

August 2015

# HbD

Housebuilder & Developer

**Number of  
permissioned homes  
hits eight year high**

**NHBC Q2 statistics  
show continued growth**

**Government announces  
planning reforms to  
boost housebuilding**

## Emerald Gardens at Wembley Park

475 new apartments at North  
West Village in Wembley Park,  
developed by Quintain

### Features in this issue

Eco & Green Products  
Interiors  
Landscaping & External Finishes  
Rainwater & Greywater Products  
Structural Insulated Panels (SIPs)

### Show preview

Heating & Renewables Roadshow

### Supplement

Doors, Windows & Conservatories

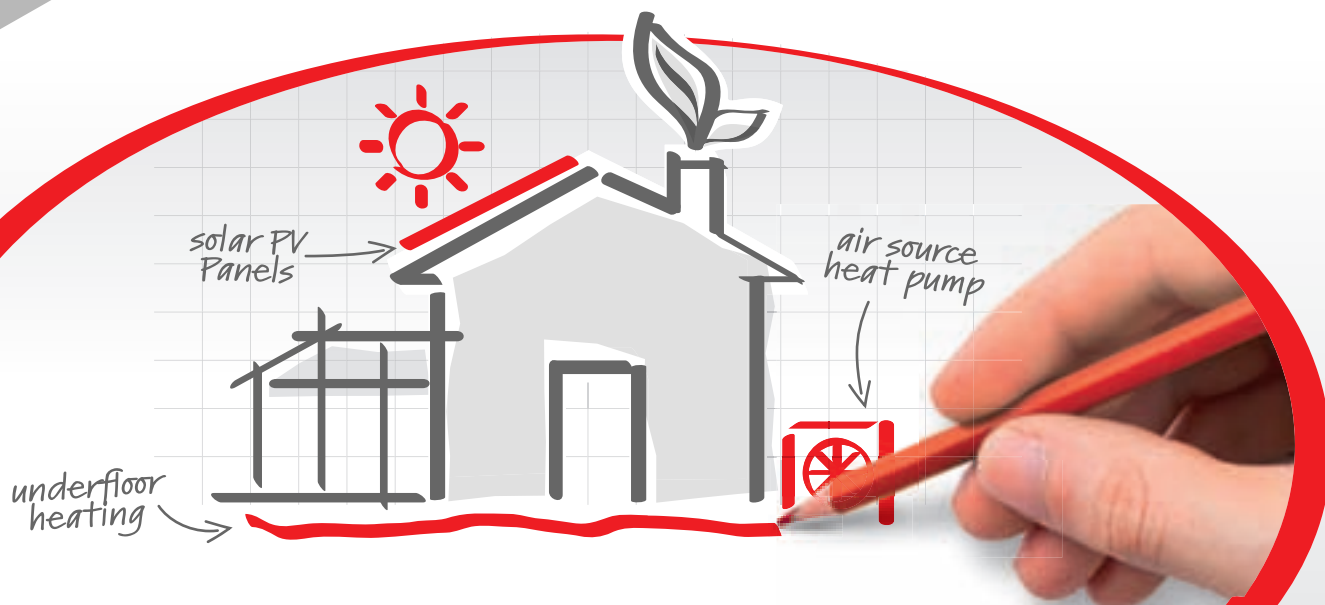
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# Contents

## August 2015

# HbD



### 40

## Achieving the elusive zero carbon status

Michael Goddard, director of housebuilder Caplin Homes, assesses some of the challenges of the renewable technologies available to housebuilders and explores how a new application could change the future of eco building



### 51

## Got the look?

How interiors can increase the value and desirability of your property. By Sarah Ritchie, creative director of The Gifted Few



### 55

## Staying informed and within the law with invasive plant legislation

David Layland, joint managing director of treatment specialist Japanese Knotweed Control (JKC) offers a timely warning to landowners and developers on the perils of ignoring the latest invasive plant legislation



### 61

## The steel alternative

Mike Rawlings from Saint Gobain PAM challenges housebuilders to look beyond alternative rainwater systems and consider specifying a steel system



### 64

## SIPs suitability

It is important to carefully consider the various housebuilding options available to ensure minimal thermal losses. Here, Andrew Carpenter, chief executive of the Structural Timber Association (STA) looks at the suitability of Structural Insulated Panels (SIPs) for use in residential buildings

### HEADLINES

- 4 Volume builders continue to report good half year results
- 6 Mayor to build first-ever database of public land for development in London

### ALSO IN THIS ISSUE...

Industry news	4 - 20
Events	15
Industry Movers	16
Doors, Windows & Conservatories Supplement	23 - 38
Heating & Renewables	
Roadshow Preview	45 - 47

### PRODUCTS

Appointments & News.....	17
Air Conditioning & Ventilation.....	21
Bathrooms & Wetrooms.....	21
Building Products & Services.....	20 - 21
Cladding & Facades.....	22
Drainage & Plumbing.....	22
Finance & Insurance.....	22
Fires & Fireplaces.....	22
Eco & Green Products.....	39 - 43
Glass & Glazing.....	43
Heating & Renewables	
Roadshow Preview.....	44 - 48
Heating & Renewable Energy.....	48 - 49
Insulation.....	49 - 50
Interiors.....	51 - 53
Kitchens & Appliances.....	53
Landscaping & External Finishes.....	55 - 59
Pools & Spas.....	59
Rainwater & Greywater Products.....	60 - 62
Roofing.....	63
Stairs, Balustrades & Balconies.....	63
Timber & Joinery.....	63
Structural Insulated Panels (SIPs)....	64 - 65

Classified & Directory.....66 - 67



**Emerald Gardens, Wembley Park from Quintain**  
For more information go to page 11

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## Editor's letter



David Mote,  
editor of  
Housebuilder  
& Developer

As we went to print we were still receiving reports from housebuilders showing some pretty impressive half-year results. Of all the results I read I must admit it was the Churchill Retirement Living 'record year' release that really made me think. The almost 500 apartments they sold during the year was a 31.2 per cent improvement on the equivalent period in 2014.

When it comes to the UK economy the 'elephant in the room' is our aging population. It was, therefore, also interesting to see the NHBC housing registration statistics, which headlined an increase in registered retirement properties. Apparently more retirement properties were registered in the first six months of 2015 than in 2014 as a whole.

You can read the McCarthy & Stone take on this possible growing trend on page 8.

The government has really helped first-time buyers, but it may now be time to help older couples who want to downsize but can not find the home that fits their changing needs.

## HOUSEBUILDING RESULTS

### Volume builders continue to report good half year results

As volume builders continued to report good first half year results Persimmon confirmed that the group 'traded well' during the first half of the year with new home legal completion volumes climbing 7 per cent against the first six months of 2014.

Giving an update ahead of its half-year results to 30 June 2015, Persimmon said that its legal completions totalled 6,855 units against 6,408 in 2014 and the average selling price of its homes rose 4 per cent to £195,000.

The group's weekly rate of sale into the private market improved 11 per cent on 2014 and at the end of June 2015, private forward sales volumes increased 12 per cent on the same point last year. This totaled 4,606 new homes with an average selling price of £213,000, 4 per cent up on 2014.

Despite experiencing a slowdown in securing planning consents on the approach to the election, Persimmon said that it opened 122 new sites during the first half of the year. Its 395 active sites as of 30 June was a 5 per cent lift on the start of the year and it plans to open a further 125 new sites during the second half of 2015.

Bovis also reported that it had completed a record number of new homes in the first half of the year.

The group reached 1,525 legal completions in the first half, against 1,487 in 2015. The Bovis forward sales position for 2015 delivery stands at 3,505 at 30 June, against 3,297 at the equivalent time last year.

Bovis has been trading from an average of 100 sales outlets during the year to date, 8 per cent up on the same period in 2014 and the firm says housing production is 13 per cent ahead of last year, helping the firm deliver its planned volume growth.

Commenting on the group's results Bovis CEO, David Ritchie said: "The group has delivered a record number of first half legal completions made possible by the high quality land investments made during the last few years. We continue to trade well in a positive UK housing market delivering a strong forward sales and build position on an increased number of sales outlets."

## News Bytes

Visit [www.hbdonline.co.uk](http://www.hbdonline.co.uk) and enter the reference number for more information

£1 million property deal expands affordable housing options in Dundee & Angus...

Ref: 76179

Housebuilding accelerates at Wembley Park, with ceremony to celebrate dual success...

Ref: 93551

## PLANNING REFORM

# Government announces planning reforms to boost housebuilding and productivity

The government has announced plans to reform the planning system in an attempt to accelerate the construction of new homes around the country.

The plans, which are part of a 90-page document 'Fixing the foundations: Creating a more productive nation', is aimed at improving UK productivity and includes automatic planning permission on 'suitable' brownfield sites in the new government Housing Zones.

Speaking about the need for the proposed planning reforms Secretary of State for Business, Sajid Javid said: "The UK has long been incapable of building enough homes to keep up with growing demand. This harms productivity and restricts flexibility in the labour market, and frustrates the ambitions of thousands of people who would like to own and even build their own home."

Based on this belief the document describes five actions that the government will take.

These include:

- The introduction of a new zonal system, which will effectively give automatic permission on suitable brownfield sites
- Taking tougher action to ensure that local authorities are using their powers to get local plans in place and make homes available for local people, intervening to arrange for local plans to be written where necessary
- Bringing forward proposals for stronger, fairer compulsory purchase powers, and devolution of major new planning powers to the Mayors of London and Manchester
- Extending the Right to Buy to housing association tenants, and deliver 200,000 Starter Homes for first-time buyers
- Restricting tax relief to ensure all individual landlords get the same level of tax relief for their finance costs

The proposals are already attracting industry comment.



## RESPONSE TO PLANNING PROPOSALS



Mike Derbyshire

## Planning Proposals to address lack of homes where they are needed?

The proposed planning reforms have attracted comments from a number of commentators including property consultants, Bidwells which believes that the lack of housing in the right places is now seen as a major obstacle to growth and productivity.

Overall the government's proposals were welcomed, even though there are no timescales for their implementation. In particular the proposals to speed up the local planning process is fundamental since this is a significant block on developments. One issue that is delaying local plans is the Duty to Cooperate, which the government appears to have acknowledged.

The dispute resolution mechanism for s106s will also be beneficial where agreement cannot be easily reached.

It is unclear how the 'permission in principle' for brownfield land will operate, but it could possibly use current mechanisms such as Local Development Orders or something similar to Enterprise Zones. In either case, for larger sites with potentially significant environmental effects, an Environmental Impact Assessment would probably still be necessary at the 'in principle' stage.

There is concern that there does not seem to be a recognition in this paper, or the Budget, that one of the main stumbling blocks to development is the lack of resources available to local planning authorities. While some of these measures, when implemented, might free up planning officers, other measures such as the increase performance requirements for minor applications

could significantly increase their workload.

Head of Planning at Bidwells, Mike Derbyshire also suggests that: "It will be interesting to see how the Government rationalises the lack of need for commercial sites whilst seeking higher density housing around commuter hubs to feed business growth elsewhere. There will undoubtedly be concerns of how sustainable this will be, despite the far-reaching transport proposals also being announced. There will also be concerns about turning towns into dormitories and the subsequent community effects this may have.

"This announcement by the Business Secretary and other messages coming out of government suggests a trend towards greater deregulation now that the Coalition is no more."



## ZERO CARBON HOMES

## Zero carbon homes policy scrapped

As part of the Conservative party's productivity plan, 'Fixing the Foundations: Creating a more productive nation', the government has decided to scrap its zero carbon homes target. The announcement will see the 2016 policy and the accompanying Allowable Solutions carbon-offsetting scheme dropped.

Commenting on the announcement Homebuilders Federation Executive Chairman, Stewart Baseley said: "Maintaining the current

energy efficiency requirements for new homes is a sensible move by government. The UK is already building some of the most energy efficient homes in the world under the current, already exacting standards, that have been developed with the full support of the industry and considerable progress is being made to deliver ever-higher standards in efficiency.

"The 'Allowable Solutions' approach that had been previously favoured would have imposed

significant additional costs with no obvious enhancement in the energy efficiency of our housing stock."

The government believes that in order to repeat its 'success' of reducing the regulatory burden on housebuilders in the previous parliament, it 'does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards.'

It is also 'keeping energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established'.

## LONDON LAND COMMISSION

## Mayor to build first-ever database of public land for development in London



The first meeting of the London Land Commission

Mayor of London, Boris Johnson and Housing Minister Brandon Lewis, have officially launched the London Land Commission, marking the first ever co-ordinated effort between City Hall, the government and boroughs to free up surplus public land in London to build the homes that the city so desperately needs.

At the Commission's first meeting it was announced that real estate research firm Savills had been appointed to compile the preliminary stages of a so-called 'Domesday Book' of all brownfield public land in London, to be completed by the end of 2015. Once collected, City Hall will use the data to map the spread of sites across the city. It is thought to be the first time such a comprehensive set of data has ever been collected for London.

The meeting followed a series of announcements from Chancellor George Osborne on major planning reforms designed to speed up development of brownfield land in London and increase capacity to build more homes in the areas they are most needed.

The Commission will build on work already

commenced by the Mayor in disposing of his own land holdings for development. At present 98 per cent of all land previously in his ownership has been released, bringing him within touching distance of the 100 per cent target for the end of his term in 2016.

The Mayor of London Boris Johnson said: "The London Land Commission will build on the great efforts we've already made at City Hall to ensure brownfield land that has laid empty for years is put to productive use in providing much-needed housing for Londoners. In a city like ours, with its burgeoning population, it is simply madness not to act as quickly as we can to unlock more of these kinds of sites. The Commission's work will be vital in co-ordinating the efforts of a whole raft of public bodies to achieve this important goal, helping to cut through the red tape that has kept valuable land tied up for too long."

Housing Minister Brandon Lewis said: "As a global city, with excellent opportunities and links to the rest of the world, there is clear demand to release land and provide more homes for Londoners.

## COUNCIL OF MORTGAGE LENDERS

## Council of Mortgage Lenders see lending go up in May



Paul Smee

According to figures published by the Council of Mortgage Lenders (CML) lending levels recovered in May compared to April, but were down compared to a year ago. Also:

- First-time buyers saw a decline in lending volumes compared to last year, but up slightly on the previous month
- Home mover lending saw a similar trend with volumes up slightly on April but down year-on-year
- Home-owner remortgage activity declined compared to the previous month and compared to the same period last year
- Buy-to-let continues to grow year-on-year, mainly driven by remortgage activity, but also saw a slight month-on-month increase due to higher buy-to-let house purchase lending activity

Talking about the recently released statistics CML Director General, Paul Smee explained: "House purchase lending in May was slightly up on the previous month, suggesting the market might be waking up after a subdued first quarter. Activity has broadly been down on last year but we expect it to rise in the summer months as, with historically low interest rates and a competitive lending environment, borrowing conditions are relatively favourable. But we cannot ignore the continuing affordability constraints caused by high house prices relative to earnings which will work in a contrary direction."

## NEW HOMES IN LONDON

The Mayor of London has reached a key target of 50,000 new homes for Londoners in his landmark Housing Zone scheme, with three further zones announced that will fast-track much needed development in the boroughs of Brent, Westminster and Sutton.

The achievement builds upon the Mayor's efforts to free up land for new housing, including the creation of the London Land Commission to identify all public land in London and strengthen its redevelopment alongside new transport infrastructure, the release of 99 per cent of all land held in the Mayor's own portfolio, and the establishment of the London Housing Bank to provide finance to accelerate the build-out of large sites.

Eighteen out of a promised 20 Housing Zones across London have now been announced, bringing the total number of homes to be built to 50,965 of which nearly one-third will be affordable to buy or rent. There will be two further zones confirmed by the late summer.

Housing Zones are a collaborative effort between the Greater London Authority, the government and local boroughs to streamline approval processes and speed up development in target areas where it has previously been held back, unlocking valuable brownfield land to meet London's growing need for housing.

The Mayor will invest nearly £44 million in three new Housing Zones in vastly different areas of London which will together provide nearly 6,600 new homes as well as improved transport links, more than 13,000 construction jobs and new retail precincts, transforming these areas into new urban districts for generations of Londoners.

Mayor of London Boris Johnson said: "We have worked very hard to reach our goal of 50,000 homes, and we've done it with two more Housing Zones to go. This scheme has proven extremely popular with boroughs, who have clearly been looking for just that extra bit of assistance in revving up their housebuilding to answer clear demand from Londoners. I could not be more pleased at the progress of this innovative scheme and the real outcomes it has delivered for our city."

The Edgware Road Housing Zone in the borough of Westminster will provide 1113 new homes in the heart of London, adjacent to the

## 50,000 new homes for Londoners thanks to Mayor's Housing Zone scheme

major commercial centres of the West End and Paddington, of which 537 will be affordable. The borough will regenerate two existing estates with higher density housing, adding to the total number of affordable homes in the area. The highly sought-after area is already blessed with enviable transport links to the tube and buses and is surrounded by employment opportunities for residents, not to mention some of the best cultural attractions that London has to offer. Once the Crossrail interchange is operational at Paddington Station from 2018, residents will also have access to this new transport link, which is a mere 15 minutes away.

Westminster City Council's Cabinet Member for Housing, Regeneration, Business and Economic Development, Councillor Daniel Astaire said: "This is a great outcome for Westminster and the local community. The Futures Steering Group, comprised of residents and local businesses, has worked closely with the Council to help regenerate and improve this area for the benefit of local residents and businesses. This announcement will further add to the Council's already ambitious Housing Renewal and Growth plans, providing much needed housing, employment and economic prosperity, and so contribute to the Council's City for All vision."

The Alperton Housing Zone in Brent, situated on the north side of the Grand Union canal, will see more than 3,213 homes built by 2025 thanks to a £17.9 million funding injection from the GLA. 880 affordable homes will be provided, with an estimated 6,426 construction jobs while the development is being built. The area is serviced by Alperton and Stonebridge Park Underground station, and walking links between the two stations and along the canalside will be improved. The Housing Zone also borders the Old Oak and Park Royal site, which will

be developed by the Mayor and is estimated to create around 24,000 jobs.

Councillor Margaret McLennan, Lead Member for Housing and Development at Brent Council said: "This is fantastic news for Brent and our key growth areas of Alperton and Wembley. We all know that the demand for new homes outstrips the supply, so as a council we are doing everything we can to get more homes built in Brent and tackle the housing crisis. This funding will help us achieve this aim."

Sutton Town Centre and Hackbridge Housing Zone is situated within a priority area designated by Sutton Council for housing growth in the coming years. It will bring forward a range of different housing, including town centre living for single people and couples, to family housing with a provision for all types of tenures. In addition a £3.5 million investment is proposed for a decentralised energy network in Hackbridge, which will be used to supply hot water and heating to homes in the area. The network has the potential to benefit up to 19,000 homes in the future.

Councillor Jayne McCoy, Chair of the Housing, Economy and Business Committee at Sutton Council said: "This is great news for Sutton. The designation of the Sutton One Housing Zone will give a tremendous boost to housebuilding in the borough and is an exciting opportunity to build on the significant investment already attracted in recent years. "Sutton Council is committed to increasing housing growth in the borough. That's why we are investing in new housing through our own housing development company."

The 50,000 new homes that will be built will bring closer the Mayor's London Plan target of building nearly half a million homes over the next 10 years. Plans are being developed to expand the scheme beyond the current target of 20 zones in London.

### News Bytes

Visit [www.hbdonline.co.uk](http://www.hbdonline.co.uk) and enter the reference number for more information

New homes in Ewell approved by Epsom and Ewell Council...

**Ref: 70732**

Alarm bells ring over future of housing staff pensions...

**Ref: 32968**

The Structural Awards 2015 Shortlist announced...

**Ref: 43118**

Innovative new-build homes are first of their kind...

**Ref: 94544**

CLA highlights rural housing challenge on radio...

**Ref: 81318**

New affordable family eco homes scheme sets the bar...

**Ref: 45916**

Bouygues UK appointed for major regeneration scheme...

**Ref: 68471**

MAB comments on the Land Registry House Price Index...

**Ref: 92021**

## STATISTICS IDENTIFY RETIREMENT HOUSING GROWTH

# NHBC Q2 statistics show continued growth for housebuilding sector

By Roseanne Field

On Wednesday 29 July, NHBC announced their Q2 housing registration statistics. These statistics cover 80 per cent plus of the market, making them the leading indicator of activity.

The main headlines for Q2 were that housebuilding continues to steadily climb; figures were up 12 per cent on Q2 2014 with a total of 41,268 registrations – meaning six consecutive quarters of growth reported by the NHBC. The statistics also showed that, while private registrations continue to dominate the market – a total of 30,462 registrations were recorded in the private sector, up 11 per cent on 2014 – public registrations saw the bigger climb on last year, with 10,806 registrations, an increase of 13 per cent.

However, the most notable headline was the increase in registered retirement properties. So far in 2015, 2,337 retirement properties have been registered – a figure that beats registrations for the whole of 2014, which totalled at 1,919.

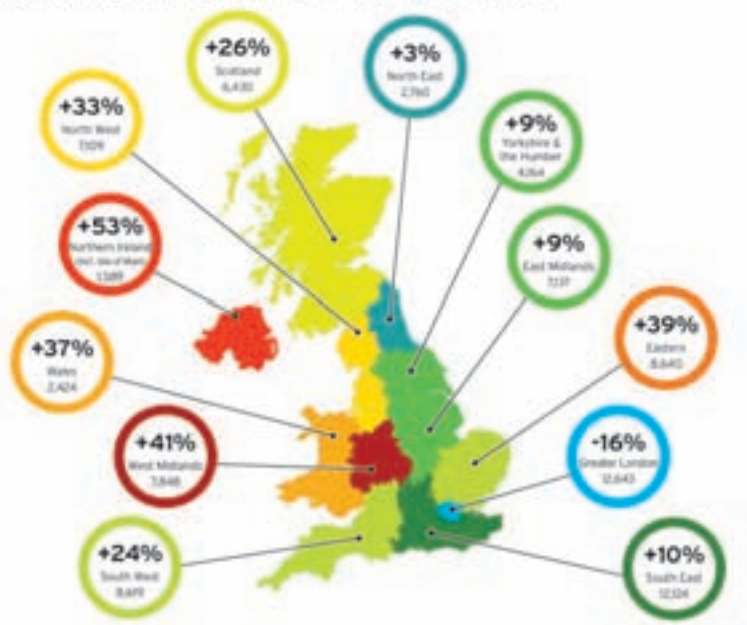
While these figures are positive, McCarthy & Stone's Group Operations Director Mike Jennings explained why the company believe a lack of retirement properties is something the government needs to address. He explained: "As the UK's leading retirement housebuilder we are encouraged to see a growing number of retirement property registrations. In the first six months of 2015 we have registered 1,850 new retirement apartments with the NHBC and we will be investing £2 billion in land and build over the next four years, which will deliver around 12,000 new retirement properties.

"However, while we welcome the government's work to get the housebuilding sector building again, more has to be done to address the needs of later life buyers. There is a chronic undersupply of specialist retirement housing in the UK. We would like to see a national strategy for retirement housing and stronger government policies to support its provision."

An increasing number of buyers are aged over 55, coinciding with the UK's growing population. Figures show 58 per cent of home owners aged over 60 would like to move home but the lack of suitable housing restricts them – 3.5 million people are interested in buying a retirement property, but only 128,000 have been built for ownership to date. It is also estimated £400 billion is tied up in homes of those who want to downsize but cannot.

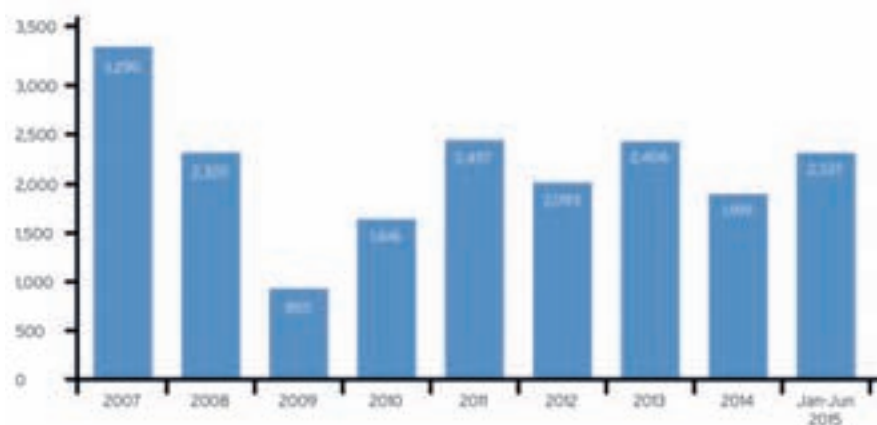
While fully supporting the help offered to first-time buyers, McCarthy & Stone feel the government should look beyond this market.

REGIONAL REGISTRATIONS FIRST SIX MONTHS OF 2015 vs 2014



NEW BUILD REGISTRATIONS - RETIREMENT HOMES

Source: NHBC (Appendix Table 4)



Currently, it is predicted that by 2026 there will be 10 million empty bedrooms in the homes of the retired. Supplying more suitable retirement properties for downsizers would in turn help first-time buyers and young families by freeing more family-sized properties.

Retirement property numbers are increasing and government support is growing – the NPPF National Planning Practice Guidance describes the need as 'critical' and government backing is increasing – but McCarthy & Stone believe more needs to be done. As well as a national retirement housing strategy, the company suggests other possible solutions such as more support at a local

planning authority level, encouraging new providers into the sector and exempting older people downsizing from paying Stamp Duty.

Overall, the figures presented by NHBC predict a total number of registrations exceeding 160,000 for 2015 – a definite positive, but is it enough? NHBC Chief Executive, Mike Quinton, believes it is not. It is a long way off the government's recommended 250,000 properties a year needed in order to beat the housing crisis. Nevertheless, amidst fears that the market may have started to show signs of slowing down, it is clear the right moves are being made and housebuilding is heading in the right direction.



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## PLANNING PERMISSIONS

# Number of permissioned homes hits eight year high

Government figures showed that more than a quarter of a million homes were granted planning permission in England in the year to March 2015.

According to the Department for Communities and Local Government (DCLG), during the 12 months, English councils gave consent for 261,000 new homes, which is the highest annual total for eight years.

The DCLG also believe that local support for housebuilding had doubled in the past four years, rising from 28 per cent in 2010 to 56 per cent currently. Also, opposition to local housebuilding

appears to have more than halved during the same period.

Housing Minister Brandon Lewis said that government reforms to planning were a key part of its long-term economic plan and 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."

## HOUSEBUILDING CAREERS

# Returning troops can get Britain building

Attending a BuildForce recruitment event at RAF Northolt, Housing Minister, Brandon Lewis issued a call to arms to the nation's former service personnel, suggesting that they consider new careers in building the nation's homes.

The Minister believes that men and women who have served their country in the armed

forces are focused and have the skills that the housing sector needs.

Commenting on the estimated loss of a quarter of a million construction jobs since 2008 Brandon Lewis told armed forces leavers that this means that now is one of the best times to build a career in the construction industry.

He concluded by saying: "Our efforts have got

Britain building with starts at their highest annual level for nearly six years, creating thousands of jobs across the country.

"The brave men and women in uniform who have served their country in our armed forces should be at the front of the queue for skilled construction careers when they return to Civvy Street."

# HAMMILL PARK

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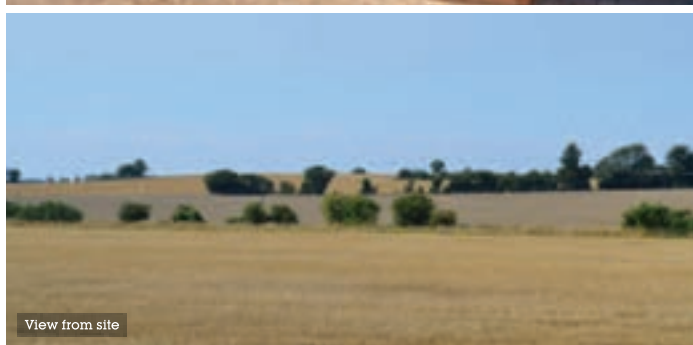
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## ECONOMIC BENEFITS TO THE NORTH WEST

# North West housebuilders providing much more than homes as huge additional benefits are revealed

A new report from the Home Builders Federation (HBF) has revealed for the first time the full extent of the community and economic benefits of housebuilding in the North West. And with the region still not building enough homes compared to its need, the *Economic Footprint of House Building* report also highlights just what the North West is missing out on.

Last year in the North West, 14,130 homes were started by private housebuilders, the public sector and housing associations. Based on the findings of the HBF report, this level of housing output also resulted in positive benefits to the region including:

- 60,759 jobs were supported;
- 565 graduates and apprentices positions were created;
- 607,590 new trees or shrubs were planted and maintained;
- £22,706,910 towards education in the area;
- £18,171,180 in extra council tax revenue;
- £141,300,000 in other tax contributions;
- £13,225,680 towards new open spaces, community spaces or sports facilities, or enhancing existing resources;
- 3,250 new affordable homes were built;
- Payments of £312,880,590 to local authorities for further provision of new affordable homes.

While housebuilding is increasingly being recognised as a key driver of economic growth, there are still not enough new homes being built in the region. In the North West, this manifests itself as an estimated shortfall of 4,345 homes every year. If the region was to meet this need, the knock-on economic benefits could be:

- 18,685 extra jobs supported;
- 174 graduates and apprentices positions created;
- 186,848 trees and shrubs planted;
- £6,982,897 towards education in the area;
- £5,588,056 in extra council tax revenue;
- £43,453,000 in extra tax contributions;
- £4,067,201 contributed to open spaces, community, sport and leisure facilities
- 999 affordable homes built;
- Payments of £96,217,978 to local authorities for further provision of new affordable homes.

The report also shows the variance in house prices across the region. House prices in the North West of England have risen by 5.4 per cent over the last two years according to the Land Registry but they remain 17 per cent below their 2007/08 peak. However, the performance of markets within a region can vary substantially. House prices in Trafford are 4 per cent above their previous peak while in Blackpool they are 31 per cent below.

Commenting on the release, Stewart Baseley, HBF executive chairman, said: "Housebuilding makes a huge, but largely hidden, social and economic contribution to the cities, towns and villages of the North West. Whilst housing output in the region has increased, we are still not delivering anywhere near what is needed. As well as delivering desperately needed new homes, increasing housing supply would provide significant additional benefits for everyone living in the region through additional jobs, investment in infrastructure and facilities for communities.

"People often don't realise that the new community centre, school or sports facilities have been funded directly as a result of housing developments.

"Ultimately, providing new homes for people also means better facilities for the wider community. These are the very things that turn a collection of houses into communities; brand new places where people want to live."

With reference to the housing market in the North West, Neal Hudson associate director at Savills, commented: "These variations are determined by the economic, demographic and affordability profile of demand versus the quantity and type of local housing supply. The combination of these factors determine how the housing crisis has affected each local market."

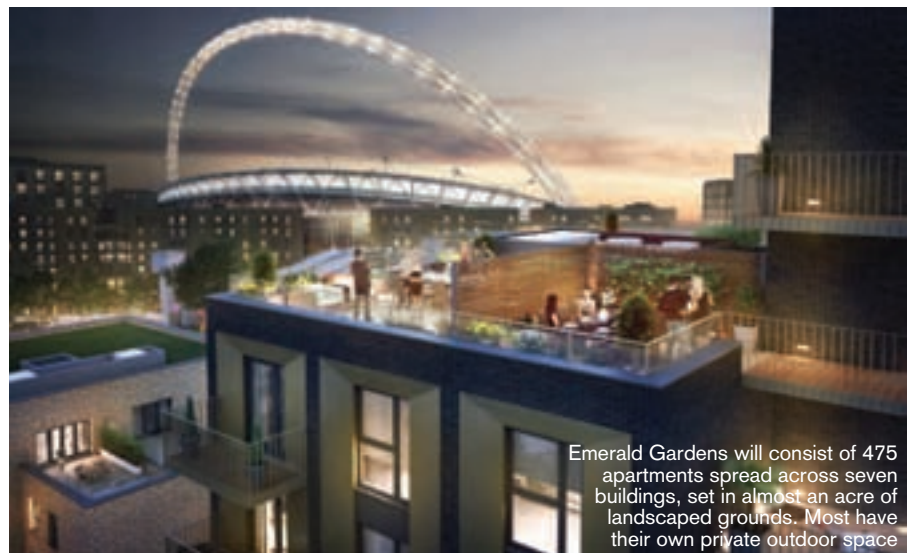
## WEMBLEY PARK

## Housebuilding accelerates at Wembley Park

Wembley Park has undergone significant revitalisation in recent years and developer Quintain has added a range of accommodation to the area.

This part of North West London recently reached a milestone in its development of mid-mainstream housing, marked by a topping out and ground breaking ceremony of Emerald Gardens on 29 July.

Deputy Mayor for Housing, Land and Property at the Greater London Authority, Richard Blakeway, was the guest of honour, extolling the importance of accelerating homebuilding in London. James Saunders, COO of Quintain, said: "It has been wonderful to take time to celebrate the topping out of Emerald Gardens. This is a significant step in speeding up the supply of new homes for Londoners."



Emerald Gardens will consist of 475 apartments spread across seven buildings, set in almost an acre of landscaped grounds. Most have their own private outdoor space



## BIM

## A building owner's guide to implementing BIM

The Building Services Research and Information Association (BSRIA), the UK-based testing, instrumentation, research and consultancy organisation, has produced a new Building Information Modeling (BIM) Roadmap guide.

The guide provides a method for an organisation to chart or map their corporate BIM strategy, which meets the Level 2 requirement by UK Government, through a number of clear stages or layers. The information provided expands on the approach already in use by government departments involved in the current 2016

BIM and GSL mandate by explaining the stages in detail and putting them into context.

The three distinct layers of the Roadmap explain:

- Layer 1: Industry practices – the Roadmap 'datum'
- Layer 2: Corporate/strategic practices – client processes
- Layer 3: Project/particular/local practices – client roles and supply chain responses

The guide initially focuses on BIM engagement via new build construction projects. It then moves on to look at the wider aspects of BIM used as a

process or tool for managing live asset portfolios, where individual construction projects are simply parts.

It is aimed at those who are responsible for developing a BIM strategy within a building owner organisation. However, it can also serve as a useful guide to BIM for all those involved with BIM projects and for those who may be taking over assets provided using BIM processes.

The guide will put all the concepts and documents such as PAS 1192-2 into a common framework to help demonstrate relationships – where they are and how they relate to each other and to wider industry practice.

Hard copies of The BIM Roadmap are available to order from BSRIA Bookshop at £40 to non-members or £20 to BSRIA Members. PDF versions are also priced at £40 to non-members and are free for BSRIA members.

## HIGH COURT RULING

## High Court ruling will heighten housing crisis, says FMB

A High Court decision to strike down exemptions from affordable housing contributions for small developments will heighten the housing crisis, according to the Federation of Master Builders (FMB).

Chief Executive Brian Berry said: "This decision threatens to accentuate the housing crisis by casting a dark cloud on small local builders at just the time when these firms are beginning to show signs of real growth. In the 1980s, there were more than 10,000 small and medium-sized (SME) housebuilders in the UK building two thirds of all new homes. There are now fewer than 2,500 SME housebuilders and between them they build less than one third of all new homes. The burden of planning obligations which has been placed on small sites and added to over time, is a significant

contributory factor to this.

"This decision comes just at the point at which more and more sites are being subject to Community Infrastructure Levy (CIL) charges. Taken together, this will push up demands on small housebuilders to unprecedented levels. Up until only a few years ago, planning guidance contained a national indicative minimum site size threshold of 15 dwellings for affordable contributions. As such, the government's decision last year to move back to a ten unit threshold is hardly an unreasonable step. Rather it recognised that the small firms which invariably build out small developments have proportionately higher costs and do not necessarily have the muscle or inclination to challenge local authority demands for affordable housing. The likely response is that

they will avoid attempting to build on certain sites full stop and because of this, there will be less homes of all description.

"In the FMB's 2014 House Builders Survey, half of all respondents said that there were sites which they would otherwise be interested in but which they believed would be unviable due to likely Section 106, CIL or other obligations. Small firms which invariably build out small sites will often prefer to avoid bringing forward developments rather than risk conflict with local authorities, with which they will need to work with on an ongoing basis. In addition, large numbers of small commercial sites with low current use values which would be more productively turned over to housing will now not come forward without this policy in place."

## GARDEN CITY

## New residential scheme will transform warehouse into micro garden city

Salisbury Road – a new development of 34 homes by Ben Adams Architects – has received planning permission.

Overlooking the Paddington Old Cemetery and located next to Queens Park, the project – 40 per cent of which will be affordable housing – sees the bones of a 1930s furniture depository retained whilst creating a landscaped oasis to the rear and a series of interconnected

walkways and terraces inside.

In addition to an internal courtyard, all dwellings on the ground, second and third floor will have private terraces, the building is set back along the street edge to include refined planting and the rear of the development will boast a lush communal green space and rain garden. This carefully considered approach to green space will make the development a rare urban oasis.



## NEW HOMES

# Modern homes for historic Westminster

Deputy Leader of Westminster City Council, Cllr Robert Davis joined Berkeley Homes founder, Tony Pidgley, and architect, Deborah Saunt to 'top out' the final floor of Berkeley's new London development, Abell & Cleland.

Cllr Robert Davis worked closely on the project to champion quality architecture and the public realm, and speaking at the ceremony said: "Abell & Cleland is a fantastic example of how modern architecture can not only complement but enhance the existing environment within central London, while creating a new residential quarter for the city."

Tony Pidgley supported Cllr Davis' comments saying: "It takes a lot for a building like this to come together. It needs a partnership between the community, the council, developer and local businesses. We have been delighted to work with Westminster City Council and Dolphin Square Foundation to deliver this."

Due to be completed in 2016, it will create:

- 275 new homes, of which over 50 per cent is affordable
- Over £2 million in community payments



- 500 jobs on site, alongside a programme of visits for local schools.
- Berkeley is also investing over £1 million in public

realm for the local area. Some of this will be spent on a shared road surface to encourage cars to reduce their speed and lining the pavements with trees.



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## EVENTS

**National Housing Awards**  
10 September, London  
[www.nationalhousingawards.co.uk](http://www.nationalhousingawards.co.uk)

**Heating & Renewables Roadshow**  
10 - 24 September, various locations  
[www.heatingandrenewablesroadshow.co.uk](http://www.heatingandrenewablesroadshow.co.uk)

**RESI Conference**  
17 - 18 September, Newport  
[www.resievent.com](http://www.resievent.com)

**National Housing Federation Annual Conference & Housing Exhibition**  
23 - 25 September, Birmingham  
[annual.housing.org.uk/the-exhibition](http://annual.housing.org.uk/the-exhibition)

**100% Design**  
23 - 26 September, London  
[www.100percent.co.uk](http://www.100percent.co.uk)

**London Homebuilding & Renovating and Home Improvement Show**  
25 - 27 September, London  
[www.homebuildingshow.co.uk](http://www.homebuildingshow.co.uk)

**The Build Show**  
6 - 8 October, Birmingham  
[www.buildshow.co.uk](http://www.buildshow.co.uk)

**UK Construction Week**  
6 - 11 October, Birmingham  
[www.ukconstructionweek.com](http://www.ukconstructionweek.com)

**Offsite Awards**  
7 October, Birmingham  
[www.offsiteawards.co.uk](http://www.offsiteawards.co.uk)

**Housing Market Intelligence Conference & Report Launch 2015**  
8 October, London  
[www.house-builder.co.uk](http://www.house-builder.co.uk)

**24housing Awards**  
8 October, Coventry  
[www.24housingawards.co.uk](http://www.24housingawards.co.uk)

**British Homes Awards**  
16 October, London  
[www.britishhomesawards.co.uk](http://www.britishhomesawards.co.uk)

**Women in Housing Conference/Awards**  
22 October, Manchester  
[www.womeninhousingawards.co.uk](http://www.womeninhousingawards.co.uk)

**Greenbuild EXPO**  
10 - 11 November, Manchester  
[www.greenbuildexpo.co.uk](http://www.greenbuildexpo.co.uk)

**Conference and Exhibition for Smaller Housing Associations**  
5 November, London  
[www.housing.org.uk/events](http://www.housing.org.uk/events)

**Housebuilder Awards**  
5 November, London  
[www.house-builder.co.uk/awards](http://www.house-builder.co.uk/awards)

**CML Annual Conference**  
10 November, London  
[www.cml.org.uk/events](http://www.cml.org.uk/events)

**Ecobuild**  
8 - 10 March, London  
[www.ecobuild.co.uk](http://www.ecobuild.co.uk)

## Offsite Awards

28 August (Entry closing date)

There is just one month left to enter this year's Offsite Construction Awards. These Awards will commend the most advanced, innovative and pioneering projects, products and people in the offsite construction industry.

To be held on 7 October at the NEC, Birmingham, the Awards will take place as part of UK Construction Week – attracting national business leaders and high profile decision makers from across the offsite construction sector. This major event in the construction calendar will provide one of the most effective platforms for targeting this diverse and pioneering industry, presenting the ideal opportunity to maximise exposure and penetrate this economically important market.

There is a vast range of sectors that span the

offsite industry, which is reflected in the breadth of categories. Award categories incorporate specific building materials and systems, such as concrete, steel, timber and volumetric technology and encompass building sectors such as housing, commercial/retail, public sector schemes and various infrastructure projects.

Award categories include Best Use of Concrete, Best Use of Timber, Housing Project of the Year and Best Use of Steel.

The Awards will be judged by an independent panel of experts drawn from all four corners of the world of offsite manufacture and connected disciplines. The judges welcome a range of examples of the use of offsite technology. The Awards are open to public and private organisations and projects, which must be located in the UK.

[www.offsiteawards.co.uk](http://www.offsiteawards.co.uk)

## Heating & Renewables Roadshow and Awards

10 September -  
Ricoh Arena, Coventry

The Heating & Renewables Roadshow is the UK's only event for professionals in the heating and renewable energy sector. The Roadshow visits five locations, covering the Midlands, South-West, South-East, Scotland and the North. The event kicks off with the Midlands venue on 10 September, at the Ricoh Arena in Coventry.

The Ricoh Arena will also see the awards take place on 10 September. A shortlist has been announced – which can be viewed on the website – across 15 categories, four of which are new. These categories include Residential Retrofit Project of the Year, Community Heating Project of the Year, Contribution to Heating & Renewables Award and Heating & Renewables Innovation of the Year. The awards will be hosted by comedian Jason Manford and will feature a three course meal and networking opportunities, following the day's exhibition.

To book a table at the awards, visit the relevant section on the website. Registration for the exhibition is also open. For more information on the what the exhibition will include, go to page 45. [heatingandrenewablesroadshow.co.uk](http://heatingandrenewablesroadshow.co.uk)

## National Housing Awards

10 September

The National Housing Awards celebrate the best in affordable home ownership providers. With a shortlist of finalists announced, the countdown has begun to the event, held at Lancaster Hotel in London.

The awards will be hosted by comedian Marcus Brigstocke. Tickets are available to purchase from the website now. Pricing is £130 +

VAT for housing associations/providers or £155 + VAT for private companies. The price includes pre-lunch drinks, a three course lunch with drinks, the ceremony and post lunch celebratory drinks. The hotel are also offering a special rate on accommodation for those attending the event for 9 and 10 September.

[www.nationalhousingawards.co.uk](http://www.nationalhousingawards.co.uk)

# Industry movers

The latest movements and appointments within the housebuilding industry

## BANCON GROUP



**B**ancon Group continues to strengthen its management team with the appointment of Sarah Donn as finance director, Jamie Tosh as construction director and Mark Toland as technical director of its

homes business. John Irvine, chief executive said: "Strengthening the senior management team is part of our plan to transform and dramatically grow the Bancon business. These newly created positions, complete the board of the homes business as part of our aspiration to capture a larger share of the north-east housing market."

## BARRATT LONDON

**B**arratt London, one of the capital's leading residential developers, announces the appointment of Tom Olsen as regional finance director. Joining Barratt London from the Berkeley Group, Olsen was divisional finance director of the largest of the Berkeley operating divisions and St Edward, the joint venture between the Berkeley Group and Prudential.

Olsen comments: "I am delighted to be part of the Barratt London team which has such a strong track record in designing, building and selling complex housing schemes across the capital. This year alone Barratt London will be launching eight new developments, delivering thousands of new homes for London."

## CONROY BROOK



**A**ward-winning Holmfirth property developer, Conroy Brook, continues to expand its team with the recruitment of a trainee QS under the company's ongoing graduate training

scheme. 18-year-old Tom Charlesworth graduated from Huddersfield's Greenhead College with four A Levels and five AS Levels, and will start a BSc (Honours) Quantity Surveying part-time course at Sheffield Hallam University this September.

## HARINGEY COUNCIL

**P**rogress on London's biggest regeneration scheme is set to accelerate following the appointment of one of the UK's leading experts as Tottenham Programme Director. Helen Fisher, who has been at the helm of some of the most significant regeneration London has seen in recent years, will turn her talents to Tottenham. As programme director, she will spearhead the council's ambitious plans for the area – including the delivery of 10,000 new homes, 5,000 new jobs and more than 1 million sq ft of employment space.

## HILL



**H**ill has appointed Clare Smithson as Group Head of Human Resources. The newly created role will see a renewed focus on Hill's development of staff and a new strategy to

attract the best talent in the industry. Clare Smithson will lead on a new HR strategy, developing the company's existing framework for training, rewards and recognition. Clare Smithson, Group Head of Human Resources, comments: "We want to create a distinct offer for staff, and make Hill a great place to work for the long term."

## LODDERS



**T**he real estate team of Midlands law firm Lodders has promoted James Mottram to partner. James Mottram joined Lodders as an associate in January and is well-known among the

UK's major housebuilders for his extensive experience acting on large residential development deals. He becomes the sixth partner within Lodders' real estate department that is one of the main players in residential development transactions in the Midlands, with clients including CALA Homes, Spitfire Properties LLP and Cameron Homes.

Rebecca Freeman has been promoted to associate.

## PERSIMMON HOMES

**P**ersimmon Homes has recruited a senior HR specialist to push forward the firm's military recruitment programme, Combat to Construction. Former Royal Air Force serviceman Gareth Barnes joins the volume housebuilder from the Career Transition Partnership (CTP) – a joint partnership between the Ministry of Defence and Right Management. Prior to this he was a personnel officer with the NHS. He spent 22 years in the Royal Air Force as an air traffic controller and flight operations manager.

Barnes said: "My new role will be to capitalise on its successful launch and to keep attracting high calibre ex-military recruits into the scheme."

## LODDERS



**L**odders has appointed Jane Senior as an equity partner and new head of its Dispute Resolution team. An expert in property dispute resolution, Jane joins Lodders from Wright

Hassall LLP in Leamington Spa, where she was a Partner and Head of Property Dispute Resolution for over 15 years.

Jane has nearly 30 years experience advising companies, partnerships and private individuals including acting for FOOTSIE 100 companies, SMEs and private companies in a range of property litigation issues including those relating to landlord and tenant, rights of way and development agreements. Jane also acts for both farmers and landowners.

## SHAYLOR GROUP



**S**haylor Group is delighted to announce the appointment of Paul Hooper-Keeley, West Midlands Chairman of the Chartered Institute of Management Accountants (CIMA), as Finance Director. A

highly experienced Finance Director, Paul brings with him over 30 years' experience in both PLC and private sectors.

## Ancon is honoured by HM The Queen



Ancon has again been honoured at a Royal Reception following the company's second Queen's Award for Enterprise. Ancon's Managing Director, Stuart Maxwell and Marketing Manager, Annabelle Wilson, attended the event and were joined by representatives from other award-winning companies for the reception. Ancon's success in the 2015

Awards comes in recognition of its International Trade and acknowledges the company's outstanding achievements in growing sales across new and existing export markets.

0114 275 5224 [www.ancon.co.uk](http://www.ancon.co.uk)

Enq. 104

## Designer Contracts are recycling winners



**Designer Contracts** has been awarded 'Take Back Partner of the Year' by Carpet Recycling UK (CRUK) at the annual awards and conference held in Birmingham. Louise Abbott, Designer Contracts' merchandise and marketing manager was also honoured with highly commended for Recycling Champion of the Year, which is for an individual who

has shown commitment to increasing carpet recycling at their organisation. The company initially trialled a recycling scheme at their Central Region before rolling it out to all 12 regional offices.

01246 854 577 [www.designercontracts.com](http://www.designercontracts.com)

Enq. 105



## Synseal announce "triple bill" open days

**Synseal** are inviting existing and prospective customers to attend one of the company's "Triple Bill" open day training workshops, at which three different key topics will be covered in detail to ensure a productive and informative day for all concerned. First on the "Triple Bill" agenda will be Celsius Solid Roof, Synseal's recently-launched and fast-fitting retrofit roof solution, followed by WarmCore, Synseal's innovative "warm aluminium" folding sliding door system which has really caught the imagination of many professional installers and retailers since the product's introduction late last year. To complete the agenda, guest speakers from the BSI will present on how to secure compliance with Approved Document Q, which is due for implementation on 1 October 2015. The workshops will take place at Synseal's headquarters in Huthwaite on Thursday 13 August, Thursday 3 September, Thursday 15 October and Thursday 5 November.

01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 106

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Enq. 107



# Marquess Villas



**T**he Grade II Listed Marquess Villas are situated within the award winning City & Country Bentley Priory development in Stanmore, North London. Built circa 1882 the original single storey red brick, parapetted structure has been converted into five impressive two and three-bedroom terraced houses.

In the recent past Marquess Villas had been used as RAF accommodation. The building then had a flat roof, and a clear garden front and distinct rear elevation. To the south the building had balconies with ornate ironwork and bottles in the parapets, whilst the northern parapet was solid with plain windows.

City & Country's mission was to restore and conserve the outstanding features of the original building, whilst incorporating all of the modern benefits expected by potential purchasers of a luxury home.

The resulting Marquess Villas are the only two storey houses for sale within the original buildings at Bentley Prior Mansion House, which City & Country renovated in 2013, and were a rare opportunity for those who enjoy living in a brand new property that retains the external appearance of an established home.

The villas range from 987 sq ft to 1,870 sq ft with prices that ranged from £650,000 to £1.4 million.

## Recognising the true value of restoring original features

The project's starting point was to assess the building's state of disrepair and identify essential repairs required to ensure no further damage was sustained in the short-term.

Prior to City & Country's involvement, the planning consent was for the complete 'gutting' of the interiors. This brutal new build solution would have led to the vast majority of internal historic features being lost. However, City & Country recognised the true value of restoring these features and made the decision to work to the existing layout of the building, which lent itself into being divided into five good sized, terraced properties. It was this vision for the building which allowed many more of the original interior features to be retained, including existing plaster corncicing and doorframes.

A team of architects spent hours researching historical documentation to ensure the correct materials, fixtures and fittings were used wherever possible.

The brickwork posed a key challenge. Where existing brickwork had to be replaced City & Country sourced matching bricks from the West Midlands. To further support the building's authenticity the intricate ironwork, which dated

from 1880, was also matched and copied to replicate the original designs.

The unique glazed terracotta parapet urns, created by the celebrated potter James Stiff, were either missing or in a very poor condition. By working with craftsman from all over Europe, City & Country were able to repair the damaged urns and commission replacements where necessary.

From the start of the complicated restoration project, City & Country's objective for the Grade II Listed building was to improve its setting, principal elevations whilst maintaining its internal proportions. All while not losing sight of the overarching brief to create a unique collection of new homes which would appeal to today's very selective luxury housing market.

The proposed alterations to the buildings have, therefore, been kept to a minimum and the entire scheme was planned and designed in intricate detail to ensure the full impact of the new homes could be experienced at first glance.

## Creating additional living space

One challenge was the fact that the site lies within Green Belt land, a Historic Park and Garden, and an Area of Special Character. Therefore, to retain the character of this setting, any external changes



to the Marquess Villas had to be 'visually subservient' and in accordance with the original structure of the building.

To achieve this, following local planning committee approval, it was agreed that a second storey could be added to the original building, to provide additional living space. However, the new structure's design had to use materials sensitive to the original building design.

The decision to add an entirely new structure on top of the existing building required in-house architects to design the extra storey, work out how to replace the original roof and create two living levels where there was formerly only one. All this while appreciating the need ensure the external changes remained 'visually subservient' to the original building's appearance.

The former flat roof of the building, which had been covered in unattractive asphalt, was replaced by a new in-set 'copper-hatted' structure, with timber windows installed to seamlessly integrate with the new accommodation level. This new storey also provides balconies that stretch the full length of both the south and north side of the building, giving each of the houses panoramic views of the estate and across to London.

To provide 'privacy screens' on the balconies, between the new properties, the in-house architects also designed bespoke copper dividers that have been etched with the development logo.

Additionally, the copper roof has already started to oxidize and turn green, providing an attractive visual contrast to the red brick of the building.

The building's ground level existing interior plaster cornicing and well-detailed door cases were restored and are now consistent with a good quality north London house of the period and add a feeling of authenticity, whilst supporting the building's historical significance.

## Interior design challenge

The Interior Design Team wanted every house to feel unique and so when it came to dressing, all properties had an entirely separate brief.

Each property has its own individual entrance, allocated parking, access to the beautiful Italian Gardens and 24 hour concierge and security. The exterior of the building itself is typically late Victorian and retains its country house feel.

However, the in-house interior design team was set the challenge to balance the interiors of the existing ground floor building with the brand new first floor structure. It was, therefore, important that the designs remained sympathetic to the original building, while adding a modern flair.

Upon approaching the houses visitors are struck by a sense of established grandeur with oversized, bespoke front doors opening into stunning entrance hallways. The new staircases are a customised design and close attention has been paid to every detail, from the ascent rate of the stairs, to the sweeping banisters and the tones and textures of the wood.

Bespoke floor to ceiling bookcases were also fitted in the inner halls, and are designed to highlight the height of the ceilings. A neutral colour palette was adopted throughout the properties to take advantage of the natural light and large living spaces, while creating a visual flow between downstairs and upstairs.

The kitchens are designed to act as a focal point within each property and have been positioned at the front of the property.

Each kitchen has extremely high ceilings and original cornicing. This did present a potential problem for the design team, as the kitchen furniture used elsewhere had been proportioned for much smaller rooms. It was therefore necessary for all the kitchens to be bespoke designed to accommodate oversized units. These are more appropriate to the scale of the kitchen and sympathetic to the traditional feel of the rest of the house. All kitchens are hand built by John Ladbury, painted to the highest finish and feature stone worktops. Kitchen islands were included to create a social element with modern Miele appliances and American style fridge freezers, to appeal to modern living.

Each of the bedrooms has wooden French doors, which open onto the decked balconies. Some of the bedrooms also benefit from en-suite bathrooms and private dressing areas.

Each bathroom has wood vanity units, which provide neat storage. Villeroy & Boch sanitary ware with Hansgrohe Axor brassware, natural travertine tiling is used throughout, and there is underfloor heating and heated towel rails.

*Continued overleaf...*







## Renovated gardens with views over London

All the new homes can enjoy the extensive 57 acre gardens, as well as a nineteenth century parterre

to the south of the mansion building, have been fully restored and the existing mature trees carefully protected during the construction process, allowing them to remain focal points within the landscape. Beyond the estate, in the distance,

residents can see the dome of St Paul's Cathedral on the London skyline.

## A mission realised

City & Country aimed to realise the potential of the existing Marquess Villas structure whilst ensuring it sat in harmony with the surrounding buildings. At the same time they did not want to lose sight of the expectations of a 21st century home buyer.

The results speak for themselves. The in-house teams refused to compromise with the easiest and cheapest solution, instead adopting a creative approach to the renovation, while recognising Green Belt requirements, maintaining the proportion, detail and character of the original building and its setting in over 50 acres of landscaped grounds.

City & Country's hard work has not gone unnoticed with Marquess Villas winning the Best Renovation in last year's WhatHouse? Awards.

Speaking about the success of the development Helen Moore, Managing Director of City & Country said: "The Marquess Villas were some of our most characterful and refined properties at Bentley Priory. Our dedicated team of architects, designers and planners spent months sourcing original materials from across the country to ensure the historic fabric of the building was not compromised. They were the only two storey houses for sale within the original listed building's and are truly unique homes."



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## Polypipe's hat trick at product awards

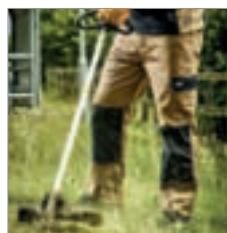


For the third time, **Polypipe Ventilation** is delighted to have been successful at the Housebuilder Product Awards 2015, this year winning the coveted Best Services Product award with its Domus Radial Duct System. Domus Radial was recognised as outstanding by the judges for its highly innovative design that delivers increased air flow, easier

installation and commissioning and a quieter whole house system. Domus Radial is designed for use with whole house centralised ventilation appliances, including Mechanical Ventilation with Heat Recovery and Mechanical Extract Ventilation systems.

Enq. 109

## Dickies launch every day work trousers



**Dickies** is launching its new ED24/7 trousers from September this year; they are not only practical for the everyday working environment but also comfortable and stylish. 245gsm fabric ensures they are tough, but light enough to retain agility. Every Day trousers (ED24/7), are free of any exposed metals such as zips, and buttons making them

scratch free and suitable across all industries. Cargo pockets ensure you have direct access to your tools so you to finish the job quickly. Using the two-tone colours you can easily match to the ED24/7 other clothing.

01761 419419 [www.dickiesworkwear.com](http://www.dickiesworkwear.com)

Enq. 110

## New build ventilation solution

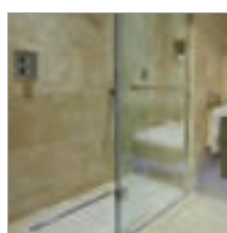


**EnviroVent**, has launched an innovative new whole house mechanical ventilation with heat recovery (MVHR) system, designed for the new build sector. The new energySava 250 offers a cost-effective solution for housebuilders to meet System 4 of Building Regulations Part F requirements and is one of the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

whole house heat recovery systems on the market. Manufactured in the UK, the energySava 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. 111

## Elements Wetrooms – the perfect installation



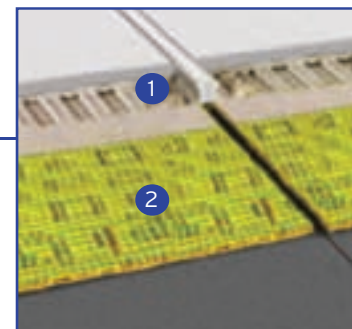
Elements Wetrooms is a range of easy to install, tileable wet floor systems for domestic and commercial applications. Made by manufacturer of bathroom products, **Abacus Manufacturing Group**, the waterproof structural foam boasts high insulation properties and high compressive strength. Added benefits include a lightweight, easy-to-handle

structure which is easy to cut, fire retardant and made without CFC, HCFC, HFC or CO<sub>2</sub> so it can also help reduce the carbon footprint of a building. Elements Wetrooms shower bases offer advanced technological manufacturing for ultimate strength.

Enq. 112

# Create beautiful tiled flooring for residential projects

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### Pictured above:

- 1 Bespoke Movement Joint
- 2 CI+ Anti-Crack Matting



Enq. 113



## Alumasc's new ventilated facade solution

Alumasc has developed a new, innovative facade solution for the timber frame industry. The Alumasc Ventilated System offers an alternative approach to traditional build, particularly for new build timber framed housing. It provides an engineered, stylish facade solution, with the option of utilising modern off-site construction techniques. It is designed to provide a fully ventilated cavity, which keeps the timber substrate moisture-free, and is compatible with both render and brick slip finishes. The key driver for the specification was its ability to replicate traditional construction design while being adaptable for the closed panel production line. CCG was the off-site manufacturer (OSM) and main contractor on the scheme. On this scheme a closed panel, fully off-site manufactured solution was delivered, with only a small element of external on-site fabric work required. Alumasc's lightweight acrylic brick slips were used as the final finish, and are able to replicate any brick in the marketplace. Enq. 114

## Safer more versatile inspection chambers



The design of the Axedo plastic inspection chambers from JDP can offer specifiers and developers a safer, more efficient solution. Axedo is an inspection chamber system providing adaptable, reliable and safe drainage access. The Axedo system guarantees savings on installation time and safety without compromising the need for a durable, leak-free, easily maintained and modern drainage system. It provides easy inspection and maintenance to adoptable and non-adoptable domestic and commercial drainage systems.

0800 195 1212 [www.jdpipes.co.uk](http://www.jdpipes.co.uk)

Enq. 115

## DRU gas fires offer high efficiency



DRU is a leading manufacturer of contemporary gas fires and wood stoves. The DRU Global range is a selection of modern gas fires with many of the attributes associated with DRU designer models, but at prices that are affordable for all households. The new DRU Global 100 and 120 CF glass-fronted models take the range to a new level of design and

performance. They are fires in the popular 'letterbox' style, 1 metre and 1.2 metres wide respectively, with a generous height of 42cm for an enhanced view of the fire bed.

0161 793 8700 [www.drufire.co.uk](http://www.drufire.co.uk)

Enq. 116

## HBF Housebuilders and Contractors Construction Insurance Scheme

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Enq. 117



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Enq. 118



# Doors, Windows & Conservatories Supplement

This annual Doors, Windows & Conservatories supplement showcases the latest products and innovations from the last year

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The National Self Build and Renovation Centre (Stand TV 91)

Lydiard Fields, Great Western Way, Swindon, Wiltshire SN5 8UB.

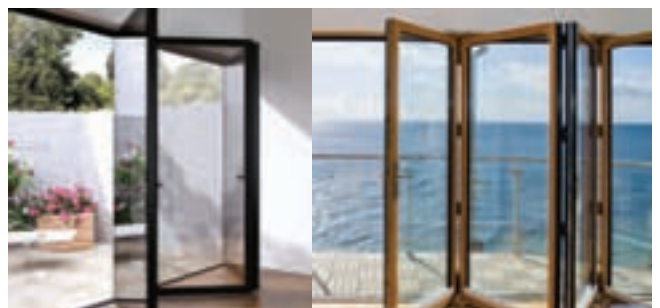


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[sales@foldingslidingdoors.com](mailto:sales@foldingslidingdoors.com)



The  **Folding Sliding**  
**Door Company**



**Quickslide Ltd** is a high volume fabricator of windows and doors, and pioneered the PVC-u Sliding Sash Window back in 2004. Since then the company has continuously improved its products and systems to ensure that Sliding Sash Window remains at the forefront of the market. In addition its 100,000 sq ft production facility in West Yorkshire now fabricates Casement Windows, Aluminium Bi Folding and sliding doors as well. Buying direct from the manufacturer will give you peace of mind and value for money you need for the window and door element of your project.

Enq. 301



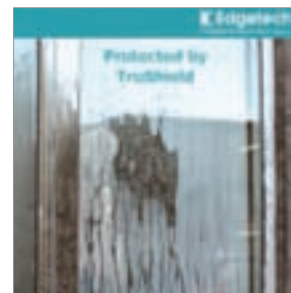
Available in engineered softwood, hardwood or Oak, **Kloeber's** timber windows come in several styles; casement, tilt & turn or folding sliding windows. With double or triple glazing options Kloeber's casement windows offer U-values as low as 1.1 W/m<sup>2</sup>K (dependent on size, configuration and species of timber). All windows come fully factory finished from a choice of stains or painted in any RAL colour with a paint warranty of five years and stains with three years under the maintenance guide. Cill projection choices are 50mm or 75mm. For more information please visit the company's website.

Enq. 307



**P C Henderson**, a leading designer and manufacturer of sliding door hardware, has enhanced its popular Securefold exterior folding door range with the addition of a new heavier weight category product, meeting growing demand from customers. Suitable for timber or aluminium door panels, the new hardware has been tested to 150kg, making it ideal for the specification of triple glazed doors for improved energy efficiency. The Securefold 150 is designed for both residential and commercial external outward opening door applications that require a heavy duty system that moves effortlessly.

Enq. 309



**TruShield®** from **Edgetech UK** is a next-generation glass coating system. It forms a chemically bonded protective layer which maintains glazing performance and clarity and makes glass easy to clean. TruShield works in all locations and environmental conditions and is resistant to all types of dirt making it extremely versatile. TruShield is perfect for any glass surface, including roof glass and difficult to reach glazing. TruShield is pre-applied to the glass units and is exceptionally resistant to wear, chemical erosion, heat and UV radiation, providing durable low-maintenance glazing to homeowners and property managers.

Enq. 310

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Enq. 303





## Do your fire doors perform?

A recent fire at a block of flats in Pixton demonstrated the necessity of specifying the right fire doors for your new build or refurbishment works. Luckily, nobody was injured in the blaze, and the **Nationwide Windows'** fire doors that were fitted did exactly what they were supposed to do. Chris Costall, Health, Safety & Environmental Manager at Nationwide Windows said: "We are obviously very thankful that nobody was injured at the Pixton flats. There are several critical processes from the point of fire door specification to installation in homes. While some companies are approved to manufacture the doors, these high levels are then not always matched when it comes to the fitting process, and this can create a crucial break point in what should be a water tight process. Our status as third party accredited Q-Mark approved manufacturers and installers of fire doors means that we are able to bridge that break point for our customers."

01788 569 228 [www.nationwidewindows.co.uk](http://www.nationwidewindows.co.uk)

Enq. 304

## Modena provides a flexible replacement



Synseal's Modena orangery has been installed at a detached Lancashire home to replace an existing two-storey building extension and conservatory, delivering an improved replacement extension which affords a truly modern and flexible living space. Key to the design was installation of a Modena structural orangery with a K2 glazed roof overhead, to illuminate the

wide-spanning L-shaped extension measuring 7m x 6m that now combines a luxury kitchen with a light and airy social space. The Modena is primarily designed for urban townscape.

01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 305

## George Woods' timber door canopies



George Woods UK manufactures a large range of door canopies, all hand made in timber from sustainable forestry. It always holds a large stock of its standard size canopies, which enables it to offer a next day delivery service. A bespoke design service is provided for both timber door canopies and barge boards, which can be crafted from your design. Beautifully

crafted porch canopies are available in soft wood and include an extensive range of barge boards (fascia boards), all manufactured on-site by hand. Having a canopy prolongs the life of the front door, extends time between maintenance and adds value.

Enq. 306



## Bespoke glazing solutions in timber aluminium & composite

Kloeber's advanced glazing solutions are available in bespoke or set sizes, with exceptional insulating values, multi-point locking and low maintenance finishes. View our website for further details of our extensive product range with solutions for all self builders and home improvers.

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Enq. 307

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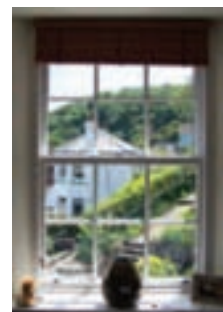
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Enq. 308



HENDERSON

DESIGN IN MOTION

## Specialists in sliding and folding door hardware solutions

PC Henderson is constantly building on over 90 years' experience of developing innovative sliding and folding door hardware systems for the home and beyond. Our technical team is on hand to guide you through the process of choosing your sliding and folding door hardware allowing you to choose your own doors making your project unique and versatile.



### Rustic 80

Rustic 80 is ideal for barn conversions, period properties, or just for a unique feature. The sliding hardware is suitable for timber doors weighing up to 80kg and is easy to install. View online at [www.pchenderson.com](http://www.pchenderson.com)

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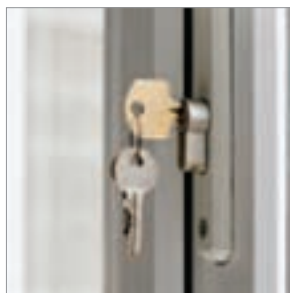
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TruFit® window and door installation tape reduces fitting time by up to 20 per cent and creates a perfect thermal and weather seal between the wall and frame. TruFit expanding foam edge tape from **Edgetech UK**, a Quanex company, also makes fitting cleaner and safer. Pre-compressed TruFit expands to fill the gap between the wall and window edge. The consistent weatherproof seal prevents air leakage and can reduce heat loss from windows by 23 per cent to maintain its manufactured thermal efficiency. The neat finish requires no silicone or external trims making working at height safer.

Enq. 312



**IronmongeryDirect** has nearly doubled its existing uPVC doors and windows range to give trade professionals more choice to hundreds of quality products. With an estimated 85 per cent of new and replacement window and door projects using uPVC products, **IronmongeryDirect** decided to expand the range to meet the considerable rise in demand for these types of products and to give trade professionals access to a wider selection of quality products. Over 400 new products have been added to the range, bringing the total number of uPVC products now available for customers to over 1,000.

Enq. 311



**Urban Front** has been making beautiful hardwood doors since 2005. The company produces a high quality designer door solution that stands the test of time and also reduces maintenance and weathering issues. With an Urban Front door, you are guaranteed a hardwood door which will provide you with a high level of insulation, security and luxury while remaining in keeping with the contemporary feel of your property. With the added benefit of steel reinforcement, stainless steel fittings, five point locking, concealed hinges and security keys, the Urban Front door sets exude quality, strength and beauty.

Enq. 317



In-demand supplier **Made For Trade** is offering 10 per cent off an aluminium bi-fold door for new customers. The company offers the market leading Visofold 1000 aluminium bi-fold door from £365 per leaf. The bi-folds are available in any RAL or British Standard shade, with the option of dual colour. The Visofold 1000 profile contains the latest polyamide thermal barrier technology for improved insulation.

Made For Trade, who also supplies conservatory roofs and aluminium patio doors, prides itself on top quality products, excellent customer service, and unbeatable prices.

Enq. 319



# TruShield™

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Enq. 310

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Enq. 311

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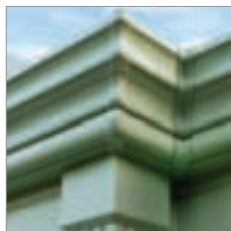
A Quanex Building Products Company

Don't just fit it, TruFit it.

Enq. 312



## Casting shapes footprint design solutions



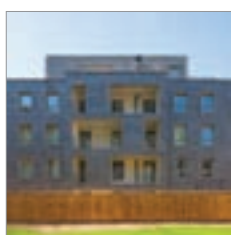
Synseal's best-selling hybrid orangery, Global Summer, is now available in an extended range of building extension footprint styles thanks to a new 90 degree internal corner casting. Global Summer's precision-engineered corner castings complement the distinctively-shaped extruded aluminium decorative external fascia to ensure a neat fitted appearance.

Global Summer, initially available in popular Georgian, Victorian and Gable conservatory styles, allows more complex T-shaped and P-shaped orangeries to be constructed.

01623 443200 [www.synseal.com](http://www.synseal.com)

Enq. 313

## bptw specifies AluK for redevelopment



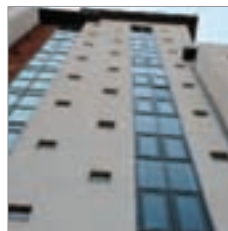
AluK window and door systems have been specified for the regeneration of Shakespeare House, which saw 24 existing flats being converted into 18 high quality apartments. For the refurbishment project the practice installed the 58BW window system as well as the 58BD and GT55 NI door systems on all the existing and proposed new elevations from ground to

fifth floor level. The 58BW window system, as well as the GT55 NI, are certified under Secured by Design, a requirement essential to Islington and Shoreditch House Association.

01633 810440 [www.aluk.co.uk](http://www.aluk.co.uk)

Enq. 315

## Comar 5P.i advanced window system



Integration is the key factor which underpins the latest new product launch from Comar Architectural Aluminium Systems. Its market leading Comar 9P.i Framing system offers fast-track semi unitised construction for floor to ceiling glazing, allowing tilt/turn or casement windows to hang direct from the Comar 9P.i Frame as well as rebated doors. With

the addition of thermal foam and triple glazing Comar 9P.i offers U-values down to 0.77, creating a future proof solution for its architectural, contractor and fabricator partners.

020 8685 9685 [www.comar-alu.co.uk](http://www.comar-alu.co.uk)

Enq. 314

## Lumi has landed



Lumi, the groundbreaking, new structurally bonded window and door glazing system from Apeer, is set to take the market by storm. The new Lumi collection is set to bring the seamless sophistication of iconic glass structure to the residential housing market. Offering a frame-free, 'wall of light profile' the triple glazed system is distinguished by its fused

ceramic colour border. This is available in eight different exterior colours and eight further interior finishes. Lumi windows are available as left and right opening options, fixed panes and top openers.

028 2563 2200 [www.appeer.co.uk](http://www.appeer.co.uk)

Enq. 316

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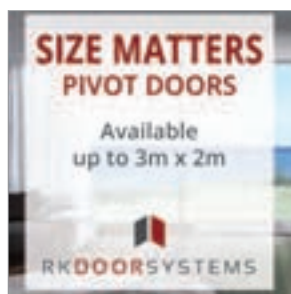
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Sometimes that special project requires an entrance door to match the grandeur of the property. Available up to 3 metres tall x 2 metres wide **RK Door Systems'** new Zen Pivot doors will enhance any home. At 115mm thick they offer amazing performance with U-values of 0.7 W/m<sup>2</sup>k and are RC3 security rated. The Zen Pivot pushes the boundaries of modern residential and industrial design, by providing hi-tech and classic materials including carbon fibre, glass and wood effect aluminium. The doors are highly customisable to deliver a unique entrance door. For more information visit the website.

Enq. 320



**Zero Seal Systems Ltd** is pleased to announce it recently achieved the status of being an ISO 9001 certified business. This helps manage quality across all their operations by means of a Quality Managed System. QMS Manager Jim Craik said: "We have taken pride for many years on being a supplier who offers a top quality service to our customers. With ISO 9001 it backs up our claims and really assures our customers old and new that they are dealing with a company that have managed systems in place which are monitored to ensure we always offer the best possible service." Contact Zero Seal Systems for more information.

Enq. 321



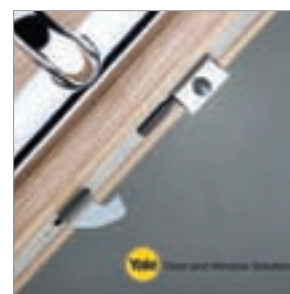
Space saving pocket door solutions that bring contemporary style to your development.

**JB Kind Doors** now supplies a quick fit pocket door framing systems to suit its wide range of contemporary and classic door designs.

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Suitable for single and double door situations with compatible sliding door hardware also available. For more information visit the website.

Enq. 322



The new **Yale AutoSecure** multipoint lock delivers improved resident security and reduces maintenance call outs and fees for social landlords, thanks to an automatic mechanism which fires all locking points at once. Available in 16mm or 20mm faceplate widths and with 35mm or 45mm backsets, it is suitable for the majority of today's composite or timber door systems and is fully PAS 24 compliant. It has a branded stainless steel faceplate to deliver extensive corrosion resistance, further enhancing product service life, even in aggressive environments, and is backed by a 10 year guarantee.

Enq. 323



We specialise in highly insulated, low maintenance aluminium entrance doors

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Enq. 320

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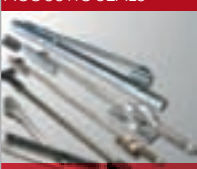
ACOUSTIC SEALS



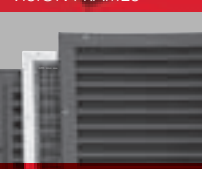
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Tel: +44 (0)1785 262910 E-mail: sales@zeroplus.co.uk  
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Enq. 321

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Enq. 323



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QUALITY NEWBUILD WINDOW SYSTEMS

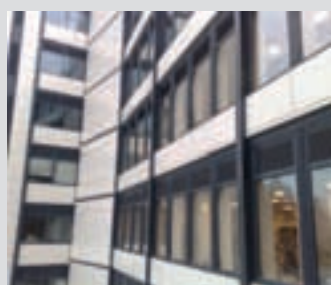


Enq. 324



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Enq. 325

# Reynaers at Home helps to design out crime ahead of October deadline

**R**eynaers at Home is leading the way with its long-standing 'Secured by Design' accreditation across a range of its aluminium windows and doors. The systems company has planned well ahead of the forthcoming deadline, which requires all new builds to be PAS 24:2012 compliant.

In 2014, the government announced the October 2015 timeframe to deliver a simplified system for setting standards in the design and construction of new homes.

Reynaers at Home has one of the broadest ranges of window, door and sliding doors systems that have achieved the desirable Secured by Design 'Police Preferred Specification', ensuring that these products fall within the requirements of the British Standard Publication PAS 24:2012. Reynaers' CS 86-HI, for example, is a multi-chamber system for windows and doors that combines aesthetic design, optimal stability and high thermal comfort. Due to the insulating skeleton strips, CS 86-HI+ achieves Uf-values down to 1.0 W/m<sup>2</sup>K making this a highly energy

efficient system. Flexible expansion strips in the door vents ensure stability in all conditions.

The system provides inside opening windows and inside and outside opening flush doors (up to 3 meters). CS 86-HI doors offer different types of floor connections to meet acoustic, thermal and water requirements. Both doors and windows within the CS 86 range have been accredited so homeowners can be safe in the knowledge that Reynaers at Home's architectural glazing products not only offer beautiful designs, but also top security.

Technical Director at Reynaers John McComb said: "The government has given security of new homes serious consideration within building regulations, with the publication of Approved Document Q.

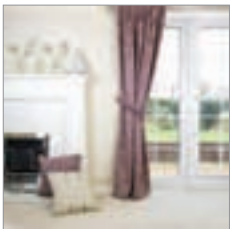
"Our products have been specifically designed to offer an extremely high level of security for homeowners and we're really proud that our highly-secure systems meet the requirements of the strict Secured by Design criteria."

**01214219707** [www.reynaersathome.co.uk](http://www.reynaersathome.co.uk)

Enq. 326



## Designer Contracts expands packages



**Designer Contracts** has expanded its already extensive curtain and blind packages with three new quality ranges: Classic, Select and Supreme. The entry level Classic range is designed with buy-to-let customers in mind, offering affordable fabrics and accessories. The Select range presents a wide variety of fabric designs to suit buyers looking for

exceptional value but plenty of choice. Finally the Supreme collection features lavish fabrics and accessories, targeted towards house buyers looking to add a touch of luxury to their home.

**01246 854 577** [www.designercontracts.com](http://www.designercontracts.com)

Enq. 327

## Synseal launches Masterdor Benchmark




**Synseal** has launched a new range of Masterdor Benchmark high quality, low maintenance GRP composite doors, readily available for sale to the Trade via Synseal's nationwide network of approved direct purchasing account partners. Featuring 14 beautiful and popular residential door styles with an array of stunning glass designs supplied by

Synseal's IGU manufacturing division Global Glass, the Masterdor Benchmark range is neatly summarised in an informative 40-page brochure designed for sales presentation to UK homeowners.

**01623 443200** [www.synseal.com](http://www.synseal.com)

Enq. 328

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Enq. 329





**Building Product Solutions** is celebrating a number of new contracts wins which has boosted turnover by a remarkable 60 per cent. Having heavily invested in the last twelve months, the company has taken significant strides to cement its position as a major supplier to the new build market. After securing a number of high profile contracts wins with house builders such as Persimmon, Taylor Wimpey, Larkfleet, Harron Homes and Gleeson the company is also boasting a £11 million order book. Building Product Solutions is set for further growth over the coming year.

Enq. 324



As one of the leaders in specialist colour coatings, **Kolorseal** has established an excellent reputation across the UK, primarily supplying uPVC, glass and metal coated products. For fabricators, Kolorseal will collect your item, coat it and return to you within seven days. For installers, Kolorseal will order the item for you, coat it and deliver to you with 14 days. All products in the range come with a 10 year guarantee. Managing Director Deborah Hendry says: "Regular feedback from our customers has helped us gain an insight in to their needs and position the business to cater for the varying services which are needed."

Enq. 325



**Arbor** manufactures sliding and folding doorsets, hinged doorsets, casement windows and glazed screens in European Oak and durable hardwoods. All products are designed and supplied nationwide. Bi-fold doors are available in standard sizes (the E60 range) and to bespoke dimensions and designs up to a maximum width of 8 metres and a maximum height of 3 metres. Internal bi-folds are also manufactured in single or double glazed specifications. Hinged doors, windows and screens are all made to customers' specific requirements and dimensions and complement the bifolds doors perfectly.

Enq. 329



What makes your en-suite? Bigger without moving the walls, brighter without adding a window and creates a feature without costing the earth? **Eclipse** does. Just add an Eclipse frameless glass pocket door. The frameless glass can be made in simple satin finish or decorated with a choice of patterns and colours to make a real feature in your bedroom. The glass means more light enters the en-suite making the atmosphere light and airy and the door just glides back into the wall creating more usable space in the same room. Prices start at £475.00 plus VAT for the complete kit. For further information on the product visit the website.

Enq. 332



(Shown left)  
Development located at Thankerton near Biggar, South Lanarks. Installed Howarth Storvik timber windows finished in Buttermilk. High Performance Door Sets and **MAXVIEW** Sliding Folding Doors. These have enhanced the project to give a beautifully finished home. Photograph courtesy of Design and Materials Ltd.



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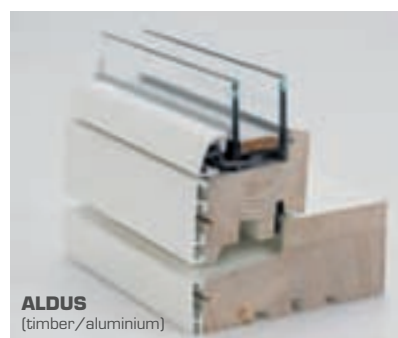


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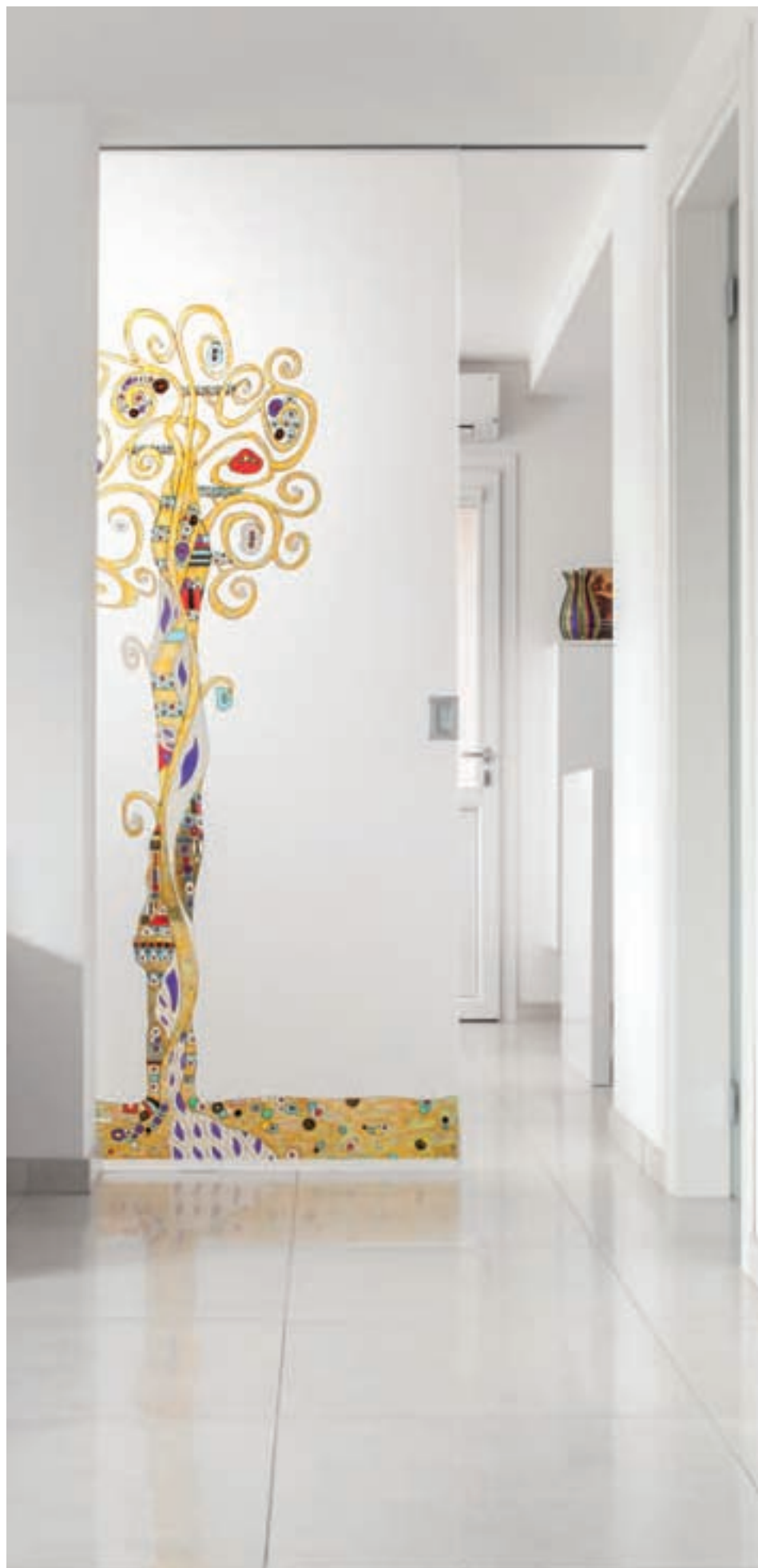
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# Innovative new-build homes are first of their kind for local housing partnership



Hamish Wilson - CEO MINUS7 / Alastair Hunter - Chief Technology Officer - MINUS7 / Martin Wright - Non-Executive Director - MINUS7

A unique pair of new semi-detached homes are the first of their kind for Poole Housing Partnership (PHP). PHP who provide affordable housing have piloted an innovative heating system installed by Minus7 who provide renewable heating using hybrid solar thermal and heat pump technology. Award-winning independent builders C G Fry & Son Ltd. based in Dorset built the new homes in Poole with a contract value of £300,000.

The new builds were developed in response to the growing demand for energy efficient homes in the area of Poole, and the results of the Minus7 system will be closely monitored for future PHP projects.

Mike Harrison, director of technical services, PHP comments: "It is absolutely critical that I have social housing with the lowest energy running costs available. We chose the Minus7 system due to its throughout the year, 24/7 high

efficiency capabilities. We need new solutions to reduce our reliance on fossil fuels and we were supported by the government Renewable Heating Incentive (RHI) scheme. This is a first for both C G Fry and PHP. It was very successful with C G Fry & Son and Minus7 working very closely together."

The Minus7 Hybrid Solar Energy Processor (SEP) is the heart of the system where heat from the roof is processed by the heat exchangers and then stored in the hot and cold thermal stores.

Both homes located in Old Farm Road, Poole, benefit from a mini-district heating system which provides heat to the ground floor via underfloor heating and fan-assisted radiators, on the first floor. This technology ensures the homes meet Code Level 4 of the Government's national standard for sustainable design and construction.

Winner of Energy Efficient Product of the Year 2014, the Minus7 Endothermic System

delivers premium energy management via a complete building-integrated heating solution. It is the only energy-harvesting product on the market designed specifically for the UK climate.

Alastair Hunter, chief technology officer, Minus7 said: "We provide a bespoke product. Made to measure, energy collecting Tileplanks are used to create an integrated and responsive roof for the property which is easy on the eye, keeping the aesthetics of the build true to its original form. Essentially, using a Minus7 heating system is resourcefully green, design friendly and investable. The Minus7 system enables residents to heat their homes for on average of approximately £300 per year. With the Tileplanks enjoying an expected lifespan of over 35 years, this safeguards against dramatic rises in future energy costs."

**01922 419405**  
**www.minus7.co.uk**

Enq. 119



Hamish Wilson - CEO MINUS7 / Mike Harrison - Director of Technical Services PHP / David Hood, Project Manager PHP / Andy Durant Contracts Manager - C G Fry & Son / Alastair Hunter - Chief Technology Officer, Minus7 / Martin Wright - Non-Executive Director - Minus7



# Achieving the elusive zero carbon status

Michael Goddard, director of housebuilder Caplin Homes, assesses some of the challenges of the renewable technologies available to housebuilders and explores how a new application could change the future of eco building

Structural building design has improved dramatically in recent years and the cost of renewable technologies has dropped significantly. In spite of this, zero carbon homes are still far from the norm, with many housebuilders finding the costs and complexity of suitable systems prohibitive.

Renewable technologies such as solar thermal, PV, ground or air-source heat pumps and biomass boilers can all considerably reduce the carbon emissions from a building project. However, these technologies don't come without their problems.

Until recently, to meet zero carbon, the building industry had to rely on a variety of technologies, each with their own control systems drawing on different renewable sources. Such systems have not only proved too expensive but also often rely on seasonal shortfalls being made up by power from the grid, in return for over-generation during other periods.

Ground-source heat pumps draw the heat stored below the underground frost line and transport it via the heating system to the house interior. Due to the lower temperature of the heat been drawn upon, these are best suited to new builds where under floor heating can be specified instead of radiators. However, installation can often be complex, requiring extensive space or costly specialist drilling equipment.

Air-source heat pumps use the same principle but extract heat from the air rather than the



ground. As such their installation is far simpler and cheaper, but the available heat is not constant and therefore, not always reliable. They also suffer in our damp winters from icing, requiring reverse cycling which degrades performance.

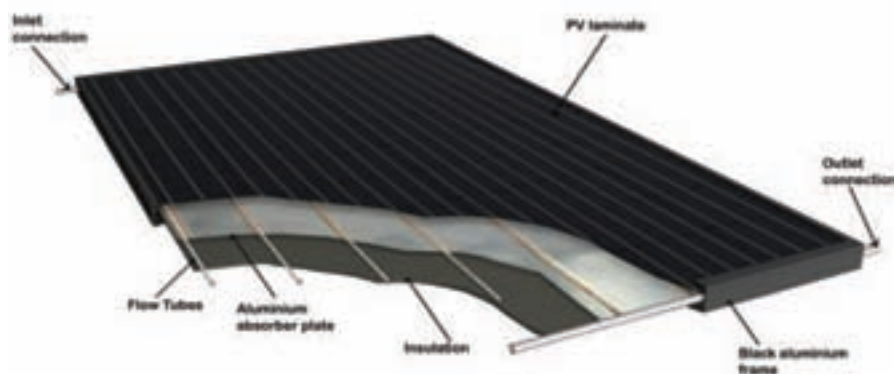
Solar PV is one technology available which allows homeowners to generate their own electricity. Although most domestic heating systems run off gas, if an immersion heater is installed alongside the solar PV, this technology can also help with hot water production. A solar thermal

array can also be used to heat water, thus allowing a homeowner to make considerable savings on their energy bill. However, unlike PV, which can work even on a cloudy day, solar thermal requires direct sunlight, so the climate in the UK is less than ideal for maximum efficiency.

Photovoltaic-Thermal (PV-T) requires around 35 per cent less roof space to produce the same amount of energy as separate PV and thermal arrays and costs less to install. But again, it isn't without problems, mainly in its practical application. Similarly to solar thermal, PV-T generates the majority of its energy in summer when minimal space heating is required.

Although homeowners can direct any surplus energy generated in summer back to the National Grid for a financial gain, they will still be left with the problem of under-generation in winter and therefore, remain reliant on power from the grid. PV-T panels also have an internal contradiction in that they are required to maximise their temperature to heat water yet produce less electricity the warmer they get.

The most significant hindrance with solar sources is the lack of an economical method of thermal energy storage. However, a patented



inter-seasonal heat store known as the Earth Energy Bank (EEB), which is installed within the footprint of a building, can now provide the ideal solution.

The EEB is one of the three core technologies that make up the new energy system, Zero Carbon Solution (ZCS). Together with hybrid PV-T solar collectors and a water-water heat pump, this sustainable system can meet a building's full heating and hot water requirements all year round.

First and foremost, thermal energy collected from the PV-T array is used to meet any immediate heating and hot water needs, while electrical energy powers the system's heat pump with any excess available for lighting and ventilation, as well as additional water heating via an immersion coil.

**"The storage system itself consists of a matrix of boreholes that are just 1.5 metres deep. Unlike the collectors used with ground source heating systems, the EEB doesn't require any long trenches or specialist deep drilling equipment, reducing installation costs and making it more practical for larger-scale housing developments, where space may be at a premium"**

An integrated system carefully measures the temperatures within the property and its hot water cylinders to determine requirements before directing excess energy via the heat pump to warm the EEB.

Housed between a building's foundations, the EEB's design utilises the poor thermal conducting quality and high thermal capacity of the ground. When drawing upon the EEB, the heat pump also operates more efficiently, as the raised ground temperature creates a lower differential between the source and output temperatures. Furthermore, the heat pump is eligible for the government RHI.

The storage system itself consists of a matrix of boreholes that are just 1.5 metres deep. Unlike the collectors used with ground source heating systems, the EEB doesn't require any long trenches or specialist deep drilling equipment, reducing installation costs and making it more practical for larger-scale housing developments, where space may be at a premium.

As Zero Carbon Solution demonstrates, solutions to the problem of inter-seasonal storage are available, and consequently zero carbon can be achieved. With the correct application of selected integrated technologies, a zero carbon status is attainable through a unique system that is not only cost effective, but also simple and easy to install.

Enq. 120







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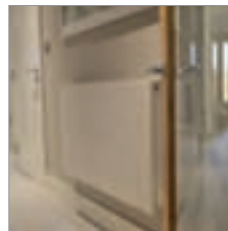
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Enq. 121

## Designer radiators from Stelrad



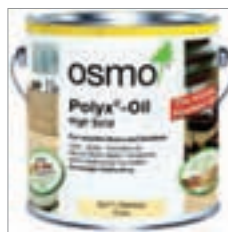
Compact with Style designer radiators from Stelrad adorn the first two phases at Cardiff Pointe – 98 units – a mix of three storey townhouses and apartments – and Stelrad is providing around 700 radiators for these homes alone. The selection of single panel radiators with a single fin, is an interesting one, design driven – to ensure good looking, slimline radiators

that sit close to the walls. The sizes of the radiators in each room also highlight the increased energy efficiency and effectiveness of modern radiators. Find out more at the website.

0870 849 8056 [www.stelrad.com](http://www.stelrad.com)

Enq. 122

## Add shine to your wood with Osmo



With homeowners looking to add a bit of shine to wooden floors and furniture this spring, Osmo UK, the eco-friendly wood and finishes expert, has introduced Polyx®-Oil Clear Glossy which provides a gloss finish and adds a touch of class to any room. Polyx®-Oil Glossy is extremely easy to apply. Simply brush on to the wood surface to achieve deep, long-lasting

penetration. After treatment the wood is strengthened from within and retains its elasticity. It becomes water repellent, stain resistant and hard-wearing, because it meets the wood's natural demands and does not crack, flake, peel or blister.

Enq. 123

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Enq. 124

## Passivhaus that doesn't cost the earth



When award-winning Passivhaus experts Beattie Passive were challenged by Great Yarmouth Council with constructing properties that achieved Passivhaus standards at conventional construction costs, they chose their materials carefully. Among those materials were **Euroform's** Versaliner and Rendaboard. Versaliner, an A1 Non-Combustible fire and acoustic

lining board developed with timber-frame systems in mind, was employed as a sheathing panel. Rendaboard, a direct render base board compatible with a wide range of polymeric coating systems, was used as a carrier panel for the final rendered finish.

Enq. 125

## Straw eco house offers sustainable living



A self-build sustainable house has pushed the boundaries of carbon-neutral living with the help of a **Mitsubishi Electric** Ecodan air source heat pump. Chris Gibbins set out to build a house made from straw bales, and has allied this material with a raft of other energy efficient measures in his mission to produce an exemplar in sustainable house

building. The four-bedroom, three-storey property has allied under-floor insulation, loft insulation, high-grade windows, photovoltaic roof panels and solar thermal with an 8.5kW Ecodan air source heat pump.

01707 282880 [www.ecodan.co.uk](http://www.ecodan.co.uk)

Enq. 126

## Fakro windows for low roofline installation



With over 250 size and glazing options, **FAKRO** offers the largest standard range of roof windows in conservation style and routinely manufactures to bespoke requirements. In conservation areas, planners favour windows positioned low within the roofline so FAKRO's choice of three installation depths and scope to fit either on rafters or battens is a major

benefit. For slates, FAKRO installs windows 3cm lower than the standard installation depth using an ELJ flashing to give them a neat and unobtrusive appearance.

01283 554755 [www.fakro.co.uk](http://www.fakro.co.uk)

Enq. 127

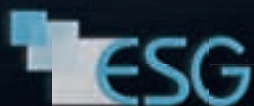
## Mapetherm provides eco-solution



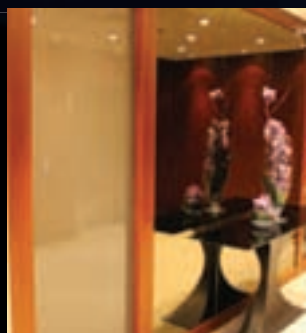
A **Mapei** External Wall Insulation and protection system – the Mapetherm System – has been installed throughout an eco-funded refurbishment project in Berwick-upon-Tweed, on the Scottish Borders. The system provided a fast, cost effective method of improving the existing thermal performance of the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

their own homes at all times. The Mapetherm System not only offers protective benefits to the structure, but gives the whole estate a fresh, modern, low maintenance decorative finish coat. The system included Mapetherm EPS+ expanded polystyrene insulation panels.

Enq. 128



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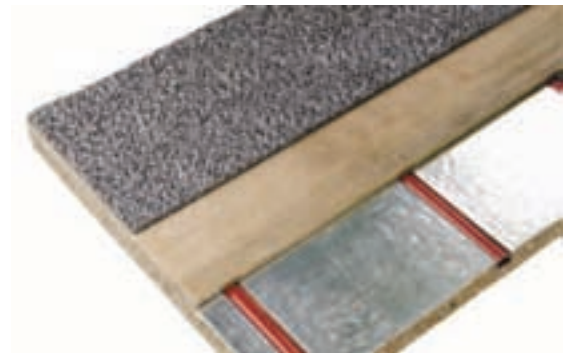
REHAU Easy Heat underfloor heating offers the following benefits:

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- 75% faster heat up time

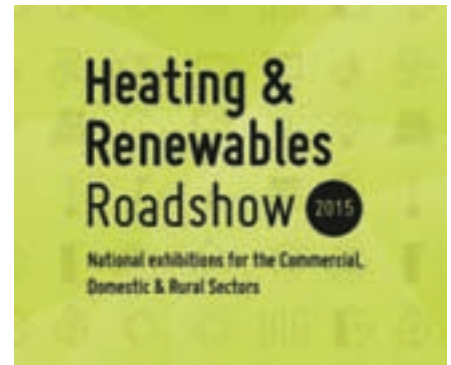
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130

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# Heating & Renewables Roadshow brings trusted experts to a location near you



Visiting five locations across the UK throughout September: Coventry, Exeter, Farnborough, Edinburgh and Manchester, plus an awards ceremony on 10 September at the Ricoh Arena, Coventry

The last few months since the General Election have been anything but straightforward for the construction industry. With a huge amount of uncertainty and confusion over key legislation, subsidies and funding, the industry is in desperate need for clarity. This is why visiting this year's Heating and Renewables Roadshow is more important

than ever: over 60 leading suppliers and manufacturers across five locations will all be on hand to help you and your business.

Paul Stephen, Heating & Renewable Roadshow says: "The format of the Roadshow makes it more accessible to visitors who might normally worry about taking a lot of time off work to travel to attend an exhibition. This way,

whether you're based down in Exeter or up in Edinburgh, we are bringing the industry's well known and most trusted experts to you, so you can get the best advice on the issues that really matter. The roadshow will showcase some of the most innovative heating and low carbon technologies, making it fully accessible to installers, contractors and specifiers all over the country."

Indeed, heating is a new element to this year's show. With energy prices spiralling, the importance of how homes and workplaces are heated has been sharply brought into focus and so this will feature heavily alongside renewables at the Roadshow. Plus, dedicated exhibitors will be on hand to demonstrate the latest heating technologies, adding an entirely new dimension for visitors interested in this area.

"We're very excited to be hosting these Roadshows; providing a platform for our esteemed exhibitors to showcase their innovations and offering a wealth of information, advice and guidance to create the most useful and engaging events for visitors," explains Paul.

"In particular, we recognise the importance of equipping our visitors with the necessary knowledge to help to increase profits and improve product specifications, so we have worked very hard to develop a comprehensive and stimulating seminar programme. Understanding the issues

*Continued on page 47...*





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\*In a Danish test of 190 heat pumps.



and being equipped with the necessary knowledge will undoubtedly stand our visitors in good stead for whatever lies ahead."

With a wealth of content available at your fingertips, visitors will be able to choose from a wide-ranging seminar programme running across five theatres at each show. From understanding what the General Election result might mean for you, to advice on heat metering and certification, the knowledge theatres have something for everybody wanting to understand the big issues and the latest technology.

Leading the way is TrustMark, key-supporting organisation, where heating, plumbing and renewable energy experts will gain access to the latest advice on consumer protection legislation.

The free seminar series are brought to you in association with the Roadshow's four Knowledge Partners: REHAU, Stroma Certification, Edmundson Electrical and Sustainable Building

Solutions. Plus, a fifth specialist product theatre featuring Gas Safe Register. With added theatres, maximum industry participation and many speakers presenting their considerable expertise, never has there been more compelling educational content and hands on demonstrations for Roadshow visitors.

Added to this is the impressive list of confirmed speakers from trade bodies across the industry, including Ground Source Heat Pump Association, Sustainable Energy Association, Microgeneration Certification Scheme, HETAS, Building & Engineering Services Association, Electrical Contractors Association and the Heating & Hot Water Industry Council.

Additionally, each regional event will include a series of hands-on demonstrations for visitors, bringing products and solutions to life in an engaging and informing manner. Visitors will get the chance to test and quiz manufacturers in an effort to understand new innovations that best fit certain application.

If that wasn't enough, the Heating & Renewables Awards are back – bigger than ever. With the hugely popular comedian Jason Manford as compere for the evening ceremony,



guests will be treated to a superb night of entertainment as the industry celebrates talent, hardwork and innovations.

"Sharing best practice and recognising achievement is so important for our industry and so we were delighted with the number of entries received for the awards – and we were bowled over by the efforts of individuals and companies alike," says Paul. "We had a very impressive line-up of judges: Dave Sowden SEA, Bill Wright ECA, Michael Harvey HETAS and Richard Hughes-Lewis NAPIT, but competition really was fierce! We now have 15 categories to rejoice on the night and we thank everyone who took the time to submit an entry."



For more information on registering for the show please visit:  
[heatingandrenewablesroadshow.co.uk](http://heatingandrenewablesroadshow.co.uk)

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## Top marks for heat recovery installers



Vortice has given top marks to Barratt contractor Linkwood Services for heat recovery system installation excellence. Linkwood is installing Vortice HR200 Evo heat recovery units in 189 new homes. Vortice Technical Manager Andrew Dickinson said: "It was a delight to see how well Linkwood Services are carrying out the ventilation installation."

Our technical team had worked hard to specify the most energy efficient ventilation design possible and Linkwood kept our master drawings on site so that their team could refer to them at all times."

01283 492949 [www.vortice.ltd.uk](http://www.vortice.ltd.uk)

Enq. 133

## Minimise heat loss and maximise savings



Panasonic's brand new 50L buffer tank is now available and is ideal as a volume extension vessel or low-loss header tank, maximising the effectiveness of Aquarea heat pump applications. Buffer tanks are used with air source heat pumps to increase volume and provide storage therefore delivering a more efficient system to the user. This new addition to

the Aquarea range requires little to no maintenance once installed. With Automated Air Vent (AAV) capabilities, it will maximise the efficiency and effectiveness of current heating applications.

01344 853182 [www.aircon.panasonic.eu](http://www.aircon.panasonic.eu)

Enq. 134

## Let pellet make your life easier



When building with sustainable energy in mind, using the most up-to-date heating technologies such as the air pellet stove can provide a 21st century alternative to the open fire or wood burner.

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However, historically the main drawback to a pellet stove has been the flame and the noise. This has been solved through the introduction by MCZ of 'still' technology on some of its models such as the 'Tray'; breaking down vibration to eliminate noise and using braziers that are longer and more narrow, to give the impact of real flame.

With the added benefits of low power consumption and high efficiency, the advantages of choosing an air pellet stove are now beginning to outweigh the disadvantages, so the decision has never been easier.

0800 9020220 [www.specflue.com](http://www.specflue.com)

Enq. 135




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Enq. 136

## Grundfos Home Booster delivers



The **Grundfos Home Booster** has been developed to provide a compact and cost effective solution. It is self-contained and its size makes it ideal for a range of domestic installations where space is at a premium. These cold water booster sets have been designed for domestic properties where the existing mains water supply is failing to meet the requirements

of pressurised water systems. It is suitable for most domestic properties with one or two standard bathrooms with standard fittings, or en-suite, and cloakroom, plus other normal household appliances.

01525 775 347 [www.grundfos.co.uk](http://www.grundfos.co.uk)

Enq. 137

## Change of focus for ATAG Heating



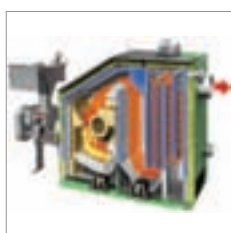
**ATAG Heating UK Ltd** is to focus its business towards commercial boiler sales and the domestic boiler 'new build' specification market. To avoid confusion, it will operate under the banner **ATAG Commercial** and continue to supply the UK industry. ATAG Heating UK Ltd's team led by Managing Director, Phil Bell, has been responsible for establishing the

ATAG brand's reputation for quality, reliability and technical innovation since the early 2000s, distributing both domestic as well as commercial boilers.

01243 815770 [www.atagcommercial.co.uk](http://www.atagcommercial.co.uk)

Enq. 138

## 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. 139

## Pegler Yorkshire launches essential tool



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

job look untidy and reduce the speed of the liquid flowing through it.

This compact lightweight tool allows pipe to be passed through its centre, the spiralling rollers will straighten and strengthen the pipe providing a professional looking and more efficient length.

Enq. 140

## Projects to pass on to sub-contractors



All sub-contractors across the country are being invited to learn more about the **Durisol UK** insulated concrete formwork construction system with free training sessions offered by the company. The increasing popularity of the ICF system has resulted in rapid growth for Durisol UK. The company is looking to continue this growth by inviting more builders and

sub-contractors to get hands-on experience with the product range. With an increased number of quoted jobs, Durisol UK is looking to partner with builders and sub-contractors to build with its system.

01495 249 400 [www.durisoluk.com](http://www.durisoluk.com)

Enq. 141

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equivalent to steel and concrete, is rot, insect and vermin resistant and also enjoys the benefit of Natureplus® certification. For more information please visit the company's website.

0207 492 1731 [www.foamglas.co.uk](http://www.foamglas.co.uk)

Enq. 142



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Enq. 143



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144



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## Got the look?

How interiors can increase the value and desirability of your property.

By Sarah Ritchie, creative director of The Gifted Few

There are a number of factors potential house buyers consider when looking around a property. Is it in the right area? Has it got enough bedrooms? Is it energy efficient? But ultimately the one question and answer which will seal the deal is 'can I see myself living here?' – and this is where interiors can play a major role.

For housebuilders and developers, interiors should not be a last minute thought. Not only can features and fittings, the layout of a room and the chosen colour palette have a big impact on the feel of a home, but it can also affect its functionality.

So what do builders and property developers need to think about in terms of interiors to increase the value and desirability of their property, as well as generate a quick sale?

### Blank doesn't mean boring

The challenge with interiors is that everyone's tastes differ and it's difficult to please everyone. You should aim to create a clean, fresh look which will enable house viewers to envision how they can put their own mark on it, while also make them feel happy to live in the space how it

*"But just because you're trying to create a blank canvas, this doesn't mean you should automatically go for the magnolia and shy away from injecting any personality into the property"*

is for a few months – if not longer – while they find the time and money to redecorate (if, that is, they want to redecorate at all).

But just because you're trying to create a blank canvas, this doesn't mean you should automatically go for the magnolia and shy away from injecting any personality into the property. From a paint point of view, there are several 'safe' shades which are currently popular and look set to be in vogue for a few years to come. Look at soft greys, olive greens and white, which is more contemporary and creates a cleaner look than cream or magnolia. Don't be scared of some stronger tones too – dark grey and midnight blue can look particularly slick and smart.

Don't automatically go for the cheapest paint brands; the more expensive ones can be worth the extra money as the finish and light reflecting

*Continued overleaf...*





qualities tend to be better. Using a posh paint can also be a selling point if you're going for a certain demographic. Of course, cheaper alternatives can be effective too and the quality of these has been improving a lot over the years.

Wallpaper is having a comeback and is also worth considering. Look at geometric, water-colour or faux textures for a look that is bang-on-trend, and think about decorating just one feature wall in it rather than the whole room.

### Don't skimp on fittings

One sure way to help boost the value and desirability of a property is to spend some of your budget on good quality fittings and features. From kitchen units to bathroom suites, there's a lot to think about and it can soon add up, but don't forget about some of the smaller items.

Lighting, for example, is often overlooked for bigger investments but it can make a dramatic difference. Whether you want to create a room which is light and airy, or cosy and comfortable, lighting plays a key part.

**"One sure way to help boost the value and desirability of a property is to spend some of your budget on good quality fittings and features"**

Pendant lights are particularly fashionable at the moment - especially in kitchens. Although they naturally lend themselves to the industrial interiors look, they are versatile enough to work with an assortment of styles. Practical, interesting and subtle, pendant lights are a great trend to tap into for a flexible look that won't date overnight. There are new products on the market to choose from, or for something really unique look at vintage items that have repurposed and upcycled.

### Create a lifestyle

House buyers are likely to have an idea of the sort of lifestyle they want their dream home to provide them. Whether it's a couple looking to entertain guests or a family who want space to play, learn and relax, choosing the interiors to suit your target market can help you complete a sale.

You may not want to invest in kitting out the whole house in furniture, but it could be a good idea to focus on bringing one or two rooms to life to help house viewers imagine living there. Continuing with the industrial trend previously mentioned, a large steel kitchen table could be a practical yet fashionable addition to the kitchen or dining area. Mid-century furniture is also very popular at the moment. Have a look at classic chairs, for example - these can work well in properties aimed at families or young professionals.

If you have any rooms which could be used for several purposes - for example, a home office or playroom - make sure this is apparent to house

viewers and stress how the space can be easily changed to adapt the homeowner's lifestyle as it evolves.

### Quality not quantity

Budget is always a major factor in any building and developing project. If you're having to watch the pennies when it comes to interiors, always go for quality over quantity. Make sure the basics such as wall coverings and paint finishes are completed to the best standard possible within your budget. This will make the property seem much more high end than if you skimp on the basics and spend money on lots of cheap little bits and bobs to try and fill the space.

It's important for builders and developers to factor in the costs of interiors as early on as possible, rather than leave it as an afterthought and be forced to be sparing with the finishing touches. Interiors can make or break a sale so you can't afford to get it wrong.

Enq. 145



## Abode Connekt Flushfit sink



The latest **Abode** innovation is Connekt Flushfit, an ultra slim flush fit or inset sink range. With its ultra-thin edge detailing, it delivers a sleek contemporary look to any chosen worktop. There are 1.0 and 1.5 bowl sinks produced in premium 18/10 grade stainless steel. Connekt Flushfit can be fitted at the same surface level as the worktop by inseting or alternatively fitted

conventionally as an inset with stylish low-profile edges. Connect Flushfit comes complete with the unique Abode Orbit waste and all plumbing pipework required for installation.

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Enq. 146

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Reader Enquiry  
**149**



# Staying informed and within the law with invasive plant legislation

David Layland, joint managing director of treatment specialist Japanese Knotweed Control (JKC) offers a timely warning to landowners and developers on the perils of ignoring the latest invasive plant legislation

A difficult and expensive burden, invasive, non-native plants have long been the scourge of housebuilders, construction companies and property developers. Japanese Knotweed, for example, is not just a prolific and resilient grower but an invasive plant which, with the power to grow through tarmac, paving stones, brickwork and cement, can cause significant damage to any construction work.

**"If a landowner, whether commercial or domestic, has a Japanese Knotweed infestation and does nothing about it then they are now breaking the law and liable to prosecution with potentially heavy fines. It's therefore imperative that they keep up to date with legislation and know their responsibilities"**

As the invasive plant treatment industry advances and matures, the impact of these plants on the ecology and infrastructure is becoming increasingly apparent. DEFRA estimates that the problem costs the UK some £1.7 billion each

year, with Japanese Knotweed alone accounting for some £165 million.

The scale of this problem is why both the UK and EU governments are implementing legislation to try and stem these costs and make landowners assume greater responsibility for treating their own land. If a landowner, whether commercial or domestic, has a Japanese Knotweed infestation and does nothing about it then they are now breaking the law and liable to prosecution with potentially heavy fines. It's therefore imperative that they keep up to date with legislation and know their responsibilities.

But staying abreast of legislative changes and taking action against invasive species counts for little if the contractor that's then used is not also fully compliant with current guidelines. It remains the landowners' responsibility to ensure that the hired contractor carries out the work appropriately for it is they who are open to prosecution if things do go wrong.

What can be done to mitigate the risk? When choosing a treatment specialist the golden rule is to thoroughly check a company's industry accreditations and legislative compliance. In order to ensure that the contractor you use has the right credentials, its membership of a recognised trade body would be a good starting point.

The Invasive Non-Native Specialists Association (INNSA), for example, is an organisation that brings together some of the most powerful voices in the treatment industry, all committed to preserving their professional reputation by developing a membership that demonstrates continued competence and best practice.

Underlining this at its inaugural annual conference recently, the association launched a new INNSA Code of Practice, an important milestone in affording protection to landowners affected by invasive species.

## Appropriate treatment

There are a number of recognised treatment methods for Japanese Knotweed, as well as other species such as Giant Hogweed and Himalayan Balsam, all of which have their respective merits depending on the scale and location of the infestation. Techniques include dig and dump, on-site burial, foliar spray, leaf wipe, incineration and stem injection which involves delivering a measured dose of herbicide into the centre of the plant rather than just the surface. The reputable contractor will recommend the most appropriate, and not necessarily the most lucrative, treatment programme for each individual project.

*Continued on page 57...*





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150





Even when carried out by seasoned professionals, traditional treatment methods can still be costly, time-consuming, not always 100 per cent effective and potentially carry some environmental risk. In the hands of an inexperienced, under qualified operator these problems are compounded.

**“The new legislation concerning a landowner's responsibility for knotweed treatment, and the punitive measures and fines that might ensue, means that ignoring the problem is never an option”**

### Insurance cover

Another minimal requirement should be some credible warranty-backed insurance cover on all work undertaken. Inadequate insurance cover continues to undermine many treatment programmes with some guarantees at best misleading and, at worst, not worth the paper they are written on.

Many treatment companies have diversified into Japanese Knotweed treatment from their traditional landscaping and weed control practices, but are still operating with the same basic insurance policy as before. This specialist work does, however, require bespoke professional indemnity cover that addresses the specific risks



of knotweed and avoids any serious liabilities if a treatment programme does go wrong.

Another consideration is that the contractor should be Amenity Assured and BACCS registered, which means they have the minimum requirement to work and preferably hold ISO 9001 accreditation from the British Standards Institution.

The Amenity Assured scheme, first launched some seven years ago, involves three totally independent and separate audits being carried out annually on each contractor, including an unannounced on-site assessment, a full audit of premises, records and certification and an end of session check with clients to ensure treatments have been completed to their satisfaction.

With knotweed treatment often involving the use of heavy machinery and commercial herbicides, up to date health and safety compliance is

also essential. SAFEContractor accreditation, for example, a process that involves the annual assessment of a company's health and safety arrangements and risk management, can be another good indicator of a reliable company.

The new legislation concerning a landowner's responsibility for knotweed treatment, and the punitive measures and fines that might ensue, means that ignoring the problem is never an option. At the same time, however, the appointment of a random treatment contractor without first thoroughly researching its credentials and track record can be just as damaging.

If you don't insist on your 'specialist' being able to demonstrate most, if not all, of the memberships, accreditations and insurance cover highlighted, then you could be storing up much greater structural, financial, not to mention legal difficulties further down the line. **Enq. 151**



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Enq. 153



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Enq. 154

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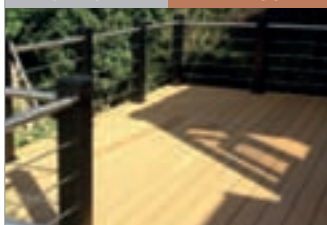






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Enq. 155

## Charcon landscaping products BIM-enabled



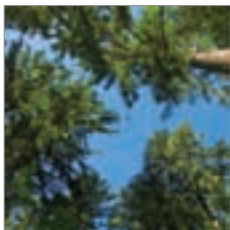
The Charcon range of more than 200 commercial hard landscaping products has been delivered to market BIM-enabled, almost a year ahead of the government's June 2016 deadline. With the largest and most varied BIM-enabled product offering in the commercial hard landscaping sector, Charcon has ensured that it is best placed to meet the needs of

those specifiers who have adopted the technology ahead of schedule. BIM documentation for these products can be easily downloaded from the Aggregate Industries website.

01335 372 222 [www.aggregate.com](http://www.aggregate.com)

Enq. 156

## 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. For more information contact the website.

Enq. 157

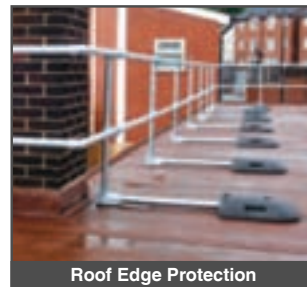
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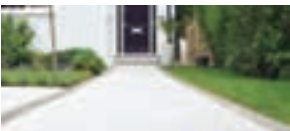
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Enq. 162



# The steel alternative

Mike Rawlings from Saint Gobain PAM challenges housebuilders to look beyond alternative rainwater systems and consider specifying a steel system

Steel rainwater systems are quickly becoming a great alternative for all types of dwellings and offer significant benefits for social housing.

The material is making inroads into the market for a number of reasons including quality, durability, longevity, strength, its green credentials and by offering a smart, stylish and contemporary finish for added kerb appeal.

## Durability and longevity

The tough and hardwearing nature of steel ensures that building owners will have decades of reliable performance with minimal maintenance when such systems are installed correctly.

A steel rainwater system has a high load bearing capacity and can therefore deal with any build up of snow, leaves or moss. Steel is a good choice in

**“Steel rainwater systems are designed to cope with greater extremes of temperature, and offer minimal movement because the material resists thermal expansion and contraction. Systems do not, therefore, come apart at the joints or crack over time”**

Scandinavian markets where winters are far more extreme than in the UK, and needs to be designed to take significant snow and other loading.

Steel rainwater systems are designed to cope with greater extremes of temperature, and offer minimal movement because the material resists thermal expansion and contraction. Systems do not, therefore, come apart at the joints or crack

over time. This is a key consideration because in the summer temperatures can reach upwards of 35°C while in the winter it can fall below -10°C.

With steel you get a long life durable installation that, if maintained correctly, i.e. typically cleaned twice a year can last up to 40 years with minimal problems. This is a major benefit to social housing where some of the biggest maintenance costs associated with these properties is the labour and tool hire costs to replace the guttering.

## Ease of installation

Modern steel rainwater systems are quick and easy to install, being the lightest of metal options, with components designed to fit together using jointing clips you can assemble quickly and easily with just a screwdriver and a hacksaw.

*Continued overleaf..*





## Aesthetics

A rainwater system is clearly visible from the outside of a building, so it is surprising that more people don't stop and consider its aesthetic appeal in helping to differentiate one building from another.

Steel is available in a wide range of colours as well as traditional black and white standard options. Alternatively, with high build polyester coated steel systems there are colours such as metallic silver that can improve a property's appeal.

**“With high build polyester coated steel systems there are colours such as metallic silver that can improve a property's appeal. The real appeal comes over time however; some rainwater systems may discolour when exposed to UV light from the sun. This does not happen with the high build polyester coated steel rainwater systems”**

The real appeal comes over time however; some rainwater systems may discolour when exposed to UV light from the sun. This does not happen with the high build polyester coated steel rainwater systems, which are also corrosion

resistant so will not rust. This means that even decades later, a steel system will retain its sheen and original colour.

## Green credentials

The move to eco friendly houses could be another reason why you should consider metal. A steel system has the lowest “cradle to grave” impact on the environment. It is 100 per cent recyclable, saving landfill space and will last for a long time.

## Price

When you evaluate the costs across all rainwater systems, steel systems are only slightly higher than most mid range installations and are

virtually as fast to install, so there is no real saving on labour costs. And when you consider lifetime costing, as social housing will, then steel works out as very cost effective.

We all talk about kerb appeal and how it helps sell or rent a building, yet little attention is paid to the rainwater system, which is clearly visible from the outside. A cracked or leaking rainwater system with water stains on the brickwork is not a good advertisement for a buyer or a tenant.

Don't just automatically ignore a steel rainwater system. If you are building or developing a property privately, for social housing or looking to add kerb appeal to a home then it's worth considering steel alternatives. In the latter case it may help to differentiate you from the rest and if you opt for high build polyester steel, it won't even cost you that much more.

Enq. 163

## A tale of two parks



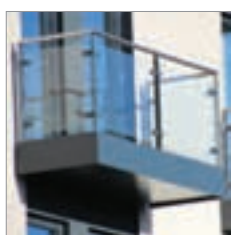
Housebuilder Taylor Wimpey selected Redland's Fenland Pantile roof tiles for two large scale housing projects in Norfolk to help ensure the developments blend in with the local vernacular. Redland developed the Fenland Pantile for the purpose of catering to the South East and East Anglian markets that favour a particular aesthetic when it comes

to roofs. The classic single pantile shape provides a modern interlocking concrete format that guarantees robust, weathertight performance in all conditions.

01293 618418 [www.redland.co.uk](http://www.redland.co.uk)

Enq. 164

## Balconies flow onto riverside apartments



An innovative mix of balcony and balustrade solutions by Sapphire is bringing outdoor space with style to new waterside apartments by Crest Nicholson in the thriving, high-tech town of Reading. Kennet House has been completely transformed from a disused 1960s office block into a highly desirable residential development with a bold

architectural facade incorporating rendered cladding panels. Sapphire worked with the project's regeneration team to complete the transformation, providing purpose-designed balconies that perfectly suit the building's distinctive design and construction.

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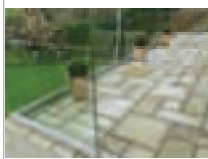
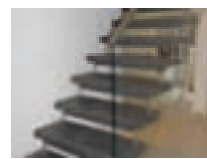
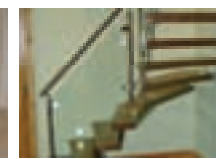
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## SIPs suitability

With an increasing drive to ensure homes are as efficient as possible – particularly where heating, cooling and ventilation is concerned – it is important to carefully consider the various housebuilding options available to ensure minimal thermal losses. Here, Andrew Carpenter, chief executive of the Structural Timber Association (STA) looks at the suitability of Structural Insulated Panels (SIPs) for use in residential buildings

SIPs utilise composite panel technology to provide load-bearing construction elements that combine structural and thermal properties into one solution. Typically, a SIP consists of two layers of Oriented Strand Board (OSB) sandwiching an insulation core, typically made up of either expanded polystyrene (EPS) or polyurethane (PU). The composite structure is much stronger than the sum of its parts with the insulation core stabilising the OSB and preventing deflection under loading.

Providing an efficient and indeed effective solution to reducing thermal losses, SIPs can help improve the energy conservation of a home. Thermal losses themselves are dictated by the hygrothermal performance – the transportation of heat, air and moisture through the building envelope.

This exchange of energy and mass is due to differentials between indoor and outdoor temperatures, pressures and humidity conditions. The greatest benefits are achieved through appropriate specification of materials

combined with accurate design detailing at critical junctions.

While each of these areas is intrinsically linked, the hygrothermal performance can be split into three key sections – thermal resistance, thermal bridging and air tightness – for greater analytical assessment.

### Thermal resistance

The thermal resistance of a material indicates its ability to transfer heat. In solids, this is directly proportional to the material's thickness since heat is transferred via conduction. Therefore to improve the thermal resistance and reduce the U-value, an increase in thickness of building elements is required.

Since the thermal resistance of a building element is only one part of its performance requirement, increasing the thickness of the insulation levels without combining them into an integrated approach to the overall performance would provide uneconomically thick elements.

SIPs offer the efficiency of structural and thermal performance within one product. U-values as low as  $0.11 \text{ W/m}^2\text{K}$  can be achieved through the use of SIPs while also limiting the increase in building dimensions (wall thickness).

Thermal resistance gains can be achieved when assessing the surround build-up of the building element such as the cavity in a cavity wall. Providing a low-emissivity surface, such as aluminium foil, on the face of the SIP reduces the radiation transfer across the cavity, so that the air-space has a higher thermal resistance and therefore an associated reduction in U-value.

### Thermal bridging

The construction format of SIPs means there are less timber members that fill the space between the outer and inner layer of a SIP wall profile to create what are called thermal bridges. Any interference of the insulation will cause a thermal bridge. The thermal calculations undertaken to determine the heat loss through a building's



**“SIP systems are capable of achieving excellent air tightness figures without the need for additional measures that would be required for most other building methods”**

fabric must include recognition of the thermal bridging factors. Consequently the building designer can benefit from the SIPs low thermal bridging factors.

## Air tightness

The flow of air through a building is either controlled, i.e. through ventilation, or uncontrolled, i.e. through air leakage. Air leakage is created by gaps and cracks in the fabric of the building and leads to unnecessary heat loss, discomfort, interstitial condensation, increased sound transmission, degradation of the building envelope and increased energy costs.

Air leakage (or air permeability) is the rate of leakage in cubic metres of air per hour per square metre of envelope area at a reference pressure difference of 50 Pascals (Pa).

SIP systems are capable of achieving excellent air tightness figures without the need for additional measures that would be required for most other building methods. The use of two layers of OSB and a central insulation core within a SIP provides a multi-layered air barrier

combining low permeability materials. Large format panels and manufacturing tolerances limits the air leakage at connections and junctions. This can assist in providing an air tight construction significantly below  $3\text{m}^3/\text{hour}/\text{m}^2$  at 50 Pa.

In general, due to the large number of joints and junctions created by the majority of construction techniques, combined with the inherent permeability and porosity of the materials involved means that creating an efficient air barrier can be difficult. This often means that the effectiveness of the air barrier is based on the

quality of site workmanship – however, the SIP system reduces this reliance on onsite workmanship through its detailing. Offsite manufacturing tolerances allow it to achieve excellent air tightness values, which are more difficult to achieve with most other building methods.

SIP systems provide a balanced approach to the hygrothermal performance that maximises gains in all areas without compromising others. The flexibility of the system permits a wide and varied building type and style to be built with very little restriction on size, shape and form.

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www.kiddesafetysolutions.co.uk

**STONEMASONRY & MASONRY**

**Worcestershire Marble**  
Tel: 08454 503300  
www.coolgranite.co.uk  
www.coolsurfaces.co.uk

**Haddonstone Ltd**  
Tel: 01604 770711  
www.haddonstone.com

**Sytex Uk Ltd**  
Tel: 01483 234 885  
www.sytex.co.uk

**TEMPORARY ACCOMMODATION**

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**TIMBER PRODUCTS**

**Hoppings Softwood Products PLC**  
(Q-Products)  
Tel: 0800 849 6339  
www.hoppings.co.uk

**WATER STORAGE**

**Drayton Tank & Accessories Ltd**  
Tel: 0871 288 4213  
www.draytontank.co.uk



# Add creativity to your walls

Thistle Magnetic Plaster – An innovative plaster that attracts magnets



**Thistle Magnetic Plaster, with its innovative formula that attracts magnets, can turn any wall into a fun, interactive display area.**

Apply it on new or existing walls. Cover with standard emulsion, specialist chalkboard or whiteboard paint, or even wallpaper. Then get creative.

Turn the kids' bedroom walls into a fun, educational space. Create an easily updatable family info wall in the kitchen. Make your home office walls a handy display area. The only limit is your imagination.

To find out more about our Rooms Made For You range, or for inspiration on how you can transform your living space, visit [roomsmadeforyou.co.uk](http://roomsmadeforyou.co.uk)