slab. The tray thickness fitted alongside wedi building boards ensured that the requirement of a floor level shower was still achieved. The end result was a comprehensive CE backed waterproof system.

0161 864 2336 www.wedi.co.uk

Enq. 132

Kitchen and bathroom care covered with Fila



Fila's surface care range includes a variety of treatments suitable for kitchen and bathroom surfaces. Designed to clean and protect safely – and without compromising natural surface characteristics – the range includes sealants, deep cleaners, protective barriers and trouble-shooting solutions for surfaces spanning from glass shower

enclosures to natural stone floor tiles. Production is supported by Fila's new ISO 14001:2014 certification and its extensive range is recommended by over 200 leading tile brands.

01584 877286 www.filasolutions.com/en

Enq. 133



Independent living in social housing

Each of Leazes Homes' new nine social housing bungalows on its development in Newcastle has been purpose-designed specifically to enable people with physical disabilities to live as independently as possible. Thus, each features a fully-accessible wetroom in place of bathrooms – each of which is equipped with a Clos-o-Mat Palma Vita automatic shower wash and dry toilet. The toilet looks like, and can be used as, a conventional WC, but its integral douching and drying means the user can toilet without manually cleaning, or being wiped clean, afterwards, as the toilet washes and dries them, to a consistent, high standard. Thus the user has greater control, dignity and independence. Clos-o-Mat is purpose designed to enable easy retro-fitting of accessories, to tailor the toilet to individual needs as requirements change over time. It is now one of Britain's biggest suppliers of toilet solutions to maximise people's independence.

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

Enq. 134



Softly, softly.

Introducing the Cabo Soft Close Shower Door System

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

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

For more information
00 800 0421 6144

Email: crl@crlaurence.co.uk
www.crlaurence.co.uk

CRL[®]

Enq. 135

Thermostats now feature a glass surface



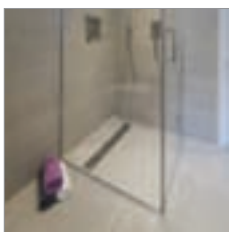
White glass and gleaming metal emphasise the clear design language of the latest 'Select' shower products from **Hansgrohe**. A high-quality glass surface, elegant design and intuitive operation make the new concealed ShowerSelect thermostats an attractive addition to any bathroom. Their clear design blends well with modern architectural trends and the white

glass surface fits harmoniously into every bathroom environment. The thermostats can be combined with Hansgrohe's existing product portfolio and the new Rainmaker Select showerheads.

01372 465655 www.hansgrohe.co.uk

Enq. 136

On The Level – complete wet floors



A complete wet floor from **On The Level** is a made-to-measure interlocking flooring system incorporating a bespoke showering area with a choice of waste position. The complete flooring system is designed and constructed in the factory and delivered ready for a quick and easy installation, saving labour time on site, plus it can be designed to function as a template to take

internal walls. 24mm thick at the perimeter edge, the complete floor can be cut and trimmed on site if any adjustments need to be made. Suitable for new build projects and refurbishment.

01525 373202 www.onthelevel.co.uk

Enq. 138

Kaldewei launches exciting new washbasins



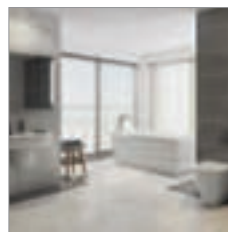
Kaldewei is renowned for its premium manufactured steel enamel baths and shower surfaces and now washbasins represent the logical expansion of the existing product portfolio. Alongside new product collections, washbasins are available to complement Kaldewei's most popular ranges, offering customers a comprehensive design scheme from the

shower area to the bath and washbasin – all meticulously crafted in Kaldewei 3.5mm steel enamel. Depending on the model, Kaldewei washbasins are available in up to four sizes.

01480 498053 www.kaldewei.co.uk

Enq. 137

RAK launches Harmony bathroom range



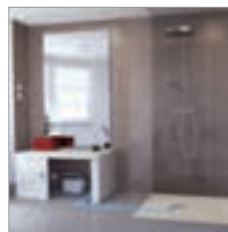
RAK Ceramics has launched its new Harmony bathroom range. Harmony offers a luxurious, Italian-designed range of sanitary ware and basins, complemented with stylish matching furniture. All of the products share a simplistic but stunning look; the curved lines of the sanitary ware and the furniture's sleek design features –

including push/release drawers and ambient lighting – providing a stunning bathroom design at an affordable price. Options include full back-to-wall, close coupled and wall hung designs.

01730 237850 www.rakceramics.co.uk

Enq. 139

Sanifloor plumbs another possibility



Sanifloor from **Saniflo** is a shower waste with a suction pump and sensor that enables the installation of level access showers and wetrooms in situations where gravity drainage is not an option. The discharge pipework is 32mm wide and the flow rate of the suction pump of 25l/min at 3m is compatible with the latest waterfall and rainshowers. There are three

models available each with an integrated non-return valve to ensure water never backs up in the pipes, and a sensor, which is activated when water in the waste/gully reaches a certain level.

020 8842 0033 www.saniflo.co.uk

Enq. 141

CCL Wetrooms extend range



CCL Wetrooms has extended its range of wetroom grills and tapered boards for use with its market leading wetroom drains. The increased range provides customers with a greater choice of grill sizes for their wetroom projects. CCL Wetrooms has increased their range of linear floor and wall grills from four to nine standard lengths: 600mm, 800mm, 900mm,

1000mm, 1100mm, 1200mm, 1300mm, 1400mm and 1500mm. The grills are available in four different finishes, comprising Solid, Oblong Slotted, Square Slotted and the latest Stone-Infill Grill.

0844 327 6002 www.ccl-wetrooms.co.uk

Enq. 142

The Bathroom Switch

Say NO to bathroom Pull-cords

Sensors can be fitted
behind most materials to
suit your particular
décor!

SENSORABILITY

Bringing sense to Lighting ...

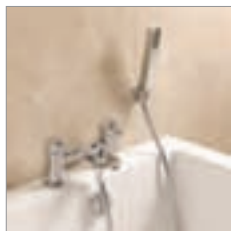
Touch a tile to Switch or Dim lighting etc. within bathroom Zones !!

www.sensor.co.uk

Tel: 01548 511498 ~ Fax: 01548 511393

Enq. 140

MX extends shower range



MX Group, a leading UK shower tray manufacturer, has extended its range of shower products including an extension to both its thermostatic and electric shower ranges, its accessories ranges – especially handsets and cables – and added a range of taps and mixers and a new range of electric water heaters to its already extensive portfolio of showers and shower

related products. Take a look at the impressive website or call the company directly for more information or to order your copy of the new catalogue.

01684 293311 www.mx-group.com

Enq. 143

Redring turns up the heat



Consumers, renovators and installers needing instant boiling water in kitchens and food preparation areas can now choose **Redring's** new Instant Boiling Water Tap, developed as part of the company's extensive new product range. Insulated throughout, the 3 in 1 Instant Boiling Water Tap is designed to make the installation process as simple as possible

for installers while cutting costs and minimising energy waste, as the tap eliminates the need for kettles which are often over filled and often need to be re-boiled, wasting time and energy.

0844 372 7750 www.redringxpelair.com

Enq. 145

New Helifix BowTie HD Kit

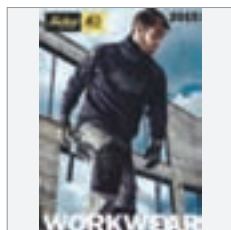


Structural repair specialist, **Helifix**, has launched a new BowTie HD Kit which contains the necessary components, materials and instructions required for the rapid cost-effective restraining of bowed external building walls by securing them to internal floor and ceiling joists. With easy, non-disruptive, external installation, the BowTie HD is a heavy duty stainless steel tie with a self-cutting tip. Once a clearance hole has been drilled, the BowTie HD is inserted and simply power-driven through the first two parallel timber joists to form a secure mechanical connection.

020 8735 5200 www.helifix.co.uk

Enq. 147

New Snickers Workwear Catalogue



The latest full colour brochure from **Snickers Workwear** is now available in print or as a digital edition. It features the world's leading range of working clothes, the only one that will work hard on site all year round, whatever the working environment or weather condition. Whatever trade you're in, there's something for you in the Snickers range –

Work Trousers, Work Jackets, Tool Vests Shirts, Underwear, Accessories and Tool Carriers. Complimented by Snickers Profiling and Embroidery services, Snickers' delivers the ultimate solution to make every man and woman's workday easier and safer.

Enq. 148

Abacus helps bathroom installers



Abacus Manufacturing Group recently held a dedicated training day for bathroom installers who want to fit perfect wetrooms and become waterproof professionals. The 15 installers were trained by Abacus' Managing Director, Ian Pattison, and his team throughout that day, learning everything they need to know about Abacus' Elements products

and how these trays and boards can be used to waterproof any room. Ian Pattison comments: "It was a great day and very beneficial for the installers to see how to use Elements in order to create a completely waterproof wetroom."

Enq. 144

Keep cool with Scruffs' Active Poly T-Shirt



When the heat is on, make sure you keep your cool, with the new Active Poly T-Shirt from **Scruffs'** spring/summer range. Designed for long hot days, the super lightweight, moisture wicking t-shirt has a 50+ UV protection, giving professionals a comfortable fit and protection. The lightweight design of the Active Poly T-Shirt and moisture wicking fabric will

keep you comfortable throughout the day. Plus, with a 50+ UV protection for the long hours working outside and reflective detailing for night-time visibility, it's the perfect choice for day or night.

sales@scruffs.com www.scruffs.com

Enq. 146



Everbuild expands powdered tile range

Everbuild is thrilled to be expanding its array of powdered tile adhesives by introducing four new products to the popular range. The key product within the new range is Lightweight Extra Floor and Wall Tile Adhesive, a multi-purpose product, which can be utilised as a thick, thin or pourable adhesive depending on how much the product is diluted while still retaining its superb quality and performance. Also within the range is Standard Set Tile Adhesive, a cement based wall and floor tile adhesive with excellent adhesion and non-slip properties, formulated specifically to give a longer open and working time. Large Format Tile Adhesive is a synthetic resin-modified thin bed adhesive that is specifically formulated for binding large format ceramic, vitrified, porcelain and stone tiles to walls and some floors. PTB Adhesive is a pourable thick bed adhesive for bonding large format tiles to floors in highly loaded areas.

0113 240 2424 www.everbuild.co.uk

Enq. 149

Homing in on a centralised future



Story Homes select Union Square Software to help build for the future

Story Homes is a housebuilder renowned for creating outstanding new homes across Northern England and Scotland. Having identified an opportunity for significant growth over the next five years, Story Homes have selected Union Square Software as the solution to support them in this journey. By using a centralised platform, data is never entered more than once reducing administration time dramatically.

With 25 years of experience, Story Homes' work is built to exacting standards and in desirable locations while always being underpinned by the concepts of design, sustainability, community and regeneration. From modest beginnings to becoming a major housebuilder in the industry, the aspirations of the company have led to substantial organic and structural growth. This continued philosophy led them to look for a new system which has the capacity to manage and support this change, as

well as the impending future developments for Story Homes.

Chief Executive Officer, Steve Errington was the key driver for this change in document management software. He said: "The key criteria when looking for a new system included; functionality, scalability, market penetration, implementation support and finally cost. Union Square scored strongly on all counts and we were particularly impressed with the rich functionality of their offering and the ability to expand the services deployed post the initial implementation to complement our organisations growth."

The fact that Union Square for Construction has established itself in the Construction industry helped Story Homes in its decision to invest. The concept of standardising the organisational processes across the business was very important to Steve and is a feature that Union Square not only supports but enforces. By reducing the time wasted on tedious tasks and ensuring the



regulation of procedures, members of staff are able to commit as much time as possible to the tasks that they thrive in without restricting them.

"Union Square has helped many organisations support their continual growth and expansion. We are very excited to work with Story homes to facilitate their development over the coming years," said Richard Vincent, Managing Director at Union Square Software.

For further information visit the website.

0115 985 0055

www.unionsquaresoftware.com Enq. 150

A bright new look for Shield and SynerJy



New-look pro tapes for Synseal's popular Shield and SynerJy PVC-U profiles are being introduced during 2015. An online survey was conducted to test installer perceptions of a number of different pro tape options. Printed with the messages 'Lead-free PVC-U profile / Remove this protective foil immediately after installation / This protective foil is

recyclable' these eye-catching new pro tapes will be introduced in phased fashion during the year as existing stocks of the old Shield and SynerJy pro tapes are exhausted.

01623 443200 **www.synseal.com**

Enq. 151

Halo puts Hallmark in the frame for success



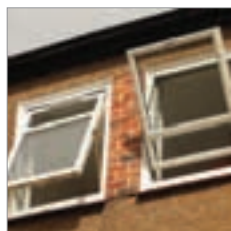
2015 marks the 20th year in business for leading Humberside-based composite door manufacturer, Hallmark Panels. The company, which specialises in the manufacture of PVC-U and aluminium decorative infill panels, composite doors and architectural mouldings is a long-standing client of **The VEKA UK Group**, using renowned Halo profile systems for

the outer-frame of its extensive and varied range of doors. Hallmark uses both traditionally sculptured and contemporary-looking bevelled profiles from the Halo portfolio.

01282 716611 **www.vekauk.com**

Enq. 152

Sheerframe's Top Reversible ensures safety



Sheerframe 8000 Top Reversible windows from Synseal fully reverse for ease of cleaning in total safety from inside the building. This specialist Top Reversible window design features a purpose-designed Sheerturn hinge and is ideal for domestic applications including escape windows as well as medium and high rise dwellings. The Sheerframe 8000 Top

Reversible is fitted with the reversing Sheerturn hinge allowing the window to open out traditionally, retaining the advantages of a casement but reversing for safer cleaning from inside the property.

01623 443200 **www.synseal.com**

Enq. 153

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. 154

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Enq. 155

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Enq. 156

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Enq. 157

Editor's Focus

Schöck

01

The Schöck Isokorb type KS14 thermal break outperforms certain 'common solutions' for concrete-to-steel connections. This is verified through rigorous independent testing carried out by the Oxford Institute for Sustainable Development. Specifiers, contractors and developers need to question bespoke solution performance claims. The lack of transparency in determining actual performance values may mean a product is simply not fit for purpose. Due to building site 'tolerances' it is vital that thermal product solutions should exceed minimum standards.

Enq. 158

Lecico

02

Lecico has launched a collection of taps to complement its range of bathroom products. The new versatile collection includes contract, commercial and retail ranges with modern and traditional design options. A total of 11 new ranges have been introduced featuring basin and bath pillars, mono and mini mixers, bath shower mixers and deck mounted bath fillers. The choice includes lever handle, traditional and modern cross head taps, non-concussive and thermostatic options. Check out full data sheets containing dimensional drawings now live on the company's website.

Enq. 159

Benchmark Utility Solutions

03

Benchmark Utility Solutions install water, gas, electric and telecom mains and services to new developments. They provide an alternative to the incumbent statutory undertakers with one point of contact for all your utility requirements, better payment terms and more flexible operational programming at more competitive rates. Bill Jones, Projects Director, says that Benchmark plan to become the utility provider of choice for all new developments and that the headaches traditionally associated with the utilities can be mitigated by having a Multi Utility provider on board.

Enq. 160

James Jones

04

JJI-Joists are the versatile answer for housebuilding whether it's for floors, walls or roofs. FSC or PEFC certified, they offer the UK's biggest range of standard sizes, available from stock, come with design software and technical back up, and the solid timber flanges and OSB web make them easy to work with on site. They are increasingly being used in structures where a high degree of insulation is required as the 9mm web allows maximum insulation and avoids cold bridging. Visit the company's website for more information.

Enq. 161

Quinn Estates

05

Hammill Park is an exciting self-build opportunity in a stunning rural location between Canterbury and Sandwich in Kent. The schemes comprises 19 large houses of which 11 have been sold. Construction has started on site and the opportunity exists to build your own dream house on plots up to 0.4 acres and houses up to nearly 3,000 sq ft with garage/annex. The development is of farmstead style dwellings that will become one of the finest residential addresses in east Kent. For more information please visit the website.

Enq. 162

T-T Pumps

06

With over 56 years' experience in providing pumping systems to the sewage and waste water industry, T-T have developed the new 'Ready Sump', an innovative pre-formed concrete sump design that's readily available with a primary focus to not only reduce lead times but also health and safety risks to the installer. The pre-cast sump is smooth and clean by design and is fully compliant with both private and 7th edition adoptable pumping station specifications. This is another addition to the T-T portfolio of products providing a true one stop shop solution.

Enq. 163

Buildbase Lintels

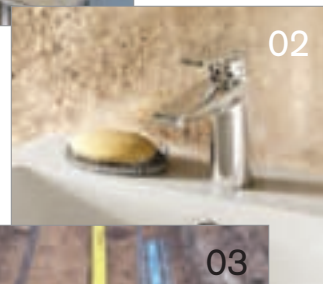
07

Buildbase Lintels has launched a website to make specifying and buying lintels quicker, easier and more convenient for small housebuilders. Developed following feedback from housebuilders and specifiers, the website features 50,000 products in stock, as well as CAD and BIM models from leading manufacturers. By having product, pricing and technical information all in one place, small housebuilders won't have to contact different manufacturers, reducing the time taken to specify and buy lintels. Materials can be delivered for free the next day or picked up the same day.

Enq. 164



01



02



03



04



05

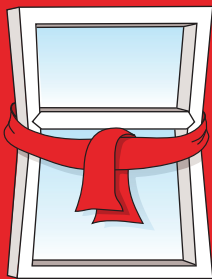


06



07

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Enq. 166

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Enq. 167

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Enq. 168



How to achieve best practice with SuDS

Alex Stephenson, group market development director at Hydro International and chair of the British Water Sustainable Water Management Group explains how housebuilders should implement SuDS

As the dash for new homes gets underway, encouraged by a majority government, housebuilders and housing associations are also getting used to new guidance that expects them to incorporate Sustainable Drainage Systems (SuDS) into their developments.

The new guidance was put in place in England in April this year, but only applies to developments of 10 properties or more. Separate legislation has been active in Scotland for some years and a consultation outlining significantly different standards for Wales closed at the end of April.

The guidance brings SuDS delivery into the planning system. Was the guidance made less prescriptive to ensure that implementing SuDS did not delay planning process, or compromise the commercial viability of developments? There has been plenty of speculation that the government

implemented the new system to help support housing growth.

In his ministerial statement in December, Communities and Local Government Secretary Eric Pickles, laid out a new regime for SuDS. Subsequently, the publication of 14 non-statutory technical standards to guide planning authorities, designers and developers, replaced the much more detailed regulations drafted but never enacted as a part of the Flood and Water Management Act.

“Against a more fragmented background, it will be important for developers and housing associations and their drainage designers, to have a thorough understanding of what best practice in SuDS looks like”

The non-statutory technical standards essentially see English guidance back to ‘square one’ – not much different to the original PPS25 guidance. In fact, the new non-statutory technical standards contain little in themselves to make them specifically recognisable as standards for SuDS – that is, reflecting principles of quality, quantity, amenity and biodiversity.

In his statement, the Minister sets out an expectation that developers should demonstrate

clear and affordable arrangements for maintenance of SuDS over the lifetime of a development, although there is no mention of this within the technical standards themselves.

Devolved and fragmented?

The Welsh Assembly looks set to stick with its version of the much more prescriptive approach established via the proposed Schedule 3 of the Flood and Water Management Act (FMWA). With Scotland already having its own legislation, there is likely to be a devolved regulatory framework for SuDS. With the lack of detailed government guidance, local authorities are also likely to continue to develop their own regional approaches to SuDS design and construction. Developments crossing over regional or county borders could have to contend with more than one set of rules. Along its length, a developer may need to discharge into a watercourse according to different local authority policies and national regulations.

Against a more fragmented background, it will be important for developers and housing associations and their drainage designers, to have a thorough understanding of what best practice in SuDS looks like. Later this year the Construction Industry Research & Information Association (CIRIA) will issue an update the SuDS Manual, which will help to guide designers.

Continued overleaf...



What are SuDS?

SuDS are a more sustainable approach to surface water management that avoids costly and unsustainable transportation of surface water runoff into the local environment or through an overloaded sewer system. The principles of SuDS are first and foremost to mimic natural drainage paths and processes and deal with rainwater as close as possible to where it falls.

SuDS intercept and hold back excess surface water runoff, then manage it through temporary storage, infiltration, evapotranspiration or reuse. Good SuDS schemes satisfy both quantity and quality objectives and are likely to provide multiple benefits to the community by promoting local amenity and biodiversity.

“SuDS intercept and hold back excess surface water runoff, then manage it through temporary storage, infiltration, evapotranspiration or reuse. Good SuDS schemes satisfy both quantity and quality objectives and are likely to provide multiple benefits to the community”

A good surface water management train can either use both landscaped and manufactured components taking into account the space available for storage, the ground conditions, the level of pollutants present, the level of infiltration that is possible and so on. Often a combination of above-ground ‘natural’ features and manufactured devices come together to achieve the best result.

Given the scale of planned building and need to implement SuDS, what are the key issues for housebuilders and developers?

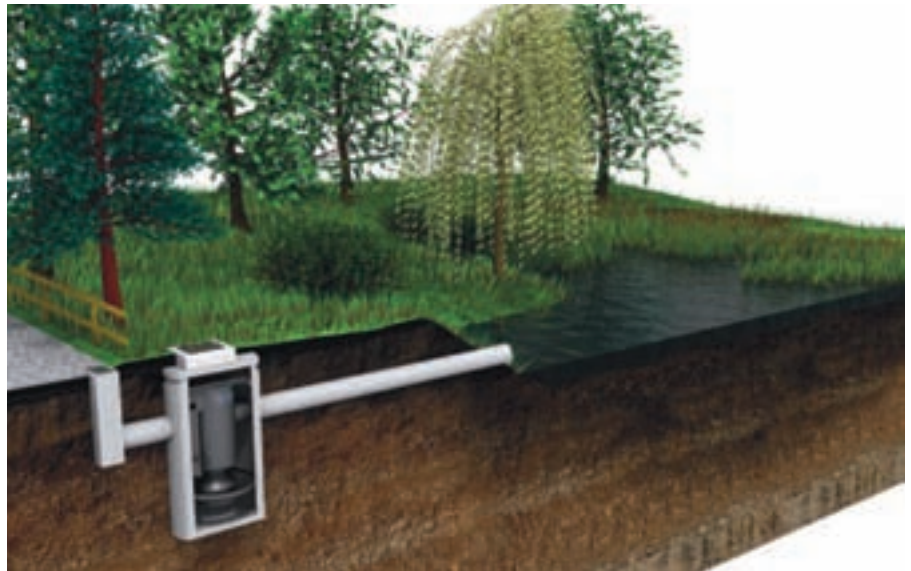
Planning

Designing-in surface water features at the very outset of developments, preferably at master-planning stage, and building SuDS into the infrastructure of a site, significantly aids best practice delivery. Stakeholders such as landscape architects and community interests can then be fully consulted.

Land take

Minimising the amount of land used for flood storage is a critical consideration for any housing development. Whether a below-ground storage tank or above-ground pond is designed, best value in land-take and construction costs is paramount. Carefully thought-out engineering using flow control devices and infiltration technologies can keep costs to a minimum.

For example, using an optimising vortex flow control can save up to 15 per cent in storage compared to similar devices by



perfecting the all-important design curve that engineers use to calculate the storage required to prevent flooding.

Water quality

The English technical standards are concerned with outcomes, rather than practice and any specific reference to water quality objectives have been removed. Treatment of runoff is, at best, only implied. Water quality will continue to be protected via Environment Agency consultation on planning applications. Local authorities will be driven by their regional catchment plans to meet Water Framework Directive targets for the ‘good status’ of rivers. Developers will want robust, reliable and easily-installed treatment trains for water quality where they are required.

Maintenance

According to the Ministerial Statement, developers will need to demonstrate how SuDS components will be effectively maintained throughout their life to secure planning permission. In theory this should avoid the potential for schemes to be left neglected or rendered ineffective through lack of regular care and inspection.



In practice it remains to be seen how maintenance of SuDS will be interpreted and delivered. A third party such as a local authority, a water company or service company may take on responsibility for maintenance, leading to the potential for residents funding part of the upkeep. This could have particular significance when it comes to social housing.

Developers will recognise the benefit of demonstrating repeatable, measurable performance of SuDS throughout their lifetime and of being able to predict and cost maintenance regimes. In this case, using proprietary devices, with maintenance regimes specified by the manufacturer, may help developers demonstrate to local authorities that they are complying.

Enq. 169

Top five tips for SuDS best practice

1. **Start early:** SuDS plans should be incorporated right from the start of a project, preferably during masterplanning and guided by the Local Plan.
2. **Engage the community:** Getting local people passionate and involved in sustainable surface water management has been shown to be highly effective in achieving successful schemes.
3. **Use the full SuDS toolbox:** Create a surface water management train using the most appropriate ‘natural’ and manufactured components taking into account the space available for storage, the ground conditions, the level of pollutants present, the level of infiltration that is possible and so on.
4. **Plan predictable and repeatable maintenance:** Ensuring that SuDS continue to perform requires skilled ground maintenance, as well as following manufacturers’ schedules for inspection and maintenance of proprietary systems.
5. **Insist on Quality Contractors:** Construction of a SuDS infrastructure can require a different skillset for contractors from conventional drainage approaches.

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screed are installed you will be provided with a two year workmanship guarantee that in the rare chance that any defects occur, Easyflow will cover all call out and labour costs.

0845 0179 700 www.easyflow.org.uk

Enq. 170

Kährs new Bloc Collection



Kährs has introduced its new, creative Bloc Collection. Bloc is an on-trend patterned wood floor created using individual oak staves, in three different sizes and shades. Sections are easily joined using an oak tongue to create unlimited geometric designs – from traditional herringbone to modern brick – in single or multi-colours. Staves can also be used

to create eye-catching borders around patterned or traditional plank floors. Nature Bloc has an oil pre-finish, whilst White and Grey Bloc are oiled and stained, which creates an elegant washed hue.

023 9245 3045 www.kahrs.com

Enq. 172

T&R wood flooring joins design spec



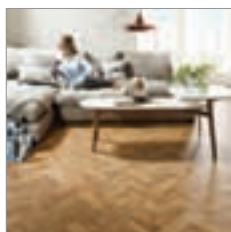
Five Kährs' wood floor designs are being supplied, by **T&R**, at Concord House. The new homes have a strong, eclectic feel and showcase the design talents of a host of local firms. Kährs' Artisan designs were chosen to reflect the 'vintage industrial' look. The wood floors specified are one strip designs, crafted from knotty, sustainable oak and pre-finished with oil.

They include nut-toned Oak Concrete, which is brushed, handscraped and bevelled, and Oak Slate, which has an additional smoke treatment, to give the floor a grey-tinged tone.

0115 925 7711 www.trflooring.com

Enq. 174

Polyflor launches Designatex for the home

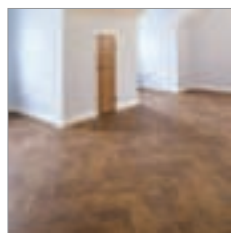


Polyflor is proud to announce the launch of their latest range of beautifully designed and hard wearing flooring developed specifically for the home, the Designatex collection of textile backed luxury sheet vinyl flooring. The stylish yet practical Designatex vinyl flooring range includes 12 wood effect 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. These wood designs accurately replicate the warmth, grain detail and natural textures of real wood.

Enq. 176

Polyflor helps create stunning new homes



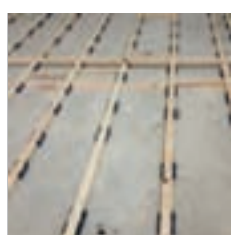
Polyflor's vinyl flooring was recently installed at Wales & West Housing's new housing development. Polyflor's Secura PUR flooring in the bold Antique Herringbone 2129 design was installed throughout the apartments in kitchens, corridors, bedrooms and living spaces. The Secura range of luxury vinyl sheet flooring beautifully replicates the look of

natural materials, with this chosen design featuring an inbuilt herringbone pattern and authentically reproduced wood grain and knots to give a rustic feel in a practical loose lay format.

0161 767 1111 www.polyflor.com

Enq. 171

Quick solution for levelling floors



A former public house in Islington has been refurbished to form a new flatted development, utilising Profloor Levelling System from the **A. Proctor Group** to level the floors. M P Brothers found the Profloor Levelling System to be a quick and cost effective alternative to the use of an acoustic underscreed layer. Profloor Levelling System meets the requirements

of Robust Details and is FFT2 compliant. Once installed the floor can be walked on immediately allowing follow on trades to start work quickly. It is easily assembled on site without expensive plant.

01250 872261 www.proctorgroup.com

Enq. 173

Knee pads save injury, time and money



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UK designed, 'Redbacks' cushioning kneepads which are winners of SATRA's 'Best Innovation in Occupational PPE Award' and have been nominated for 'top product' awards by leading UK trade media.

01327 702104 www.redbackscushioning.com

Enq. 175

Setcrete™ sets the pace with 2K Pro



Setcrete's 2K Pro levelling compound has been used to rapidly create a smooth and durable surface for the installation of new floorcoverings at a kitchen refurbishment in Solihull, Birmingham. Thanks to the unique capabilities of Setcrete's 2K Pro levelling compound, contractors were able to complete the entire job in a single day.

Setcrete's 2K Pro has been specifically

designed for use over adhesive residues. Its rapid setting 2K Pro can achieve a walk-on time of just 60 minutes and new floorcoverings can be installed in as little as four hours. The fast drying, two component compound can be applied to a range of subfloors.

Enq. 177

Designatex

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2/3/4
metre widths

17dB

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Engineered for comfort style and durability

Darren Beech, director of Ultra-Interior Ltd explains why housebuilders should consider Engineered Hardwood Flooring as the ideal choice of flooring material for modern developments

Housebuilders are constantly seeking products and materials that will give their development an edge adding to its desirability and saleability. The style and function of flooring is regarded as an important element in most contracts now, and with more choice than ever before, getting the right advice, support, and solutions, is vital for main contractors. The floor areas of any housebuilding project need careful consideration to ensure it not only comes in on budget but has flare and practicality too.

“Engineered wood flooring is the solution for housebuilders and developer installations. Its multi-layer construction makes it dimensionally very stable and highly suitable for properties being built with underfloor heating systems”

Of all the floor surface materials available, Hardwood timber is an excellent choice, it has been used for this purpose for centuries and arguably still remains one of the greatest draws when marketing a property to potential buyers. Whether in the first time buyer housing sector or in individual bespoke developments, the

housebuilder can find hardwood-flooring options that are cost effective, offer style with functionality, and is a sustainable material.

Furthermore today's market has clients and house buyers that command unique living environments. The fear of high maintenance or use in kitchen areas, has sometimes prohibited developers from choosing hardwood flooring, however with innovations in production, sub-floor preparation, and final finishes it means housebuilders can now choose wood floor options that are simple to install, require no specific ongoing maintenance, are easy to clean and will add an attractive selling point.

The benefits of engineered hardwood flooring

When specifying wood flooring, the solid versus engineered question would often be raised. Nowadays it is accepted that while there is certainly still those projects that command the solid wood format such as very bespoke or heritage applications, most building projects and developments will benefit from using an engineered format.

Solid wood flooring has some limitations in that most manufacturers supply narrow and shorter length specifications because solid flooring is more prone to movement. However



specialist suppliers will be able to cater for projects in longer, wider formats where the site conditions allow and correct subfloor and installation requirements are in place. Solid hardwood is not suitable for installation directly onto concrete subfloors. Main contractors will usually need to appoint specialist floor fitters via the flooring supplier who are experts in these applications. It is not impossible to install solid wood over underfloor heating, however, specific installation criteria needs to be met to ensure successful performance of the flooring.

Engineered wood flooring is the solution for housebuilders and developer installations. Its multi-layer construction makes it dimensionally very stable and highly suitable for a variety of properties being built with underfloor heating systems. Under floor heating is now regarded as

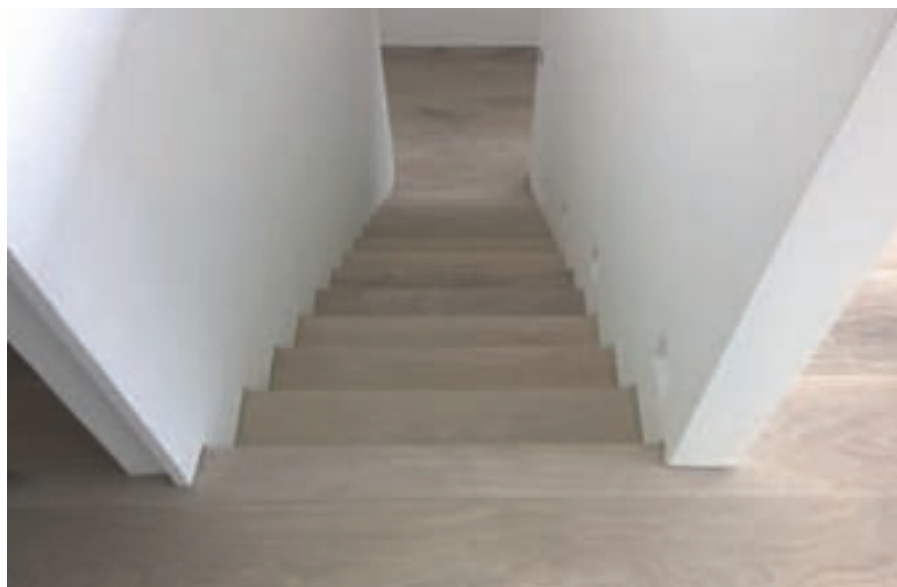
Continued overleaf...

a standard inclusion in top end developments as are hardwood floors. There are a number of under floor heating systems available and therefore choosing a woodfloor supplier with experience of fitting floors over heating systems is important so it can be tailored to the specific project. A typical high quality engineered board will have a top wear layer up to 6mm thick such as Oak with a high quality ply base material such as Birch. Engineered wood floors can be installed in various methods including, fully bonded, nailed, part glued, or floating, onto concrete or timber or onto joists so whatever the type of sub-floor engineered wood floors offer a solution. Fully finished boards which have their oil or lacquer finish applied in the factory are of great benefit to the contractor as these can be installed quickly and efficiently without the need for other trades to be excluded from floor areas awaiting drying and hardening of the finishes. They can also be covered over immediately with a protective layer to stop damage from dust and debris during the remainder of the project works.

“Wood is hygroscopic and will respond to changes in environment conditions and therefore it is important that the floor suppliers recommended levels for humidity and heating are monitored accordingly”

Having a professional supply and installation team is key to the success of a wood-flooring project. On site problem solving, dealing with technical challenges effectively and having an eye for detail will ensure the floor is fitted technically and aesthetically correct. The supply team will be able to advise the contractor on specification of subfloor build up and selection of the appropriate floor finish for its intended use.

Aftercare on most pre-finished engineered floors is minimal; oil finishes can be refreshed as and when required. Lacquer finishes are generally more robust and have a longer life span. Wood is hygroscopic and will respond to changes in environment conditions and therefore it is important that the floor suppliers recommended levels for humidity and heating are monitored accordingly.



Sustainability

For most housebuilders and specifiers of wood, the issue of sustainability is a priority. Marks of certification are a primary source of knowing the timber material has been sourced responsibly and from well managed forests. The most extensive forest certification schemes include two international schemes FSC – Forest Stewardship Council, and PEFC – Programme for the Endorsement of Forest Certification, and recognised national schemes SFI, CSA, MTCC. In addition in the last couple of years EUTR – European Union Timber Regulation became law to stop the import of illegal timber into the EU. Products with a certification mark can give assurance to businesses and consumers looking for sustainably sourced forest products.

Design

In terms of design and suitability of species for the housebuild market, Oak always has a place whether it be in a starter home development or in the high end sector. In smaller properties Oak flooring can offer a light and bright living environment and help small rooms take on flare. Laid in narrower widths and with a simple finish it's the perfect cost effective solution for a developer to add value and appeal.

Wider boards up to 240mm wide are ideal proportions for larger scale rooms and suited to the mid-market sector, flooring with a lively amount of knots will give a space strong character while prime grade flooring offers calm appearance and luxurious atmosphere. The uses of colour finishing offer endless possibilities and are exciting and modern.

If a development commands premium fixtures and fittings then flooring with generous widths and deep colours are impressive in spacious rooms. Chevron and large Herringbone designs have an instant impact on an area. Bespoke machining and finishing can produce a floor that's one of a kind, which can be further

accentuated, with surface refinement in terms of texture and sheen levels.

In order to maximise the property potential, the use of decoration, lighting, and layout, all play a role in making spaces work effectively. Recently there has been a trend for housebuilders to visually link floor levels by incorporating the same timber material and finish on the staircases as is on the floor. This creates a real flow to areas that may otherwise have been a visual divide and helps spaces feel more open. Specialist suppliers can machine stair tread, risers, and other components to match the wood flooring to achieve this.

It is beneficial for the main contractors to have site meetings with the flooring expert as early in the building process as possible to establish and accommodate relevant final floor heights, subfloor preparation, insulation and underfloor heating information and specific joinery detail requirements for the flooring areas. A good relationship between contractor and the flooring supplier will provide invaluable support and guidance on an area of the interior that is significant to the overall function and aesthetic appeal of a property and potential buyers. A quality well installed hardwood floor provides the perfect setting for exciting interior designs across the whole spectrum of housebuilding that will stand the test of time.

Enq. 179



Kawneer is key to regeneration



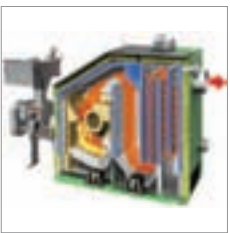
Facade products from **Kawneer** architectural aluminium systems have provided a "key" aesthetic in the first phase of a 10-year redevelopment of an estate in a Royal London Borough. Kawneer windows, doors and AA*100 zone and mullion-drained curtain walling with 50mm sightlines feature throughout the elevations. The specified windows

include AA*541 top hung and side hung composite casement windows. The doors used on the project included AA*720 open-in and open-out doors and series 190 heavy-duty commercial entrance doors.

01928 502500 www.kawneer.co.uk

Enq. 180

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. 181



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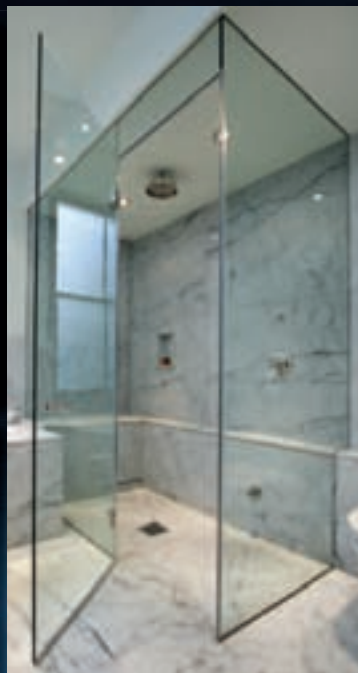
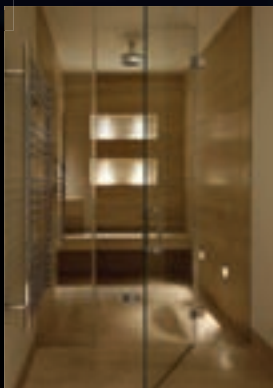
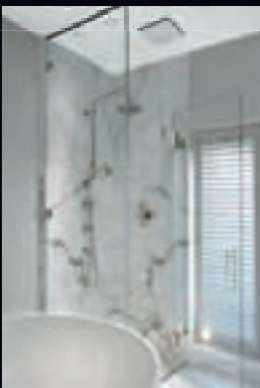
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Enq. 182



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Enq. 183

Ubbink solar in-roof mounting system meets PV requirements for council bungalows

Ubbink's in-roof solar mounting system has been used on 37 bungalows for a sheltered housing scheme with South Cambridgeshire council at Sawston & Duxford.

The project was carried out for South Cambridgeshire District Council, by Foster Renewable Energies Ltd, of Wisbech, following a successful trial installation on one of the bungalows on the site.

James West of Foster Renewable Energies, said: "The planners at South Cambridgeshire DC had expressed an interest in an in-roof type mounting for the bungalows – and we were able to show examples of previous similar projects we had undertaken using the Ubbink mounting system."

Low profile installation

The Ubbink in-roof mounting system ensures an attractive low profile installation that blends into the roof without detracting from the character or architectural integrity of the building.

James West continued: "We like the system as it can be installed on the majority of roof coverings without any component changes. Modules can be installed portrait or landscape, with design and delivery all within our desired time frame. Ubbink also offers good site support if needed. Having installed over 100 Ubbink in-roof PV systems to date, with excellent service from Ubbink, we would not look anywhere else for this type of project."

All the bungalows on the site are the 'Hawksley' type prefabricated bungalows developed in the immediate post-WW2 period to provide much needed housing commissioned by the Ministry of Works in the late 1940s and 1950s.

Helping combat fuel poverty

The solar PV arrays formed part of a refurbishment programme at the site and were specified as



part of a scheme to combat fuel poverty in the Cambridgeshire area.

Lightweight coated steel tiles had been specified to provide an attractive and cost-effective roofing on the bungalows. The system does not sit as flush as a typical Ubbink in-roof system, due to the Decra shallow profile, however still gives an aesthetically pleasing finish to the roof.

Aesthetics and practicality combined

The Ubbink in-roof system allowed a low-profile mounting solution for the modules – an important aesthetic consideration as the roof areas on the single storey buildings are very visible at ground level.

Les Lazell of South Cambridgeshire District Council said: "With a project of this kind there are many factors to take into account. We were keen to minimise the visual impact of the PV

arrays, but also wanted a practical and fully compliant solution, hence the decision to trial the system before rolling it out to all the properties. The trial was extremely successful and we are delighted that the project has now been completed within budget and timescale."

Suitable for most pitched roofs from 15° to 70°, the Ubbink Solar in-roof system is designed for mounting and integrating most sizes and types of photovoltaic (PV) modules with tiled or slate roofs. The characteristic uplift resistance of the system as tested at the BRE, with two rails and five mounting blocks per rail, is 1759.5Pa.

On new roofs, the Ubbink Solar In-Roof system reduces cost as tiles or slates are not required below the PV array.

The system is supplied with a unique in-roof waterproofing roll, which is laid across the battens and fixed before the fixing rails are fitted. Flashings and soaker details can be fabricated using Ubbink's non-lead Ubiflex flashing material. This method was used by the Foster Renewables installation teams at Sawston and Duxford. Ubiflex gives the appearance of traditional building materials like lead, but is lighter, completely non-toxic and up to 50 per cent quicker to install than lead.

The Ubbink in-roof mounting system is guaranteed for 10 years, providing installation has been carried out correctly.

01604 433000
www.ubbink.co.uk

Enq. 184



ISO-Chemie has thermal sealing covered



Fast and secure sealing of various thermal insulation composite systems to building openings and projections is provided by the new ISO-EWI SEALING SYSTEM from ISO-Chemie. The ISO-EWI SEALING SYSTEM can be used to provide rapid, high performance and enhanced energy saving insulation sealing solutions for a variety of external

insulation systems around the windows and doors as well as roof and wall base areas. ISO-EWI SEALING SYSTEM offers compliance with various standards including DIN 4108-7 and EnEV 2014.

01207 56 68 67 www.iso-chemie.co.uk

Enq. 185

Energy saving refurbishment with Remmers



The listed 19th century former Schoolhouse was renovated and extended to create a new energy efficient residential family home. Due to the build up of condensation behind conventional insulation when applied to single leaf construction, it became apparent that a "breathable insulation system" would be required. Remmers IQ Therm was chosen

as it has the highest level of insulation for given thickness of breathable systems. Remmers IQ Therm is a complete system of fixing/insulation and finishing available in three board thicknesses.

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Enq. 186

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Reader
Enquiry
189

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Love Your Garden with Earthwood EasyClean

TimberTech, a composite decking range, has shot to TV stardom after featuring on garden guru Alan Titchmarsh's popular ITV show *Love Your Garden*.

All of Earthwood EasyClean's star qualities shone on screen in episode three of ITV's *Love Your Garden*, which aired on 7 July. This episode, which showcased a garden makeover for the worthy Finney family from Truro, incorporated a 25m² TimberTech decked outdoor lounge area, combined with an integrated decked seating area, and a bespoke coffee table – all made from TimberTech! The TimberTech Silver Maple boards were also utilised to create a colourful ballpit for the children, as well as providing the foundation for the second play area which incorporated a fantastic play dome for the kids to enjoy.

Both Earthwood EasyClean, and its top of the range sister product Earthwood EasyClean Legacy, from Greensquares, the UK's outdoor living experts, have a super-resilient wood and polymer mix, topped off by a sleek,



uncompromising polymer cap, that's easy to clean as well as easy on the eye.

Greensquares Managing Director Jason Cole said: "Stage celebrities often 'tread the boards' – but it's not often that the board itself is the celebrity. However, the spotlight was firmly on TimberTech's bright new star and Earthwood EasyClean decking shone in its leading role.

"The LYG team knew TimberTech was the ideal low maintenance solution for the Finney

family, as well as being quick and easy to install and therefore ideal for such a fast paced garden makeover show" said Mr. Cole.

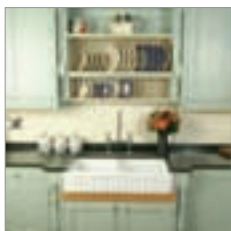
Earthwood EasyClean is the ideal solution for homeowners and landscapers, leisure businesses and garden designers seeking to maximise good looks and minimise maintenance.

02920 371584

www.timbertechuk.co.uk

Enq. 190

Shaws of Darwen Ribchester



This spacious 'English made' Ribchester sink from the **Shaws of Darwen** Original Collection is a large heavyweight, double bowl sink with distinctive fluted front and central dividing wall with a 3-hole overflow in each sink, plus standard 3½" waste outlets for basket strainer or waste disposer. The Ribchester is available in white and biscuit finishes with a long

lasting, durable glaze. Visit the Shaws of Darwen website for more information and to view the company's full range of kitchen sinks, complementary tap designs and accessories.

01254 775111 www.shawsofdarwen.com

Enq. 191

Koppers' technology helps preserve timber




Industrial wood preservative specialists, **Koppers**, has extended its revolutionary micronized copper treatment range, MicroPro – a 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. Traditional methods of getting copper into timber involve dissolving the copper in a solvent, but Koppers' MicroPro technology is different; it does not use organic solvents.

01628 486644 www.kopperspc.eu

Enq. 192




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Enq. 193

Swish seals the deal with ALMO



Swish Building Products has been named roofline and rainwater supplier for a rolling refurbishment programme by ALMO, Your Homes Newcastle (YHN). Supplied and installed by Swish Approved Installer JDP Contracting Services, the Swish roofline and rainwater systems will be installed on around 500 homes per year. Swish's Sustainable Rainwater

products contain up to 84 per cent recycled content, a combination of old windows and guttering systems. This can save up to 70 per cent in CO₂ output during the production process.

01827 317 200 www.swishbp.co.uk

Enq. 194

New PIR option for Cygnus wireless alarms



A programme of constant innovation at Bull Products sees the launch of a new PIR option to its successful range of Cygnus wireless alarm systems. The Cygnus system, one of the most advanced wireless alarm systems for use on construction sites, now benefits from additional functionality. Any of the Cygnus system modules such as fire alarm

call points, smoke detectors, heat detectors, and first aid call points can be specified with the PIR option so that whenever an intruder is detected by the PIR sensors, an alert is sent to personnel off-site, thus increasing the safety protection offered by Cygnus.

Enq. 195

"All-inclusive" solution to creating sales



In an innovative approach, the Avant Group has developed a re-locatable show-suite, believed to be the first of its kind and quality among housebuilders. The 'gull-wing' prefabricated buildings comprise two 10m x 3m sections that are easily craned into position and abutted from one site to another. Initially 22 units are being produced for sites across the

country. Each section is roofed in the factory using Protan SE1.2mm single ply membrane; once on site, the two halves are sealed with a site welded Protan SE 1.2mm cover strip to waterproof the join between.

01925 658001 www.protan.co.uk

Enq. 196

Sapphire's first in class glide-on balconies



A glide-on balcony system, specially developed by Sapphire Balustrades for residential projects, has enabled faster, simpler installation of 119 projecting balconies at First Central, a striking new residential development in North West London. Sapphire's combination of offsite manufactured balcony units or 'cassettes' and innovative glide-on connectors saves

time and cost for housebuilders, developers and contractors. The individual balconies, complete with glass balustrades and sub-deck, simply 'glide' on to pre-erected connection brackets. Fascias, soffits and drainage systems can all be built into the cassette offsite.

Enq. 197



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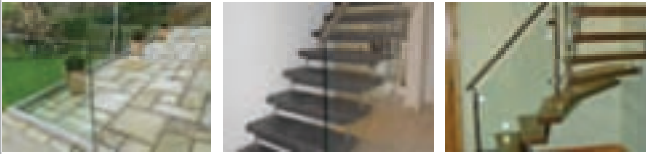
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Enq. 202

Spiral Stairway to heaven

Spiral Staircases are going through a renaissance as architects and developers alike begin to realise their worth in new builds. Complete Stairs Systems discuss the uses of this often overlooked household feature

Despite having been in existence for hundreds of years, spiral staircases are often overlooked by architects, house-builders and developers alike as a viable option for a staircase in a new home. This is largely due to the myth and misconception that surrounds them of being complicated, difficult to use staircases. However, the reality is that spiral staircases are versatile, practical and efficient. Whether you are designing and building a single person studio, a family home or an executive apartment, there will be a spiral staircase that can be specified accordingly, and available at a price that suits.

“With space being at more of a premium than ever before, even with conventional staircases being the traditional solution for many developers, spiral staircases are increasingly being used to provide more of a space saving solution”

Now, with space being at more of a premium than ever before, even with conventional staircases being the traditional solution for many developers, spiral staircases are increasingly being used to provide more of a space saving solution, in turn freeing up much needed floor space.

For a spiral staircase that meets modern building regulations, as a main or primary staircase, the overall diameter will be in the area of just 1850 – 1900mm, yet this will still easily provide the minimum required 800mm of clear tread width. Moreover, their layout is such that they can be very easily accommodated within a



modern property – even in an open plan setting. While spiral staircases can be small in stature, they can also be beautiful in form, and this is perhaps one of the biggest benefits of this style of staircase. They can add style and appeal to any home – giving that all important wow factor to a new property. Best of all, because it is the structure that achieves this, you do not have to have a big budget to create this effect.

An important point to note is that the use of a spiral does not just have to be restricted to a main stair. For example, if converting an existing building in to new dwellings – perhaps an old country house or former office block – a spiral can be brilliantly effective at liberating space that otherwise could not be accessed with the use of a conventional stair. For example, this might be an additional bedroom in a loft space, or storage in an unused basement. In turn, this should certainly help with improving the value, saleability and return on a property. This is especially so as in these types of scenarios, building regulations permit a smaller size of stair – just 600mm clear tread width. This translates in to a diameter of between just 1450 and 1500mm.

“While spiral staircases can be small in stature, they can also be beautiful in form, and this is perhaps one of the biggest benefits of this style of staircase. They can add style and appeal to any home – giving that all important wow factor to a new property”

Whatever size of spiral staircase you opt for, there are two basic things to remember: a spiral staircase has to be completely un-obstructed. It is not possible for them to sit under floors. The opening will need to be bigger than the diameter of the staircase by 100mm. For example, a 1,500mm diameter spiral should sit in an opening of at least 1,600mm diameter or 1,600mm². This gives all important ‘knuckle gap’ on the outside of the handrail as it passes through the floor, and also allows a sensible amount of tolerance.

Any developer will want to maximise the appeal of their property on the housing market, and one of the biggest concerns with spiral staircases is that they are not as practical or safe as a conventional stair, and therefore will limit the desirability of a new home. Fortunately, this could not be any further from the truth. When it comes to practicality, not only do spiral staircases occupy less space but, just like a conventional staircase, they have consistent tread goings and, within reason, can be designed to any size. When it comes to safety, a spiral staircase is an equally sound proposition. Not only can they be specified to comply fully with all relevant building regulation requirements, a variety of additional features can be added to make them even safer. Such items include non-slip details on

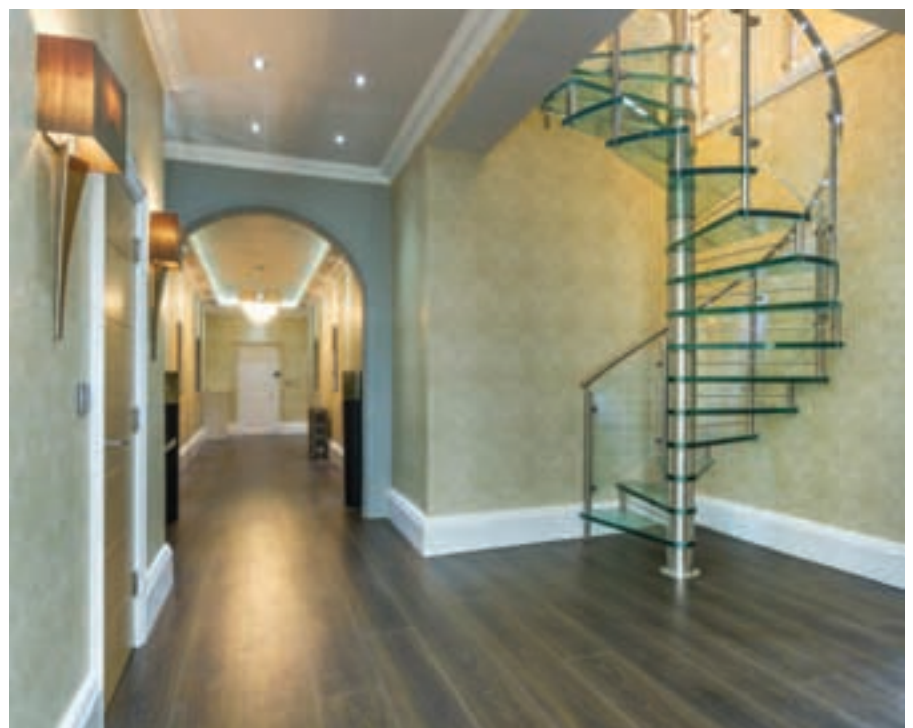
the treads, closed risers (no gap between the treads), a centre column handrail (in addition to the balustrade handrail), and even child gates can be provided.

For any developer, time will also be a major factor. The installation of a conventional staircase can be made difficult and time consuming by the fact that it needs to run alongside walls. Of course, if those walls are not at exact angles or the plastering is not completely smooth, then fitting the staircase can become a real headache – often requiring rectification works in order to make the staircase fit. With a spiral staircase, the nature of its free standing structure means that the surrounding walls cease to be a consideration. This not only makes installation much faster, but also a lot cleaner.

In terms of pricing, the range is huge with £700 to £800 being the starting point for a basic secondary use spiral, rising all the way to £15,000 and more for a large high spec primary spiral staircase – perhaps with glass or walnut treads with curved glass balustrade. It is also important to mention that finish is a big factor in the cost of a spiral. When it comes to the treads and handrail, timber is a popular choice, with beech, oak and walnut the most common hardwoods available. For the balustrade, spindles are often viewed as being most practical; curved glass, acrylic or steel panels are also options, but will tend to attract quite a premium. The steel structure of the spiral is also available in a wide range of finishes from mild steel powder coated through to stainless steel.

In summary, a spiral staircase will create a stylish, safe and practical feature in any property – helping it to stand out from the rest on the market, whilst saving time, space and money at the same time.

Enq. 203



Staircases – steps for a stand out project

A staircase is often the first thing that visitors see when they enter a property, so making it a central feature in a home can really make a positive impact on the value of a project. Phil Chimento, general manager at JELD-WEN provides tips and advice on creating a stand out staircase from initial specification through to final design



Before specifying a staircase for your redevelopment or new build project first consider your budget and what finish you are after; whether you want a high-end exposed oak finish or whether the treads and risers will be covered in carpet. Next think about the configuration; how much available space is there and will there be enough room for other walkways and doorways on the landing and ground floor? Do you need a winder or straight flight and will it span just one flight or multiple?

For every developer, time is money, so it's crucial that stairs are measured accurately so not to cause delays to your housebuild project. Where available it is worth asking the stairs manufacturer to conduct a site survey to ensure the measurements are accurate, meet Building Regulations and that there is at least two metres headroom clearance.

Stand out staircases

Timber stairs can act as a key differentiator to other homes on the market. Quality designs can improve the aesthetics of a project and give them a stand-out first impression, as well as command a higher property value, making them worth the initial investment.

If you have a larger budget and are looking for a high-end finish, then there are a number of staircase options to choose from. A staircase with wide spindles and larger newel posts creates an immediate impression of sturdiness and luxury. Adding a bullnose step or curtail step will complement an oak staircase giving it a decorative finish. The larger step also provides support for adding a sweeping continuous volute handrail.

A cut and bracketed option creates a distinctive look when a project features a

"As well as having a large range of designs to choose from, top timber manufacturers are developing innovations which make installations as quick and easy as possible. For example, the latest technology means that some timber staircase manufacturers can now supply factory pre-cut, pre-notched and pre-drilled staircase components that are ready to be installed"

staircase that is exposed on one or both sides. By mixing and matching oak with metal a contemporary impression can be achieved, or to introduce more light and the illusion of space into the design, choose a staircase with glass panels.

Saving time on site

As well as having a large range of designs to choose from, top timber manufacturers are developing innovations which make installations as quick and easy as possible. For example, the latest technology means that some timber staircase manufacturers can now supply factory pre-cut, pre-notched and pre-drilled staircase components that are ready to be installed immediately; minimising the labour required to manually cut on site, speeding up installation time and improving the overall finish. Pre-assembled balustrades are another time-saver – installation ready they eliminate the need for time consuming sawing and cutting on site and simply require positioning and securing in place.

One of the most time-consuming parts of stair installation is decoration and when working to short timescales and a tight budget there's no time to waste. Housebuilders now have the option to choose staircases that are supplied part-finished, with a factory applied three coat primed finish, meaning only a quick top coat is required on site.

To protect staircases while under construction, ask your manufacturer for easy peel film protection that can simply be peeled away after painting leaving you with clean treads and risers.

Choosing timber

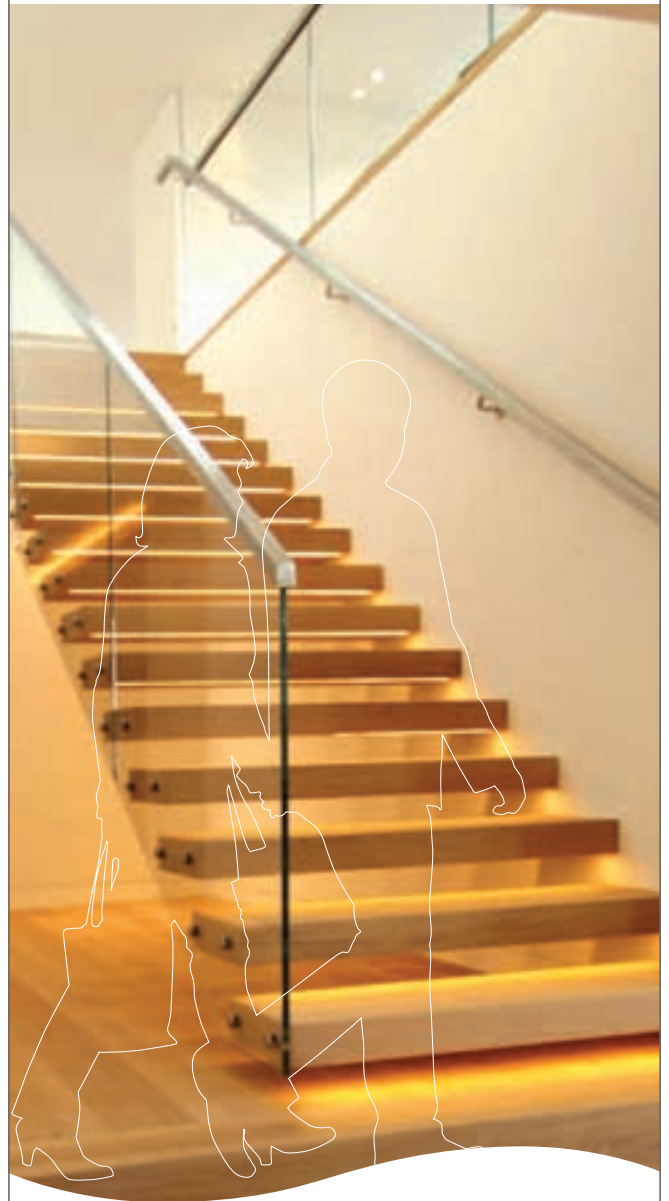
Timber not only looks good but also has great environmental credentials; choosing CE marked full chain of custody products from high quality manufacturers is great for sustainability credentials and ensures longer guarantees for home buyers, and ultimately a good reputation for the housebuilder.

An incredibly versatile material, timber sourced from premium manufacturers will meet the strict specification criteria, carbon targets and regulatory demands of most developments – from listed buildings and conservation areas, to communal living spaces and new build properties.

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Enq. 207



This gypsum waste has been separated and recovered for re-use in the manufacturing process, creating a full sustainable close-loop lifecycle for plasterboard

Close the loop – gypsum to gypsum

Steve Hemmings, head of EHS & Sustainability at Siniat explains why housebuilders and suppliers need to work together and do more for sustainability

In the last decade the global economy has taken note of the dwindling supply of resources left to us, and more recently we have started taking steps to solve the problem. Although we're all making great progress in becoming greener, we haven't quite crossed the threshold to the greener-other-side. We have yet to shake off the consume-dispose culture of the past; we still need the latest phones, computers and cars, and the sheer pace of product and technical innovation means the materials we're using are getting more complex making it difficult for manufacturers to use reclaimed materials only.

What we call a linear economy – produce-consume-dispose – is unsustainable. We have already recognised that we need to work recycling into our everyday lives. However, because

most recycling efforts reduce the quality of the material being recycled, often we're just reducing the rate at which we consume rather than closing the circle.

"We have already recognised that we need to work recycling into our everyday lives. However, because most recycling efforts reduce the quality of the material being recycled, often we're just reducing the rate at which we consume rather than closing the circle"

Close the loop

European Construction is a key area where inefficiencies need to be identified and improved upon. The sector produces 33 per cent of the EU's generated waste according to the most recent Eurogypsum report.

As the report highlights, gypsum, the core material in plasterboard, is one of many materials we could be using more efficiently. It's also the only material used in construction that can be recycled indefinitely without its quality being affected.

Gypsum is a mineral found in abundance in the Earth's crust that humans have quarried for millennia to create plaster. Gypsum was first used for creating plaster in Asia at around 9,000 BC,

Continued on page 63...

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and we still use it to this day because there is no other substance more fit for purpose.

What's really interesting about gypsum is that the chemical processing to make plaster is entirely reversible. Gypsum becomes plaster when it's dehydrated, and on the addition of water it becomes gypsum again, like a cake that turns back into eggs and flour once it cools down. Because of this unique chemistry and the fact that the process does nothing to affect quality, gypsum is 100 per cent recyclable, making it unlike any other construction material.

"Gypsum becomes plaster when it's dehydrated, and on the addition of water it becomes gypsum again, like a cake that turns back into eggs and flour once it cools down. Because of this unique chemistry and the fact that the process does nothing to affect quality, gypsum is 100 per cent recyclable, making it unlike any other construction material"

By putting a hand on each end of the linear economic model and bending it so the two ends meet, like Superman demonstrating his ability to ruin steel beams, we could close the circuit. A circular economic model of this kind would mean that waste material is where all things come from and where all things return.

In theory, to achieve a circular gypsum economy, manufacturers need to be in a position to use entirely reclaimed materials instead of

Unsorted demolition waste



newly produced, mined or quarried gypsum. In theory, it's possible.

However, material quality isn't the only obstacle in the way of the circular economic model. Logistics plays a big role in the process; even at demolition, the gypsum waste needs to be sorted to avoid contamination. A circular economy will need the entire supply chain to work together; a manufacturer using entirely reclaimed materials at the start of the model is the first step, but if those materials aren't being recycled by the end user the model isn't circular. Current demolition methods cause too much contamination to recover a demolished building's gypsum in

isolation. The cross-market management needed to achieve a circular economy is daunting.

In theory, plaster production could become the first truly circular economy. However, theory and reality have so far failed to intersect. Some gypsum is injected into the economy fresh from quarries around the world, and the rest is synthesised as a by-product of flue gas desulphurisation, a process that takes place at some coal-fired power plants. So where do we start?

Gypsum to Gypsum

Gypsum to Gypsum is a three year EU Life+ initiative aimed at changing the way gypsum waste is treated, made up of 16 industrial and academic partners in seven countries.

The main objective of the project is to achieve higher recycling rates of gypsum waste, helping to achieve a resource efficient economy. The project group has recognised that closed loop recycling of gypsum products will only happen if buildings are systematically dismantled instead of demolished, allowing waste to be sorted on site to avoid mixed and contaminated waste.

Since the project started in January 2013, Gypsum to Gypsum has defined the baseline position and advanced new methodologies for the audit and deconstruction of building elements for the recovery of materials.

Although plasterboard products already contain high levels of post consumer recycled material, more is going to be required to meet EU aspirations for resource efficiency in the built environment. The next revision of the EU Landfill Directive is expected to further drive waste streams from end of life buildings into closed-loop recovery.

The entire country needs to adopt this way of thinking if we're to reduce waste and consume materials within sustainable environmental limits, now is the time for the supply chain to work together and close the loop.

Enq. 209

Gypsum powder storage



Schöck meets high load cantilever walkway challenge

Kidwells Estate at Maidenhead, is undergoing major regeneration involving seven new blocks, which are part timber clad and vary from three to six storeys of structural concrete frame. Long cantilever walkways service multiple flats and the unusual design demands of these walkways presented a technical challenge for Schöck, who supplied the structural thermal breaks.

Schöck faced an unusual technical challenge concerning the cantilever walkways as the design required as much natural light as possible. To meet this demand, extensive light wells are introduced at regular intervals along the length of the galleries – effectively a series of elongated spaces, separating the walkways from the building for large sections. So there are far fewer structural connection points between the walkways and the building than would normally be anticipated.

The walkways are cantilever concrete construction into internal reinforced concrete frame. The Schöck structural thermal breaks had to resist a much greater shear load than would be the case with a more conventional design.

Schöck resolved the various performance issues



by designing in its type HPC Isokorb. It is a product utilised only if horizontal, tension and compression forces are present in the design – and it is necessary to integrate the type QP90+QP90 Isokorb as well, for linear or point connection to support high shear loads. The result was a completely secure thermally insulated load-bearing connection at all the restricted, but key structural points.

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Enq. 210



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Enq. 211

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Howarth Timber launches new website



Howarth Timber Group is celebrating its 175th anniversary in style after unveiling a major new website. The new website now allows building professionals to browse Howarth Timber and Building Supplies' extensive product ranges, as well as make purchases for collection in branch or to be delivered to site. It also offers a host of features designed to make life easier than

ever before for professional tradespeople. There is also dedicated sections for Howarth Timber Engineered Solutions, Howarth Timber Windows and Doors and the Howarth Timber Greenhouse.

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AlertMAXX for foul water use. Just two

fixings are required along with the connection of mains power and a float switch for the AlertMAXX to be fully operational. The design of the new alarms prevents accidental deactivation.

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Enq. 213



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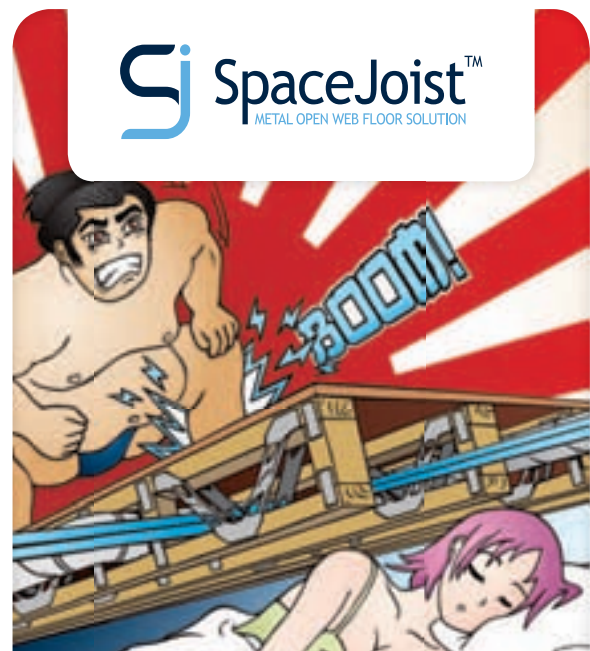
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Enq. 214



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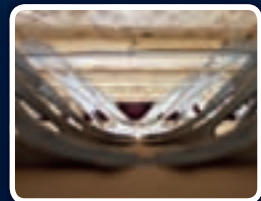
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