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Housebuilder & Developer

September 2015

**Government launches
£26 million fund
to support Starter
Home initiative**

**Good Homes Alliance
is concerned about
Starter Home initiative**

**Housing Minister
welcomes housing
figures**

**Mixed-use
development in
Bexleyheath**

Redevelopment of a two-storey
public car park in Bexleyheath
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New mixed-use development in Bexleyheath
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Editor's letter



David Mote,
editor of
Housebuilder
& Developer

There was a time when getting the government to support the construction of more homes and new communities was like squeezing blood out of a stone. Nowadays when it comes to house building initiatives the industry is enjoying an embarrassment of riches.

This summer may not have seen much sun but it did see the government find more funding for its Starter Home initiative to help accelerate the building of first-time homes. The Chancellor then promised the initiative's extension into rural areas.

However, building homes quickly is not the challenge. The real challenge is sourcing the land, pushing planning through over stretched local authority planning departments and finding the skilled workforce to build the properties.

Is there a danger that the government's encouragement to build cheap homes quickly could impact on the quality of those homes? Although the collective industry answer will be 'no' it is a danger it must recognise and design out of fast build, first-time homes.

OLDER HOMEOWNERS

Should we blame the housing shortage on older homeowners?



Care and Repair England
Chief Executive, Sue Adams

The current debate about housing needs and older residents, borne out of the national shortage of both first-time buyer and family homes, largely presents them as 'housing hoarders'. However, this does not accurately reflect the day-to-day experience of the UK's diverse population according to Care and Repair England.

Currently in the UK there are more than seven million older households, of which 76 per cent are owner occupied. However, only 5 per cent of all homes have the key features required for special accessibility and 50 per cent of the older population has a problem with activities of daily living. There is also a limited number of accessible one, or even two-bedroom homes that the growing number of people over retirement age are now queuing to move into.

Prior to the introduction of the pilloried Spare Room Subsidy/under occupancy charge, better known as the 'bedroom tax', there was extensive analysis of UK housing stock which clearly demonstrated there were far more households classified as under-occupied than there were smaller housing units available.

The housing sector would not deny that the UK has a significant shortage of decent, affordable homes and that young people and families are bearing the brunt of this crisis.

However, Care and Repair England believes that to blame homeowners, whose children have moved on, for living longer and remaining in their large family homes as the cause of the housing shortage is missing the wider issues of the housing market and policy failure.

Care and Repair England Chief Executive, Sue Adams says that there are three factors driving the growth in household numbers, in broadly equal proportions. These are:

- Social change including divorce and more single households of all ages
- Migration; and
- Increased longevity

These factors along with the rise in the purchase of property as a financial investment, second home ownership, financial barriers to first-time buyers and low levels of social home building have all contributed to create the current shortage of homes.

'Home' is fundamental to health, wellbeing and quality of life. Homeowners make a huge emotional as well as financial investment in their homes and the quality and suitability of housing is a major determinant of the need for health and social care. Therefore, maintaining 'at home' independence in later life is now both an individual aspiration and also a national policy.

So what should be the response of both private and social housing providers to the UK's aging society and the need to provide appropriate housing?

Possibly taking the emotional heat (and the ageism) out of the debate and focusing on the hard data would be a useful starting point.

Ninety three per cent of older people currently live in mainstream homes and 'older people' live in 35 per cent of all homes. This means the creation, maintenance and adaptation of housing to enable independence and safety in later life is of paramount importance.

Every unit of new housing that is built in the UK is a precious future resource to support the country's changing age demographic profile. The design standards of all homes, to accommodate disability and population ageing, make total economic sense if we take the long view.

This subject will be fully discussed at the 'Homes fit for ageing', the CIH health, wellbeing and care October conference 2015

The conference, hosted by CIH in conjunction with Care and Repair England, sets out to challenge the status quo, whilst exploring new ways of thinking and working. It will also look at a range of housing, as well as care and support models across all tenures that can support the health and wellbeing of our aging population. To find out more and download a booking form visit:

<http://www.cih.org/eventsfinder>

GOVERNMENT STARTER HOME INITIATIVE



Communities Secretary
Greg Clark

Government launches fund for high quality starter homes

The government has launched a £26 million fund to help housebuilders deliver exemplar homes under its Starter Home initiative.

Offering a boost to the initiative, which the government hopes will encourage the creation of 200,000 discounted homes for first-time buyers under the age of 40 by 2020, Communities Secretary, Greg Clark, has introduced the fund for small housebuilders, developers, councils and housing associations to 'demonstrate a range of high quality homes that will be available to first-time buyers'. The government said: "These will pave the way for the first wave of starter homes and show aspiring young home owners the different types of properties they can come to expect from the scheme."

The funding will be used to buy brownfield sites for the starter homes, with the money from the sale of the sites going back to the government.

Also announcing a pot of up to £10 million for local authorities to prepare more brownfield land for the development of the homes Greg Clark said: "This competitive fund will build homes that will clearly show the wide range of new properties that will be available for first-time buyers as they take their first step on the housing ladder."

In response to the government's announcement on the starter home boost to first-time buyers, RIBA President Stephen Hodder said: "The RIBA welcomes this first step towards increasing the availability of new homes for first-

time buyers.

"The government must work with architects, developers and local communities to ensure that these new homes meet high standards of design and remain affordable.

"It's vital that a desire to sell at below market rate doesn't lead to small, poor quality homes in areas without sufficient infrastructure, that's why we believe it's imperative that the new national space standard – which comes into effect in October – is applied to all new-build homes."

Speaking on behalf of the new homes sector HBF Executive Chairman, Stewart Baseley added: "The industry shares the government's ambition to improve the home ownership opportunities of young people as we continue to work with ministers and officials on the fine detail of the policy.

"As well as boosting home ownership the Starter Home initiative has the potential to increase the number and range of sites available for residential development thus providing many more new homes."

Following close on the heels of the fund's launch, the chancellor, George Osborne announced that the government would extend the Starter Home initiative to rural areas. The government intends to change planning rules to allow the discounted homes to be built on 'rural exception sites' for first-time buyers aged below 40, who have family or are already living in the area, or can prove local employment connections.

HOMEBUILDING FIGURES

Bovis achieves 'record number' of legal completions

Kent based Bovis Homes has reported a 'record number' of legal completions during its half year activity, with pre-tax profit rising 9 per cent to £53.8 million, compared to the half year of 2014.

During the six months ending 30 June 2015, Bovis legally completed 1,525 homes against 1,487 homes achieved in the first half of last year. In response the group's revenue climbed 9 per cent to £350.7 million.

As a result of improvements in market house prices the average sales price of Bovis' private legal

completions rose 10 per cent to £264,200. The group traded from an average of 100 active sales outlets during the six-month period, up 8 per cent on 2014.

The total forward sales position for delivery this year, including existing legal completions, stood at 3,505 homes as of 30 June 2015 compared to the 3,297 homes held on 30 June 2014.

As of 14 August 2015, Bovis had amassed 3,768 sales for legal completion in 2015, with sales rates since the half-year at 0.58 net reservations per site per week against 0.45 in the same

period of 2014. Housing production to 14 August was 11 per cent ahead of 2014, which Bovis said provided a good base for its planned volume growth this year and in 2016.

Bovis CEO David Richie said: "We have delivered a strong first half performance in 2015 with a record number of legal completions and a further improvement in return on capital employed.

"We anticipate that the addition of around 40 sites per annum will support our medium term growth strategy to deliver volumes of between 5,000 and 6,000 new homes each year."

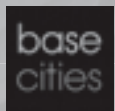
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- **Charlotte Graves**
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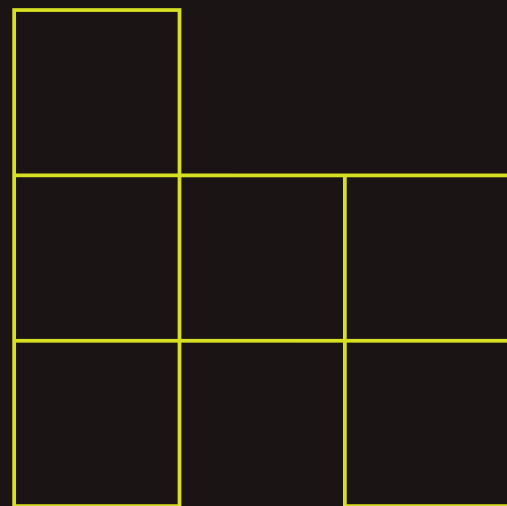
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COMMENT

Will the government Starter Homes initiative result in poorly built homes?

With the Starter Home initiative being pushed by government, Pete Halsall, the visionary sustainable developer who runs the Good Homes Alliance, asks if low-cost first-time buyer homes could be destined to become the slums of the future?

The Conservatives have arguably a better record in stimulating new housing development given that they would claim to have a better understanding of the market. Harold Macmillan's 300,000 new homes per annum target was met over a number of years and some would say that the reputation he gained from it subsequently propelled him into Downing Street. However, at what price? We have all witnessed the regular demolition jobs on many of the dreadfully and almost jerry built homes that were created to meet the target. One could say the housing built saw all rush and not a lot of good, clear thinking.

Do the Conservatives really understand quality and place making? I would say that there is a fundamental naivety in thinking that the market will

deliver quality when there really is not a functioning free and competitive market in new homes.

So, what of the new Starter Homes initiative? Are these destined to become slums of the future because they will be badly designed and cheaply built? Sadly, based on past experiences, it would seem to be between possible and probable that many of them would be so. The fear is that the new starter homes could be too small, inadequately illuminated with natural light and built quite possibly with lower standard products and systems.

A better initiative, based on a more grounded and intelligent perspective on the housing market, would be to require the homebuilders to reserve properly serviced and dedicated sites where first-time buyers can commission custom build or even

self-build their own homes. What could be more satisfying, more stretching and foster an entrepreneurial spirit more than building your own home? A host of construction industry players eager to carve out a market niche could come flocking into the market with snazzy and sustainable building products and systems. Competitive and free market pressures would drive huge homebuyer benefits. The government could even help with suitably structured loan guarantees.

So what could be the overall result? Possibly a new generation of considerably better built new homes, than the dreary new bulk standard homes of today, demonstrating better quality and better designed homes that are likely to be sought after by future generations.

COMMENT

As the dust settles on several months of policy announcements, social housing providers have been left in a confused state worrying about the future of the sector.

Imagine a scenario where you are continually being told you're not working hard enough, you pay yourselves too much, you're not accountable, you need to flog off your assets (at a big discount) and at the same time reduce your prices. It doesn't sound like a 'vote of confidence' does it?

But that's exactly what the government, principally in the shape of George Osborne, has been telling housing association chiefs and council leaders.

And if that wasn't enough to have you reaching for the worry beads or consulting Mystic Meg and her crystal ball, you discover most of your customers are having their income reduced and your better off customers are being shown the door and invited to leave.

Future role of social landlords

Therefore is it any wonder that several HA chief executives are already questioning what their organisations future role should be and whether social housing landlords can afford to build any more new homes for below market rents?

Genesis chief executive Neil Hadden and Bjorn Howard at the Aster Group have both stated they are considering only building new homes for shared ownership or market sale. Mr Howard has gone even further by saying his

Social housing policy leaders left in a state of confusion



Patrick Mooney of
Mooney Thompson Consulting
comments

HA is looking at the feasibility of de-registering as a provider.

A manager at Genesis has reacted to this by writing an open letter to Mr Hadden and the organisation's Board by saying they can no longer work for the HA, when they appear to be moving away from helping those who need most help with their housing.

This has set off an interesting debate across the sector, with many people openly considering what the role and future of social housing is when so much of the government's energy appears to be focused on increasing home ownership – although this is now down to 65 per cent and it is private renting which has witnessed significant growth in recent years.

Executive teams and boards are busily revising business plans, budgets and risk maps as they come to terms with the changes and try to identify possible new business opportunities or decide if this is a time to batten down the hatches and survive the period of uncertainty.

Mergers and rescues

Meanwhile the regulator (HCA) and the trade body (NHF) have reacted to the policy announcements by asking landlords to own up to problems arising from the planned rent cuts (of 1 per cent a year for the next 4 years) and to consider taking protective action by investigating mergers or volunteering to rescue

troubled landlords.

But it is not only smaller or struggling HAs that are considering their future as independent landlords. Two of the country's biggest social landlords, Affinity Sutton and Circle, confirmed they are investigating the benefits of merging to produce a single HA with about 120,000 homes in management.

While it is being reported that some members of the local boards are not happy with the proposed merger, which is far from being a done deal, it is interesting to consider how much influence tenants will have on the final decision.

Rightly, the regulator expects tenants to be consulted on significant issues affecting the ownership of their homes and proposed changes in how services are delivered. But consultation is a bit of a loose concept and its outcome is not binding on the management, board or the HCA.

Is it feasible to give tenants a bigger role in both evaluating the proposed benefits and disadvantages, as well as an opportunity to vote on whether a change of ownership proceeds or not?

It is far from clear how private lenders will react to the changes, but industry experts are already warning that the rent changes will reduce HA incomes by 14 per cent by 2020. This is equivalent to a cut of one pound in every seven of income, as a result of eliminating the assumed inflation plus 1 per cent annual rent increases and replacing these with reductions. The NHF have warned that the rent cuts will see at least 27,000 fewer new homes for rent being built, as well as cuts in front line services to tenants and thousands of job losses.

Impact of rent cuts and sales

Perhaps the most worrying aspect of the policy changes is the combined impact of the enforced rent reductions from next April and the changes in the Right to Buy legislation, which will force HAs to sell homes to tenants with large discounts and force councils to sell their most valuable properties.

One unforeseen consequence of the cut in the welfare cap could be that it encourages HAs to build fewer family houses, simply because these larger properties become unviable as tenants cannot afford to pay the rents.

L&Q have bucked the trend saying they will continue with their ambitious house building programme, much of it self-funded without any grant from the HCA, although they may vary the rents charged from scheme to scheme with a blend of social, affordable and market rents charged depending on the income levels of those

being housed.

Former head of the civil service, Bob Kerslake is leading the opposition to a number of the changes, from his seat in the House of Lords. Lord Kerslake, who now chairs Peabody, one of the capital's biggest HAs, has estimated that London could lose 5,000 council homes a year with £5 billion of sales receipts being used to fund HA RTB discounts in other parts of the country.

Lord Kerslake warned: "This loss of affordable homes and redistribution of funds out of London at a time when its housing needs are so acute seems to be completely counterproductive." He was joined in his criticism of the policy by Boris Johnson, mayor of London and MP for Uxbridge, who said it would be "the height of insanity" to sell homes in London in order to fund the building of housing elsewhere in the country.

But it is not just in the capital where the enforced sale of the most valuable council properties is being met with fear and concern. At Harrogate in Yorkshire, it is thought that 59 per cent of council houses will be vulnerable to sale, because they are above average regional value thresholds.

Tenants in firing line

Tenants have not been spared from the pain either. The Chancellor has outlined a series of changes which have been inspired by the government's plans to balance public finances and to focus much of their efforts on cutting the welfare budget.

Among the planned changes are the following measures:

- Benefit cap for households to be reduced from £26,000 a year to £20,000 (£23,000 in London);
- No housing benefit for 18-21 year olds, with the exception of certain vulnerable groups;
- Working age benefits to be frozen for 4 years;
- Compulsory pay-to-stay rules for households with incomes of more than £30,000 (£40,000 in London) – who will be charged market rents if they want to keep their tenancy.

HAs will be required to check the incomes of their tenants, as well as checking on the immigration status of new tenants, as part of a series of new duties being imposed by the government.

Politics

With so much centralised diktat on housing policy, you do wonder what has happened to the

'localism agenda' of the previous administration, where councils in particular were being told they would have much more freedom to set their own agenda and determine the solutions to their problems or the challenges faced by the communities they represent.

It will be fascinating to hear what Greg Clark, the new Communities Secretary of State says when he addresses the NHF annual conference in September. With so many changes already announced by the Chancellor, there is every likelihood Mr Clark, who is known as an active decentralist, will attempt to re-balance government's relationship with the sector and offer a series of positive incentives and endorsements, as well as words of encouragement.

Various localities have already said they would like to follow the example of Manchester and its immediate neighbours (the Northern Powerhouse), in taking greater responsibility for a range of local services, how they are delivered and their budgets.

But there is a lot of vocal opposition to the extension of RTB regulations. A survey by Inside Housing which found that 40 per cent of former council homes sold under the RTB were being let to private tenants, found its way onto the front page of several national newspapers. This was followed by news that a three bedroom former council flat in Covent Garden, central London, had been sold for £1.2 million, netting its owners a profit of over £1 million.

Mr Clark is bound to face questions on what the government's intentions are – do they really want mixed communities to prosper and succeed or are they trying to remove low income families from high cost and high value areas? The Labour Party have been distracted by internal politics over the Summer and this has left social housing sector very exposed and unloved.

A number of social landlords are digging in and seeing this as the right time to be extending their support for local communities. In recent months a number of HAs have announced various ways they will do this, including setting up a new Free School, teaching tenants to drive and sponsoring apprenticeships for tenants' children.

The most active HA developers have reported huge surpluses (which jointly exceed £1 billion) for the last two years, largely as a result of profits on shared ownership sales and other property disposals. Before they bend the Minister's ear too much, they should have assembled a good case for how wisely they are spending this money and what vital partners they can be for both government and local communities.

News Bytes

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PROPERTY PRICES



RICS Head of Policy
Jeremy Blackburn

Property prices continue to be influenced by contracting supply

According to the latest RICS UK Residential Market Survey property prices continue to be affected by growing demand and contracting supply.

The report shows that while 44 per cent more chartered surveyors saw prices rise in July, the supply of property to the market continues to decline with 22 per cent more surveyors reporting a drop in new instructions.

Additionally, the shortage of housing inventory worsened during July, with the average number of properties for sale per surveyor slipping to a record low. Consequently, all areas of the UK are projected to see sizeable house price gains over the next twelve months.

Expectations for prices also continue to reflect the imbalance between demand and supply with 41 per cent of RICS members expecting prices to continue to rise over the next three months. However, rising prices have not dampened interest as new buyer enquiries rose for the fourth month in succession, with 25 per cent of respondents reporting a rise in demand.

Despite this sustained improvement in demand, newly agreed sales were more or less unchanged at the national level in July. Going forward, there is a little more optimism regarding the prospects for activity with 37 per cent more respondents expecting sales to gain momentum over the next three months and 40 per cent more taking the same view on a one year perspective.

Speaking about the report's findings RICS Head of Policy, Jeremy Blackburn said: "This government has put home ownership at the very heart of its agenda, with Starter Homes and extending Right to Buy the strongest evidence of that ambition. However, this continues to be demand driven and fails to address the real issue of supply.

A coherent and coordinated house building strategy is required across all tenures. This should include measures that will kick-start the supply-side, such as mapping brownfield land, addressing planning restrictions and creating a housing observatory to assess the underlying economic and social drivers of housing and provide the impetus

for solutions.

The changes brought in through Fixing the Foundations, the Chancellor's productivity plan, were welcome and refreshingly on the supply side – such as zonal planning, dispute resolution for S106 and local plan enforcement. But these alone are not a strategy for increasing housing supply across all tenures."

The RICS findings appeared to be supported by the recent ONS House Price Index, which showed that UK house prices increased by 5.7 per cent in the year to June 2015, up from 5.6 per cent in the year to May 2015.

House price annual inflation was 6.1 per cent in England, 0.8 per cent in Wales, 9.0 per cent in Northern Ireland and 0.6 per cent in Scotland.

On a seasonally adjusted basis, average house prices increased by 0.4 per cent between May and June 2015.

In June 2015, prices paid by first-time buyers were 5.1 per cent higher on average than in June 2014. For property owner-occupiers, prices increased by 6.0 per cent over the same period.

HOMEBUILDING FIGURES

Government figures show a rise in number of homes being built

The Housing Minister, Brandon Lewis has welcomed new figures, which have shown a rise in the number of homes being built, and said it is proof that the government is keeping the country building and delivering the homes that are so desperately needed throughout the UK.

The latest housebuilding figures show that there were over 131,060 completions in the last 12 months, which is 15 per cent higher than in the previous 12 months and at their highest annual level since June 2009. Although there is an increase in build numbers, housebuilding is still falling behind the suggested 250,000 homes a year required to keep up with population growth.

However, identifying this rise in delivered homes as being part of the government's helping create a new generation of homeowners Brandon Lewis said:

"Our One Nation government has got the country building again with today's figures showing

that 131,060 extra homes have been built in the past year. This has provided a real boost to the UK's construction industry and is delivering the homes that hard-working people rightly deserve.

"However, we know there is more to do. That is why we have outlined plans to deliver 275,000 affordable homes by the end of this Parliament – the fastest rate of building for 20 years.

"We're also determined to support those who aspire to own their own home, which is why we're making up to £10 million available to bring forward brownfield sites to build new Starter Homes which will be available to young first-time buyers at a 20 per cent discount."

Latest figures from the Office of National Statistics have also shown that output in the construction industry increased by 2.7 per cent in June compared to the same month last year. Work on private new housing between April and June rose by nearly 3.9 per cent on the previous quarter.

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Enq. 101

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Enq. 102

MIXED-USE DEVELOPMENT

Mixed-use town centre redeveloped in Bexleyheath

Skillcrown Ltd and The Hyde Group (Hyde), advised by Pellings LLP, the multi-disciplinary architectural, property and construction practice, have redeveloped a two-storey public car park within Bexleyheath town centre, in South East London, into a £10 million scheme with a 109-bedroom Premier Inn hotel, 43 flats for Shared Ownership sale, a Brewers Fayre, and 880 sq metres of commercial space.

The original site was considered to be under-utilised and unattractive, detracting from the appearance of the town centre. It also caused bus movement problems due to the narrowness of the adjacent roads and the position of on-street disabled parking bays.

Pellings acted as the architects, planning consultants, cost advisers and employers agent for Hyde on the project. Extensive consultation took place with local residents and political stakeholders, including ward councillors, to establish their views and to inform the final design of the scheme.

The key to redesigning the town centre scheme

was relocating the public car park to below ground, releasing the majority of the floor area to create the hotel, apartments and commercial space for new shops, restaurants and leisure. This enabled the widening of adjacent roads to improve bus movements, traffic and pedestrian flows, and to provide disabled parking.

The taller elements of the plan – comprising 17 one-bedroom and 26 two-bedroom flats – are positioned towards the town centre and away from the houses across the dual carriageway. The roof of the three commercial units is used as a landscaped south-facing external amenity terrace for the residential units above.

The development comprises six floors above ground with a basement level car park and is built with a concrete frame, concrete floors and roof decks. The facades comprise a mix of fair-faced brickwork and render with aluminium windows and, internally, use is made of metal-stud partitions.

The apartments achieved Code of Sustainable Homes Level 4 and roof level photovoltaic panels generate on-site renewable energy.



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Example of a house built by Quinn Estates



View from site

SKILLS SHORTAGES

Greater emphasis on apprenticeship vocational courses will fill skills gap

At the end of August thousands of students received their GCSE results and had to plan the next steps toward their chosen career. Encouraged by government policy and their schools many will have already chosen which sixth form college they are going to and what subjects they need to study to get into their university of choice.

However, for some their career path may not be quite as clear-cut and they will be looking for something to inspire them. This could be an alternative to the sixth form, higher education or employment route and a construction apprenticeship could be

the positive challenge they are looking for.

Unfortunately, analysis by the Local Government Association has revealed a growing imbalance between the construction industry's increasing demand for skilled employees and a falling number of people joining the sector.

This increasingly acute skills shortage in the construction sector is a widely recognised problem and the Brick Development Association (BDA) has long recognised the need to attract school leavers into vocational training. It is already actively participating in the drive to recruit trainees and encourage contractors to

employ college leavers and apprentices.

Commenting on the need to create more construction apprenticeship opportunities Brick Development Association CEO, Simon Hay explained: "Housing starts are at their highest annual level since 2007 and upholding the source of skilled workers has been paramount in keeping the UK building the homes that are so greatly needed. If we are to continually see housing starts rise we seriously need to put an emphasis on the creation of more apprenticeships across the construction sector."

"Here at the BDA the main aim is to attract and guide more young people into the construction industry. Apprentices are the next generation and play an important role in the future of construction. It is crucial that we are not just creating jobs in the short-term but equipping apprentices with the skills that will enable them to build enjoyable, lifelong, successful careers."

OFFSITE MANUFACTURING

According to organisers of the Offsite Construction Show offsite manufacturing techniques (OSM) are the answer to the UK's skilled labour and housing shortages.

Preparing for the inaugural Offsite Construction Show, to be held at London's ExCel on the 15 and 16 of October, Event Director, Steven Callaghan explained: "The industry has to face up to the fact that despite the undoubted improvements in Health and Safety in the last 10 years, construction remains one of the most hazardous of occupations."

"Young people spend their time indoors on a computer and smartphones and have little or no enthusiasm to work exposed to the elements, in what many perceive to be uncomfortable, dangerous, unattractive and relatively low paid work."

This is where the event organisers believe OSM can help. Using OSM to help build a house much of the process can take place in comfortable, safe and controlled conditions. Here, many dangerous aspects of traditional construction are eradicated. With sophisticated tooling, machinery and jigs being used, the home building process is seen as moving towards skilled engi-



Steven Callaghan

Can offsite construction address skills shortages?

neering and away from the more common, but incorrect perception of it being an unattractive, manual and a dangerous occupation.

Steven Callaghan explained that: "Formula 1 and sports car manufacturers McClaren, who employ around 1,000 people on their 500,000m² site, are currently building a 57,000m² extension of their main building and are not reporting any problems in recruiting personnel."

"Take a look at the conditions that McClaren employees work in and ask – how many of them would swap this for working on a building site in February?"

Critics argue that whilst industrial and commercial buildings can benefit from lower costs and the shorter build times offered by OSM, residential homes built with OSM are more expensive. It is this perception that resulted in

The Offsite Construction Show. Here visitors will see the progress being made in OSM and exactly what can now be achieved on design, manufacture and costs.

The argument that premium construction costs of OSM are hard to justify in a market focused on location and price, but not quality and lifetime performance, possibly misses the point. As more houses are built using OSM, economies of scale can be achieved and 'invisible' costs caused by snagging, over ordering, tool theft, insurance and post-occupation repairs can be more controlled and even eliminated.

Steven Callaghan suggests that: "There is no question that a major change in perception of how construction is managed will be required and does anyone seriously expect that construction alone will stand still, whilst other factory based industry changes around it?"

FLOODING

More homes being built on areas of high flood risk

Flood risk is a growing issue, with Environment Agency data for the last 50 years showing a steady increase of events. Records also indicate that summer flooding is on the rise with the 10-year average of events reaching a 50-year high of 12.9 per year in 2014. Summer events have recently affected 8 areas of the UK, where The Environment Agency have issued flood alerts.

However, according to new research released by environmental data consultant, Groundsure areas

with high flood risk saw 5.4 per cent more property transactions than the UK average since 2013.

Groundsure used Land Registry and Environment Agency data to compare levels of property activity within river and coastal flood risk areas to those with none. The research also found that areas with low to moderate flood risk saw 2 per cent greater activity than those without.

Groundsure Managing Director, Dan Montagnani explained: "Despite anticipated difficulty in selling properties prone to flooding,

relatively high turnover is seen, suggesting that flood risk may have a negative effect on the long-term enjoyment of a property. This highlights a possible lack of homebuyer awareness."

"The trend for the last 50 years would suggest that, in future, areas at risk are likely to encounter more incidents than they have in the past. It's recommended to listen to advice from the Environment Agency and we'd strongly advise any new home owners to fully understand and deal with any flood risks before they buy."

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ACHIEVING CARBON TARGETS

BSRIA, the test, research and consultancy organisation, which provides specialist services in construction and building services has launched a White Paper covering 'Achieving Carbon Targets'. The paper asks: "What does our industry need from government to deliver and achieve the carbon targets over the next 10 years?"

The paper, written by Jeremy Towler, Senior Manager, Energy & Smart Technologies, BSRIA Worldwide Market Intelligence, recommends that government can help with appropriate legislation, regulation, incentives and sponsorship.

BSRIA Chief Executive, Julia Evans explained: "Our industry will be aided through the establishment of clear policy, uncomplicated legislation, and more regulation. However, there are currently too many different government departments dictating policy, therefore, industry

Achieving carbon targets White Paper launched

supports the creation of a single government department with which it can interface. This will help to reduce contradiction and confusion.

More attention needs to be given to the life-cycle operation of low-carbon assets. Expanding the Display Energy Certificate (DEC) requirements will drive change in terms of building performance. However, it is not just about energy efficiency, health and well-being should also be assessed: government could promote communities that reduce total travel, as part of a smarter cities approach.

Regulation is currently viewed as the mini-

mum standard people need to achieve. The government should tax poor performance and provide subsidies to encourage best performance and the use of best low-carbon technologies. The overall value of improving existing buildings has the potential to far outweigh the contribution from energy efficient new buildings. Therefore, incentives should be given for refurbishment of the existing building stock. At the same time, measures that link non-compliance with regulations to insurance penalties would also help to improve the situation."

PLANNING RISKS



Sweeping planning reforms do not remove risks for developers

As the government looks to tackle the UK housing crisis with reforms to the planning system, Ian Blackadder of global insurer Lockton examines the risks that remain for developers

The intention of George Osborne's sweeping planning reforms are to stimulate housebuilding throughout Britain. It is an uncomfortable yet obvious truth that as a country we are not building enough homes to cope with the ever-growing demand - and haven't been for some years.

The first reforms, announced shortly after the annual Budget statement in July, focused mainly around former industrial (or 'brownfield') sites. The regeneration of these sites, many of which have attractive city centre locations, is seen as a vital way to provide the hundreds of thousands of homes Britain needs to build every year. Mr Osborne has said that all suitable brownfield sites will receive automatic planning permission, the hope being that by taking this power away from the relevant local authority it will speed up the often lengthy planning process.

Other reforms include stronger compulsory purchase powers to make more brownfield sites available, penalties for local councils who fail to make enough planning decisions on time and the end of the need for planning permission for those in London who wish to extend their property upwards to the height of the adjoining property.

Announced much more recently in August, the second round of reforms centre around rural areas and making it easier for villages to build new homes. These are part of a wider 'rural productivity plan' and look to accommodate those

who wish to get on the property ladder in the countryside.

However, despite these progressive measures clearly favouring new housing developments, they do not remove many of the planning risks which developers need to insure themselves against. Throughout the planning stage, during construction and even after completion there are risks that can seriously affect a development which housebuilders and property developers need to mitigate.

Judicial review coverage is a must for developers where planning consent has been granted, yet there are still concerns that a legal challenge could be raised. Scenarios such as these can be extremely costly and detrimental to construction timetables and are more common in rural areas where existing communities are against new developments that could potentially affect the existing countryside.

Cover for claims based on a party's right of light is also growing in demand as urban growth in limited space usually dictates taller buildings, but this is not just limited to cities. When a party has had access to illumination through windows on their property for more than 20 years they are entitled to challenge any new developments which could hinder such light. Settling claims based on right of light can be both costly and time consuming, particularly if the claimant is residential, as opposed to commercial.

Furthermore, if a developer exceeds the original planning consent granted by the local council, it could be required to alter the build or potentially even demolish it, depending on the additions.

It is the environmental risks associated with brownfield sites, however, which perhaps pose the greatest financial risks for developers. All new owners of a brownfield site are legally responsible for the clean up of that area, a task which can be both expensive and lengthy. Cover is needed here in the case of a surprise find which can really hamper a development and even cause a developer's planning consent to expire, meaning it has to reapply to build on that site.

In addition, the new owner can be held liable for past industrial operations and third party claims for historic and current contamination and pollution. These costs can be underwritten and thus prepare the developer should a claim be brought or an unexpected discovery be made during the cleaning up operation.

These all require developers' full attention and substantial cover should be sought to cover the cost of a failed planning application or a stalled construction. While the regeneration of brownfield sites and the expansion of rural villages could provide Britain with many of the homes it desperately needs, significant risks remain for developers to consider.

EVENTS

RESI Conference

17 - 18 September, Newport
www.resievent.com

National Housing Federation Annual Conference & Housing Exhibition

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

100% Design

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

Homebuilding & Renovating Show

25 - 27 September, London
www.homebuildingshow.co.uk

The Build Show

6 - 8 October, Birmingham
www.buildshow.co.uk

UK Construction Week

6 - 11 October, Birmingham
www.ukconstructionweek.com

Offsite Awards

7 October, Birmingham
www.offsiteawards.co.uk

Housing Market Intelligence Conference & Report Launch 2015

8 October, London
www.house-builder.co.uk

24housing Awards

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

British Homes Awards

16 October, London
www.britishhomesawards.co.uk

Women in Housing Conference/Awards

22 October, Manchester
www.womeninhousingawards.co.uk

Greenbuild EXPO

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

Conference and Exhibition for Smaller Housing Associations

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

Housebuilder Awards

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

CML Annual Conference

10 November, London
www.cml.org.uk/events

THE PRIVATE RENTAL SECTOR

Beating the housing crisis

By Neil Henderson, Partner, Planning & Development at Gerald Eve and
 Rosie McCormick-Paice Partner, Residential Real Estate at Pemberton Greenish

Government estimates put the need for additional housing in England between 232,000 – 300,000 new units per year. DCLG published figures indicate that since 2000, the rate of completions has only hit a maximum of just under 180,000 in 2007-2008 falling to a low of just under 80,000 during 2009-2010. Since this time, completions have crept back up to just over 133,000 new homes being completed during 2013-2014. However, this is clearly significantly short of even the most conservative of the government's estimates for supply.

When considering the question of how to increase supply, two key factors continue to be identified. Namely delays and unnecessary red-tape in the planning system as well as the limitation of land supply.

With regard to the planning system, a number of significant changes have taken place over the past few years to specifically help stimulate housing supply. Changes to policy, permitted development rights and most recently the introduction of a new zonal system, are clearly moving in the right direction but these in themselves have raised their own issues with regard to interpretation and application. Nevertheless, the introduction of these measures is clear recognition by the government that change in the planning system needs to occur in order to address the housing crisis that the country is facing.

It is against this background that the government's recent announcement to identify the release of government held land and property assets will be welcomed by the development industry in order to assist with the other key fac-

tor for the delivery of homes – land supply. At this stage, the detail and mechanics of the release of the land and properties is unclear but the government has indicated that this will help to stimulate the delivery of an additional 150,000 new homes by 2020. Given many large residential schemes will often take 12-18 months to achieve planning permission and anything from one to three years to reach completion, there has to be some scepticism as to how realistic this target is. Also, given the estimates that are being mooted in respect of required housing supply, while this release of land may assist in helping to increase annual housing delivery targets in the short term, they only represent a "stop gap" to assist land supply. Inevitably there will continue to be pressure for increasing densities and encroaching into the green belt.

The government has also said that it is committed to the growth of the Private Rental Sector (PRS) as housing affordability pushes more households in the rental sector. The fall in the number of homes being rented out by local authorities has meant that the PRS is providing more of our housing needs particularly in urban areas. The PRS has also been fuelled by increasing demand for property with a flexible tenure especially amongst young professionals who want to live close to where they work but are often priced out of buying property.

A look on the government website reveals that many of the parcels of public land for sale, particularly in urban areas, are relatively small and not suitable for the large-scale developments that are of interest to national housebuilders. However

they are suitable for the development of residential blocks whether converted from existing buildings or constructed from scratch.

The government's PRS taskforce, which was set up a couple of years ago has brought together property specialists with a view to encourage institutional investment in PRS. That institutional investment is increasing as institutions are persuaded that a constant long-term income stream can be preferable to receiving premiums.

Institutions are concerned about their reputations and are keen to ensure that fittings in the unit accommodation are of good quality and the units are well maintained. They are also keen that rentals are well managed with properly drafted tenancy agreements.

The attraction of schemes to institutions relies on the cost of the schemes to be carefully priced. Entry costs of purchasing sites formerly owned by government departments can be comparatively low, as the land being sold is not greenfield development land, which allows for investment in fitting out the units to a high specification. Some institutions are branding their accommodation to establish a sign of quality housing – and a resulting strong demand from tenants.

All this should lead to an increase in the supply of good quality and well maintained rental accommodation.

There is an opportunity for the sale of government held property to contribute not only to the Chancellor's coffers but also to providing much needed quality rental accommodation in urban areas.

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Zenith House – providing something for everyone

Zenith House is at the forefront of the Colindale, Brent Cross regeneration, and supports the Genesis Housing Association ethos of ‘people, place, and creating and sustaining thriving communities.’

The development features a landmark 16-storey tower, complemented by six-storey apartment buildings which are ‘wrapped’ around a large central courtyard and landscaped gardens. All located in a prime position on London’s Edgware Road.

When developing the site, Genesis was keen to create a residential-led development with impeccable green credentials. Designed by architects, Pollard Thomas Edwards, and built on a brown-field site, where the original buildings had already been demolished, Zenith House now provides much needed housing in the Colindale regeneration area. In total, there are 308 new homes, with a mix of tenures including private and social rentals, private sales and shared ownership prop-

erties, which are perfect for a wide range of tenants and buyers on a variety of incomes

With such an all-embracing range of tenures the development has proven popular with local people and to support the local community 42 of the first 60 shared ownership homes were sold to those already living or working in the London Borough of Barnet.

Seamless integration

The homes include three and four-bedroom family properties, a variety of duplex apartments offering different choices of design, smaller apartments for sale and shared ownership, as well as a significant amount of affordable housing. There is a seamless integration between the affordable, intermediate and market homes. Each apartment is designed with features, including underfloor heating, wooden flooring, integrated appliances, plus a balcony or winter garden.

The homes all enjoy the latest technology with some of the fastest broadband speeds in the UK. The superfast fibre broadband infrastructure provides residents access to internet speeds that are 68 times faster than the UK average.

Within a gated environment and enjoying a secure underground car park with video entry system the development creates a feeling of low-key security.

Residents also benefit from both an on-site estate management service and branch of The Gym, an affordable, contract-less gymnasium group, which offers residents fitness solutions on their doorstep.

Reduced carbon footprint

In order to achieve high quality design and build when creating Zenith House, modern building techniques and state-of-the-art materials were used. The development also combines well

Continued overleaf...



thought out facilities and amenities with high standards of sustainability. All the homes boast high quality interiors with en-suite bathrooms and include the latest in sustainable technology to reduce the carbon footprint of the scheme, benefit the environment and encourage significantly lower utility bills for residents.

Having met Level 4 of the Code for Sustainable Homes, Zenith House incorporates community heating, solar photovoltaic panels, ventilation and heat recovery systems. Within the homes, low energy lighting and high-level insulation also play their part in reducing energy consumption.

As an environmentally conscious development, every effort has also been made to reduce residents' reliance on car usage. All residents receive two years free membership to the on-site car club, which eliminates the need to own a car. There are also 40 charging points for electric cars. For those who do own a car, Zenith House provides 224 parking spaces as well as bicycle stores. The development's location within the London Cycle

Network, along with each household receiving vouchers towards buying and maintaining their bicycles, also encourages the community's residents adoption of pedal power.

Peaceful open space

The tower building features several enclosed winter gardens, which provide peaceful open space and the buildings feature living garden roofs that provide a habitat for wildlife. Some of the apartments feature large balconies facing onto the communal central courtyard while the winter gardens look out onto the road.

The large 1.5-acre, central courtyard garden with its contemporary landscaping benefits from tree-lined walkways including silver birch trees, seating that cleverly disguise the underground car park air vents, and a playground – all of which creates an enjoyable, open and safe space for the use of the residents. Also, within walking distance are green open spaces like Colindale Park and the

Montrose Playing Fields. For those who prefer to take their exercise indoors there is a choice of local supermarkets, shopping areas and eateries, while Brent Cross with its 100-plus stores is just a few minutes drive away.

Designed for today's lifestyle

Zenith House is a pioneering and attractive development, thoughtfully designed for today's lifestyle and mixed housing tenure needs.

In addition to utilising state-of-the-art build materials and modern building techniques, with its landscaped courtyards, tree-lined walkways and living garden roofs, the homes' sustainable carbon footprint is reduced by community heating, high-level insulation and solar photovoltaic panels at Zenith House, the Genesis Housing Association has created a mixed tenure community that certainly has something for everyone.

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Industry movers

The latest movements and appointments within the housebuilding industry

ANDREWS LAND & NEW HOMES



Leading property group Andrews has strengthened its Land & New Homes team with the appointment of James Read to the role of Land and Development Manager. He will be based at the

company's Keynsham headquarters. He comments: "With such a significant shortage of housing across the South West, especially around Bristol and Bath, I am very much looking forward to getting land owners and developers together to agree deals that will go some way to rectifying this situation."

GL HEARN



Property consultancy GL Hearn, part of Capita plc, announced the appointment of Chris Sinton to its Manchester office as a Senior Planner. Chris will join GL Hearn's expanding North West

planning and development team having previously worked at HOW Planning LLP. As part of his new role, Chris will focus on the preparation and submission of planning applications and working sites through the development plan process.

LODDERS



Midlands law firm Lodders has announced the appointment of Rachel Phillips as specialist Licensed Conveyancer in its Residential Property team. Based at the firm's Stratford

upon Avon office, Rachel joins on the back of an extremely busy six months, which has seen a growing number of high value and complex transactions for the team. A Licensed Conveyancer since 2002, Rachel moves to Lodders following eight years with Cox & Hodgetts Solicitors, providing dedicated conveyancing services support to the Residential Property team.

BENOY

Benoy, the international award-winning studio of architects, masterplanners, interior and graphic designers, has welcomed residential designer Jamie Webb as a Divisional Director to its London Studio to strengthen the firm's Global Residential Team. For almost 20 years Jamie has been involved in the residential, mixed-use and retail markets of several countries. Well known for his leadership within the industry and his work on a diverse collection of projects, Jamie has returned to the UK after seven years working in Hong Kong and the Middle East.

HASLAMs



Haslam's is pleased to announce that Mike Shearn has been appointed Head of New Homes with immediate effect. His appointment reflects Haslam's continual success and belief in the

Thames Valley new homes market and strengthens the management team. Mike has worked at board level for blue chip property developers, property lenders and investors for over 14 years in management, sales and marketing roles. Prior to working in residential property, Mike held senior roles at NatWest, Johnson & Johnson and Hutchison Whampoa Limited (HWL), parent company of UK telecom operator Three UK.

LSL CCD



LSL Corporate Client Department Ltd (LSL CCD), the asset and property management expert, has recently announced the appointment of Paul Belson to its Corporate Property Management

division as Non-Executive Director and Private Rented Sector (PRS) Specialist. In his role, Paul will be a key influencer in LSL CCD's continual development and expansion of their PRS service provision, and will be instrumental in identifying new business direction, and analysing market trends.

ESSENTIAL LIVING



Essential Living, a developer and manager of homes for rent, has strengthened its finance team with the hiring of Gavriel Merkado as its new analyst. He will support the company's finance team in assess-

ing opportunities, running investment appraisals and supporting financial management across the company's expanding portfolio of sites across the South East. Gavriel has also held positions at Quintain Estates & Development Plc, BMC M and Jubilee Financial Products.

LANDMARK ESTATES

Landmark Estates, the residential and commercial property developer covering London and the South Coast, has announced its continued expansion with increased financial backing, the addition of two senior hires in the London team and a new West End office. David Samson has joined as Head of Development for the London office. He has a wealth of property experience, specialising in complex planning issues, related planning and infrastructure agreements and land acquisition. Previously a director at another London developer, David comments: "I am thrilled to have joined Landmark Estates."

TURLEY

Planning consultancy Turley has strengthened its five-strong Sustainability team with the appointment of Associate Director Lesley Treacy to its London office. Lesley joined Turley from Greengage Environmental on 3 August, where she was Associate Partner. She is the first member of the Sustainability team to be permanently based in Turley's London office. Turley's Sustainability team acts for developers and local authorities across the UK, providing a wide range of sustainability services at a strategic, planning and corporate level. The team has a strong reputation for commercially focused sustainability advice that adds value to our clients' assets. Lesley brings to the team strengths and experience in corporate social responsibility, having led major projects for clients that include British Land and Development Securities.

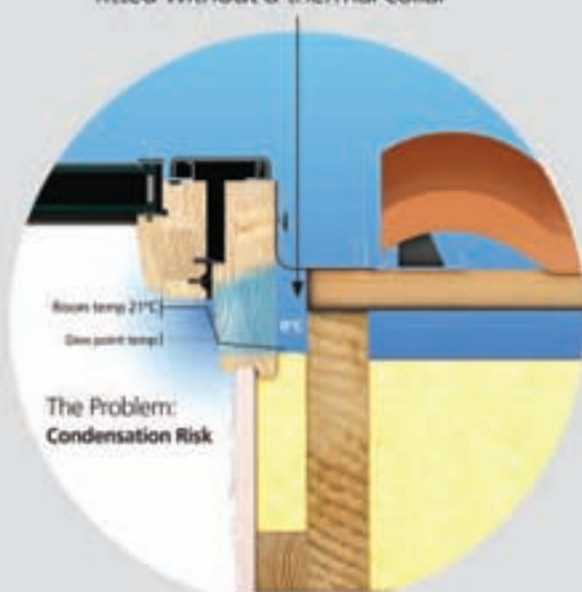
Nobody likes gaps!

Are you one of the **97%** of installers to fit a roof window without a proprietary thermal collar?



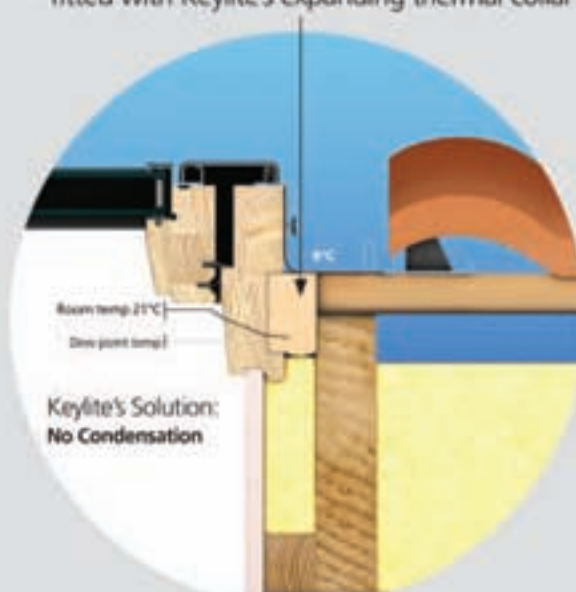
The Gap

fitted without a thermal collar



No Gap

fitted with Keylite's expanding thermal collar



Install Keylite, the only roof window guaranteed to fill the gap

Editor's Focus

neaco

neaco's appearance at the forthcoming Build Show will introduce two brand new product innovations with balustrade featuring LED under-lighting and structural glass with fabric inserts. Stand B3/506 will showcase the new products as the latest of a multitude of design options offered by neaco's range of contemporary balustrade, balconies and aluminium flooring systems. Other products on display include Elan semi-structural glass (pictured) and Neatdek 188, a new decking system featuring concealed drainage gaps for safer footing and greater privacy.

Enq. 107

EnviroVent

To meet growing demand for whole house heat recovery systems, EnviroVent, one of the UK's leading manufacturers of ventilation systems, has launched two new additions to its renowned energiSava® range. The energiSava 300 and 400 are high efficiency whole house heat recovery systems that are ideal for new homes, providing a constant supply of clean air and reducing humidity levels. With maximum airflow capacities of 300 and 400 m³/h, these units feature a summer bypass facility, which contributes to an improved comfort level in summer.

Enq. 108

NoMorePly

NoMorePly is a system of fibre cement and insulation boards used as better alternatives to plywood or plasterboard to provide extra strength, waterproofing, soundproofing and insulation. Boards come in 6mm, 12mm and 22mm thicknesses and can be used to over-board any surface – inside or out – even below the damp proof course. These boards also absorb heat and slowly release it, plus are non-combustible, so their application is wide and varied. All are BBA approved, carry the CE mark and this system is the first to come with a lifetime guarantee.

Enq. 109

Multipanel

Personalise your panels! With waterproof wall panels making a real splash in the bathroom market as a practical, yet luxurious alternative to tiles, one of the market leaders Multipanel has just raised the bar. You can now add photos – convert your high resolution digital images into feature shower panels with Photo Wall. You can also add tunes – convert shower panels into speakers with the Bluetooth compatible Sound Wall system. It's also possible to add light – embed back-lit acrylic shapes into your shower panel with Glow Wall.

Enq. 110

The Electric Heating Company

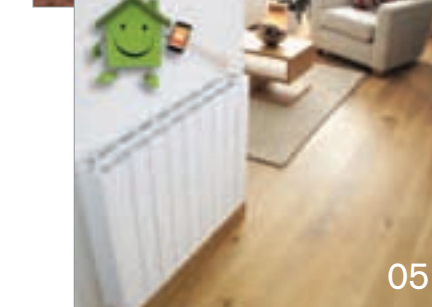
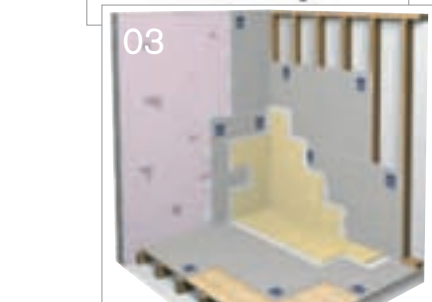
With over 12 years experience of supplying electric heating and hot water products, The Electric Heating Company (EHC) is delighted to announce the latest in heating technology – the Wi-Fi ready Radiance Electric Heater. The heater is fully programmable 24/7 and offers Eco, Comfort and Frost Protection settings. The easy to use digital programmer is located at the top of the radiator for ease of operation and is easily accessible for future maintenance purposes. EHC's SmartHome Wi-Fi kit controls the heater with any Apple or Android smartphone, tablet or PC.

Enq. 111

Charlton & Jenrick

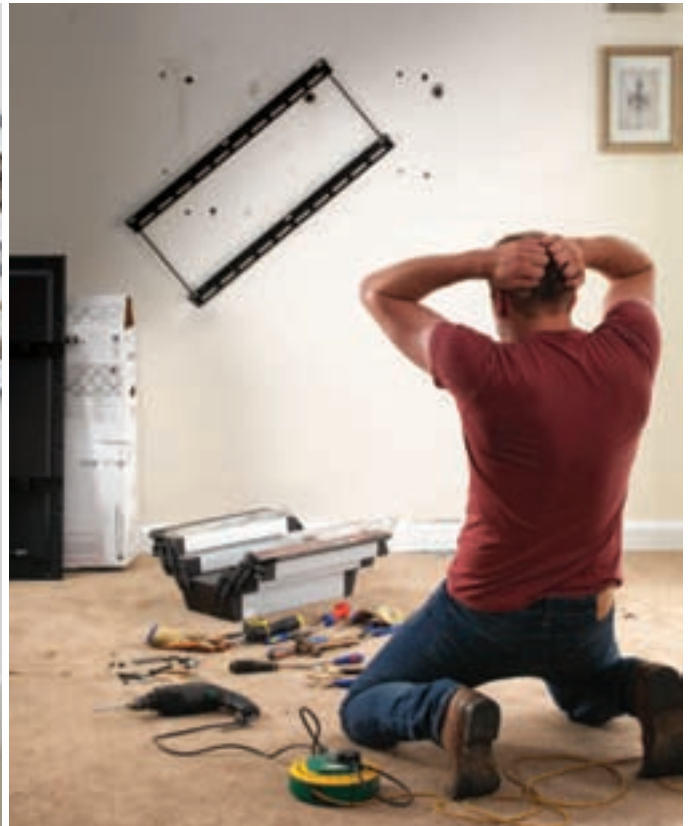
Charlton & Jenrick is very pleased to announce the introduction of the P9 to the Paragon P Series of gas fires. The P9 is the largest offering in the range and with a visible glass size of 690mm x 690mm (27 ¼" x 27 ¼") is perfectly proportioned to fill a wide range of fire surrounds to dramatic effect. The P9 is designed to fit into the majority of stone and marble fireplaces to create the perfect suite feature to suit any room from the traditional to the ultra modern. Using the Paragon bespoke burner the P9 offers a very realistic flame picture and an extremely impressive 81 per cent efficiency.

Enq. 112





LIFESTYLE WALL



Lifestyle Wall. A new wall solution to replace standard plasterboard.

Lifestyle Wall is part of the Rooms Made For You range, a new generation of products designed to add value for developers and interior designers.

A stronger and much more durable plasterboard, Lifestyle Wall offers an unrivalled level of fixing capability, with a single screw able to hold as much as 15kg without the need for specialist fixings or wall plugs. So, even heavier items such as TVs can be hung directly off the wall virtually anywhere in the home.

If you would like to raise the standard of your homes, separating yourself from the competition, call us on **07708 914297** or visit **roomsmadeforyou.co.uk**

Reader
Enquiry
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See Lifestyle Wall in action on stand B3/306 at The Build Show.

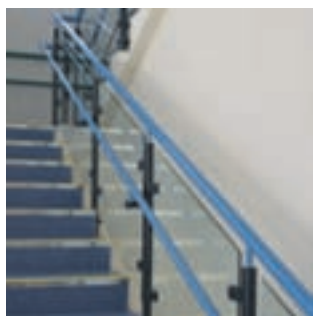


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Make sure you don't miss the Build Show

As part of UK Construction Week, the Build Show has been established as a must see on the trade calendar with an abundance of exhibitors signed up and a raft of prestigious event partners showing their support, taking place at the NEC in Birmingham from 6 - 8 October



The Build Show is free to attend and will provide a powerful opportunity for the construction industry to network, learn, share and trade together as the market enters a new phase of prosperity.

In addition, the show will also incorporate Civils Expo – a dedicated section bringing together leading suppliers of the latest technologies, systems and products required in the civil engineering sector.

The show is also fully supported by the industry's leading trade groups and associations, some of which include the Federation of Master Builders (FMB), the Construction Products Association (CPA), the National House Building

Council (NHBC), the Chartered Institute of Building (CIOB), the National Federation of Builders (NFB), the Home Builders Federation (HBF), Glenigan, the Building Research Establishment (BRE) and the National Federation of Roofing Contractors (NFRC).

What's on at the show?

As a result of the show's strong backing, its comprehensive seminar programme is bursting with high quality content that will make visiting well worthwhile, with the opportunity to learn new skills and get a heads up on developments in the industry.

The seminar content is split into three main streams: The Homebuilding Theatre, the Site Zone and the BIM Prospects Theatre. Visitors will also be able access additional content such as the Careers Centre in association with the Home Builders Federation and a commercial vehicle test drive zone.

Another key attraction at the show will be the Infrastructure Hub, which will host the hottest topics for civil engineers, including the expansion of England's motorways and main A roads, the high speed railway system and the potential construction of new nuclear power stations. Experts from across the field will discuss these burning issues and how the industry will cope

Continued on page 29...



CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

Come
and visit us at
stand B3/518 at
The Build Show
6-8 October 2015
in the NEC
Birmingham

The market leader in Health & Safety pre-qualification

- CHAS is the largest and fastest growing Health & Safety Assessment Scheme in the UK, with a user-friendly online database of suppliers
- CHAS accreditation by qualified, experienced and competent assessors avoids repeated safety pre-qualification applications, saving time and money
- Helping to improve Health & Safety standards
- Assessments are to a nationally recognised and accepted standard and cover a wide range of sectors including non-construction, construction and care service providers
- Buyers include local authorities, housing associations, main contractors, health trusts and many others
- CHAS surpluses are re-invested to support public services and the safety industry

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Enquiry
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www.chas.co.uk

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Working in partnership with business

with the challenges ahead.

The BIM Prospects Theatre will feature a packed programme of seminar content examining how BIM can increase efficiencies, save time and reduce costs. Topics covered will include: practical deliver of COBie, delivery of International Foundation Class (IFC), making BIM work for product manufacturers, classification of products and making sure your business is ready for BIM Level 2.

Aimed at professionals in all areas of residential construction, the Homebuilding theatre will feature high-level debates, discussions and presentations across a broad range of topics. Led by representatives from the Chartered Institute of Architectural Technicians and the Federation of Master Builders, the keynote session will kick things off with a lively panel discussion about the state of housebuilding in the UK – looking at issues such as housing prices, shortages and possible solutions to the current crisis. Other topics under discussion will include opportunities in the custom and self-build sector, land supply, training, skills shortages, energy efficiency and overcoming the performance gap.

Focused on helping builders and contractors 'Learn to Earn', the Site Zone will offer a hands-on interactive experience with training, workshops and demonstrations about competing for and winning work, managing costs and cash flow and practical ways to save time and money on site. Sessions will focus on issues such as what you need to know to make apprenticeships work, making the most of government funding and tracking down alternative financing sources.

On the second day, the workshops will look at winning business with a bidding workshop in the morning, followed by sessions on closing the performance gap, opportunities in the custom and self-build market and a communications masterclass to give SME builders the lowdown on PR, marketing and social media.

The final day kicks off with a workshop about winning work in the public sector, before moving the focus to BIM and the impact and opportunities it can offer SME builders. The seminar programme comes to an end with a roundup of legislation changes including the Consumer Rights Bill and the CDM regulations.

What else is on at UK Construction Week?

Uniquely UK Construction Week will provide visitors with the opportunity to network with professionals from across the entire spectrum of the construction industry. Bringing nine different tradeshow under one roof, the event will unite more than 55,000 visitors with 1,000 exhibitors.

In addition to the Build Show, visitors will be able to attend Timber Expo, the Surface and Materials Show, Energy 2015, Kitchens & Bathrooms Live, Plant & Machinery Live, HVAC 2015, Smart Buildings 2015 and Grand Designs Live.



Visitors will also benefit from UK Construction Week's main stage. Hosted by influential broadcast journalists: John Humphrys, Krishnan Guru-Murthy and Steph McGovern, the main stage will deliver high-level insight into the key issues affecting the entire construction industry including the economy, skills and BIM.

The event will also provide the unique opportunity for key visitors to take part in a hosted buyer scheme. Designed to offer active buyers a structured and highly effective show experience, the scheme will allow buyers to efficiently cut through the 'noise' by going directly to the suppliers and vendors that are most able to meet their needs.

Following an in depth consultation to establish the buyer's requirements, the UK Construction Week team will organise a bespoke programme of hand-picked supplier meetings, seminars and networking events, all designed to help the visitor fulfil both their immediate and longer term project needs. This focused approach allows participants to get maximum return on the time they invest in attending the show. What's more, this service is completely free of charge.

What's more, with a huge variety of on-site after-hours entertainment planned, UK Construction Week is also the perfect chance to relax with colleagues and peers. Some of the additional features include award ceremonies, a beer festival, comedy nights, rockaoke, big breakfasts and a casino night.

Testimonials

Matt McDermott, Sales and Marketing Director at RICS: "We are constantly working with individuals and government to develop a brighter future for the construction industry and all those employed within it. The Build Show as part of



UK Construction Week is a fantastic opportunity for us to continue our conversations with professionals from across the industry, sharing best practice and gaining a greater understanding of the issues directly affecting our members' businesses, as well as the wider economy."

Brian Berry, Chief Executive of the FMB, said: "We are pleased to give the Build Show our full backing, as we believe the UK needs an event that caters for the needs of builders and contractors. We will be working closely with the organisers of the Build Show to ensure the event is a success."

James Fairclough, UK Submissions Manager at CEMEX: "Civils Expo as part of the Build Show offers a unique opportunity for us to showcase our latest products and solutions to a wide variety of construction professionals. The fact that UK Construction Week is backed by government is a big plus for CEMEX as we look to help solve the infrastructure and housing problems currently facing the UK through our services, helping to build a greater Britain."

Andy Holmes, Commercial Director from SIG Distribution: "As part of UK Construction Week, the Build Show will bring together the whole building industry, it makes sense for anyone involved in the design, specification and construction of modern, energy efficient and truly sustainable buildings to be a part of it."

Jonathan Burcham, Marketing Manager at Festool: "We can't wait to show off our new cordless range at the Build Show later this year and look forward to hearing the feedback from the visitors."

Andrea Patti, Marketing Manager at FIAT Professional: "The Build Show, as part of UK Construction Week, offers us a fantastic opportunity to exhibit our class-leading vehicles. In particular, we are keen to showcase our new Ducato and Doblo models, which offer best in class fuel consumption, running costs and drivability."

Registering to attend the Build Show is quick, easy and free;
simply visit www.ukconstructionweek.com/build-show.
By completing the form trade visitors can access all nine
shows taking place at UK Construction Week

HUSH ACOUSTICS

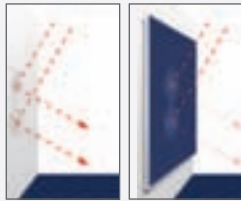
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Build Show
Stand B3/300

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HUSH ACOUSTICS
Sound Insulation Products and Systems

Enq. 116

Metrotile to attend The Build Show 2015**build show stand no B3/302**

UK Construction Week is happening very soon, and Metrotile UK is very happy to announce it will be part of The Build Show. Billed as "the UK's most significant event in construction for decades", the Build Show will be attended by over 1000 different exhibitors and also play host to free educational industry seminars.

Metrotile will be attending, so be sure to come and to find out all about The Future Proof Roof and how it can benefit your roofing project with unmatched security, stunning aesthetics, rapid installation and a 40 year guarantee.

01249 658514 www.metrotile.co.uk

Enq. 117

Health & Safety accreditation scheme**build show stand no B3/518**

CHAS is a market leader for health and safety pre-qualification. It is the largest and fastest growing Health & Safety accreditation scheme in the UK, with a web-based user-friendly database of over 62,000 suppliers. CHAS accreditation avoids repeated safety pre-qualification applications, saving time and money. It has over 120 qualified assessors who are all

NEBOSH qualified, practicing health and safety professionals who attend CHAS specific training on a regular basis. There are over 700 buyers from both the public and private sectors who have access to CHAS.

Enq. 118

Concept Premium and Professional Woodscrews



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Build Show
BIRMINGHAM NEC
6th - 8th October
Stand B3/101**

Enq. 119



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premier
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build show stand no B3/705



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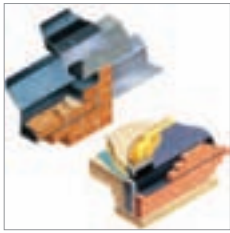


Reader
Enquiry
120

MD Insurance Services Ltd is the Scheme Administrator for the Premier Guarantee range of structural warranties. MD Insurance Services Ltd is authorised and regulated by the Financial Conduct Authority.

Cavity Trays' building envelope solutions

build show stand no B3/204



Cavity Trays – who has been awarded European Technical Approval – is displaying its latest products at the Build Show. Products displayed on the stand will include the latest updated Type X cavitrays for gable abutments, the recently released Type BWVC, a new range of preformed damp courses and trays for use with timber frame construction, a wider

choice of cavitclosers capable of revealing closing cavity widths up to 240mm wide and a reveal face closer that permits full fill insulation to be continued unpunctuated to the reveal face.

01935 474769 www.cavitytrays.co.uk

Enq. 121

Senior's PRe doors at The Build Show

build show stand no B4/300



Following on from the success of its thermally advanced PRe window system, leading fenestration designer and manufacturer **Senior Architectural Systems** will be launching the innovative new PRe door range at The Build Show. The range features the pioneering use of an enhanced thermal barrier manufactured from expanded polyurethane

foam (PUR). Offering slim sightlines across the full portfolio, it is easy to manufacture using existing tools to provide the simplest yet most effective solution to the specification of thermal-efficient windows and doors. Senior will be exhibiting at Stand B4/300.

Enq. 123

Setcrete™ set to impress at Build Show

build show stand no B3/700



Setcrete™ will be exhibiting its range of specialist floor preparation products at this year's Build Show. A key product on display at the show will be Setcrete's Rapid Set 30 floor levelling compound, which has been designed to provide a smooth, level surface for new flooring installations in just 45 minutes. Visitors to the stand will also be introduced to Setcrete's full

range of floor preparation products including Setcrete's High Performance and Deep Base levelling compounds, along with the Setcrete fast-curing damp proof membrane. The Setcrete team will be on-hand to answer visitor's questions.

Enq. 122

News Bytes

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

National Skills Academy leaves lasting jobs legacy...

Ref: 77727

Work starts on new supported living flats in Hemel ...

Ref: 68908

Britcon brings new focus for Squinting Cat...

Ref: 34375

Larkfleet announces £500,000 fund for communities...

Ref: 84665

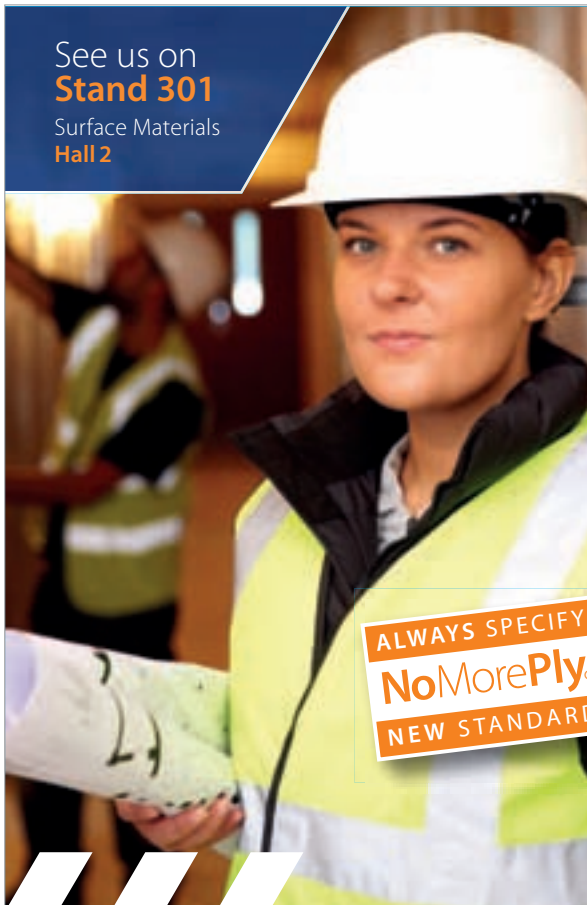
Major exhibition announced to solve London housing crisis...

Ref: 30611

Esh strengthens social housing reputation...

Ref: 21817

See us on
Stand 301
Surface Materials
Hall 2



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I've moved on. Have you?

Using the **NoMorePly** range of fibre cement and insulation boards has introduced a new way of working for architects and contractors.

A better alternative to plywood or plasterboard, **NoMorePly** fibre cement and insulation boards provide extra strength, waterproofing, soundproofing and insulation.

Over-boarding any surface - inside or out - even below the damp proof course, their application is wide and varied. Quick and easy to fit, **NoMorePly** is the first system to come with a **lifetime guarantee**.

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For further information, please

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NoMorePly®

Enq. 124

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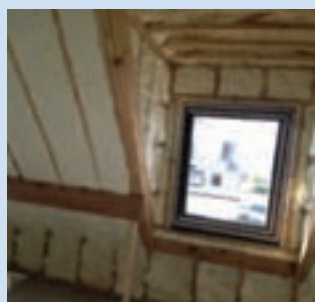
build show stand no B4/322

THE FIRST NAME IN SPRAY FOAM INSULATION



The Icynene Insulation System is a series of soft, flexible spray foam insulation products that delivers up to 50% greater energy savings when compared to other insulation products. Icynene is perfect for loft insulation, cavity wall insulation, drylining insulation, sound insulation and more.

Icynene is the only foam on the market successfully tested and certified for applications directly to the underside of breathable and non breathable roof membranes and felts and recently received BBA certification for this application. Icynene absorbs the lowest amount of moisture and has the highest level of vapour resistivity of any soft foam on the market.

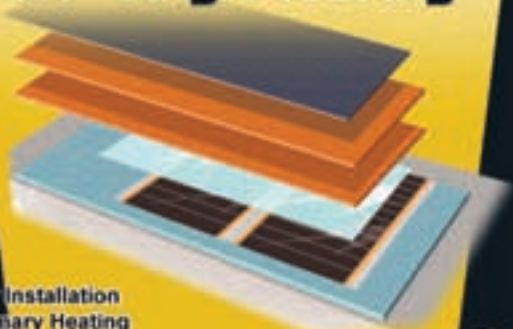


Enq. 125

build show stand no B4/04



Underfloor Heating for Vinyl Flooring



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Enq. 126

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Build Show
NEC
B3/404



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Enq. 127

build show stand no B3/611

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Enq. 128

Parex at UK Construction Week

uk construction week stand no T3/460



The PAREXTHERM External Wall Insulation (EWI) system, PAREXDIRECT Mineral Render and the new Trad Dash system form the centrepiece of the Parex offering. Exhibiting within the Timber EXPO exhibition, the company will be highlighting the suitability of its EWI and decorative anti-crack render range for

both conventional build and the timber/timber framed construction sector. Parex Render and EWI system are equally suited to both new build and refurbishment projects and hold key UK and EU accreditations. Visit Parex at Timber Expo Stand T3/460.

Enq. 129

Electrorad introduces colour match service

uk construction week stand no H4/512



Electrorad has launched a bespoke colour matching service that is available for its best-selling Aeroflow range. This service is the first of its kind available in the UK. The new service offers customers the opportunity to match Aeroflow radiators to any RAL colour, enabling these contemporary models to harmonise with a specific design or scheme. The end result

provides the perfect compliment to any décor. Alongside this bespoke service, the Aeroflow range also offers reliability guaranteed, being zinc galvanised and powder coated.

0113 274 6799 www.electrorad.co.uk

Enq. 130



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Enq. 131

New Class A15 drainage channel at UK Construction Week

Wallbarn Protecto-drain Drainage Channel is a new Class A15 drainage channel for pedestrian and lightly trafficked areas.

Made to BS EN 1433 from HDPE with a galvanised steel grate, it is designed to collect surface water off paved or asphalted areas and move that water away towards an underground drainpipe or escape route. The anti-slip, hard-wearing galvanised steel grate maintains structural integrity across the area.

It has many uses:

- domestic applications – driveways, gardens, around structures, doorways and patios.
- public areas – pedestrian walkways, door thresholds, car parks, squares, recreational areas, schools, parks and playing fields.

Maintenance is easy with the specially designed boltless locking mechanism. Two points in the steel grate can be pressed down to release the side locking clips, the steel grate is lifted and users can access to the gutter section, for inspection or cleaning.

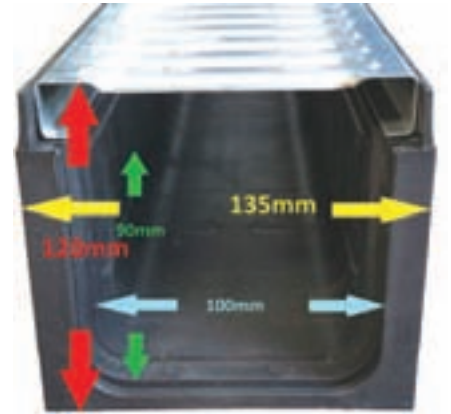
The drainage channel is 1 metre long and multiple sections can be fitted together to form one long channel. It can also be cut to size if required without compromising strength. An accessory pack is also available, comprising two side bars and a connecting bracket, fitted to the underside of it, linking the channel to a drainpipe.

0208 916 2222

www.wallbarn.com

uk construction week stand no T3/515

Enq. 132



Fire Retardants

Independently tested fire retardant performance for interior and exterior timber





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uk construction week stand no T3/305

Enq. 133

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Reader
Enquiry
134

uk construction week stand no T3/340



SmartPly®



Everybody's going to UK Construction Week

Organised by Media 10, UK Construction Week will be held at the Birmingham NEC from 6 - 11 October (with the trade days from 6 - 8 October)

UK Construction Week is the leading industry event for construction and building professionals, with overwhelming support from associations and trade bodies from across the industry, as well as big name exhibitors and hosts for its comprehensive seminar programme.

Bringing together nine shows under one roof, the event will feature the Build Show, incorporating Civils Expo, Timber Expo, the Surface and Materials Show, Kitchens & Bathroom Live, Plant & Machinery Live, Energy 2015, HVAC 2015, Smart Buildings 2015 (all running from 6 - 8 October) and Grand Designs Live (running from 8 - 11 October).

The Build Show, incorporating Civils Expo, is dedicated to the building and contracting areas of the construction industry. It will also include a dedicated section for civil engineering (for more information go to page 27).

Timber Expo is one the most well attended events on the UK construction calendar dedicated exclusively to timber.

The Surface and Materials show will showcase the latest surface and material solutions for specifiers, developers and industry professionals looking for cutting edge innovations within the materials sector.

Kitchens & Bathrooms Live is a brand new event, dedicated to showcasing the leading brands at the forefront of design in the kitchens and bathrooms sector.

Smart Building 2015 is the only construction event in the UK dedicated to residential and commercial integrated building technology.

HVAC 2015 is the UK's only dedicated exhibition for the heating, ventilation and air conditioning industries. Exhibitors will showcase better, faster, smarter, cleaner and more efficient systems for modern buildings.



Energy 2015 is a brand new event at UK Construction Week for the energy industry, aimed at energy specialists, civil engineers, architects and other industry professionals.

Plant & Machinery Live will showcase the latest earthmoving, lifting, handling and demolition products.

Grand Designs Live, presented by design guru Kevin McCloud, is based on the hugely popular Channel 4 series.

Free to attend, the event will play host to 1,000 exhibitors and more than 55,000 visitors, giving exhibitors valuable face-to-face time with active buyers, specifiers and decision makers from across the industry.

For visitors, it provides the opportunity to speak to suppliers and manufacturers from a wide range of diverse industry sectors, all in one place.

UK Construction Week is also fully supported

by the industry's leading trade groups and associations, some of which include the Construction Products Association (CPA), the National House Building Council (NHBC), the Building Research Establishment (BRE), the Royal Institute of British Architects (RIBA), the Renewable Energy Association (REA), the Royal Institute of Chartered Surveyors (RICS), the Society of British and International Design (SBID), the Timber Research and Development Association (TRADA) and the Zero Carbon Hub.

What's more, with a huge variety of on-site after-hours entertainment planned, UK Construction Week is also the perfect chance to relax with colleagues and peers. Some of the additional features include award ceremonies, a beer festival, comedy nights, rockaoke, big breakfasts and a casino night.

Continued on page 39...



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www.esg.glass uk construction week stand no S82/127 **01376 520061**

Enq. 135

MicroPro

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www.kopperspc.eu



Children & Schools GREENGUARD



uk construction week stand no T3/305

Enq. 136

What's on at the show?

Working in partnership with these prominent industry names and placing a firm emphasis on knowledge sharing, discussion and debate, UK Construction Week has organised a comprehensive seminar programme, providing a wealth of sector-specific information in the dedicated hubs. In addition to this, there will also be a main stage seminar theatre that will tackle the bigger and broader construction industry topics and challenges.

Confirmed hosts on the main stage are influential broadcast journalists John Humphrys, Krishnan Guru-Murthy and Steph McGovern. John Humphrys will take to the stage on day one as topics such as governmental policy, the housing crisis and the economy are discussed.

Day two of the main stage will be chaired by Financial Correspondent for the BBC Steph McGovern. Steph's sharp business insights will be invaluable as the programme takes a closer look at the skills shortage and key infrastructure projects on the horizon.

Krishnan Guru-Murthy will lead the final day of proceedings on the main stage as topics such as procurement opportunities, BIM and unifying the industry are addressed.

Further seminars of note will be a keynote presentation from the Head of Construction at the Cabinet Office - Dr David Hancock, who will set out parliamentary plans and policies for the construction industry over the next electoral period, sessions from Glenigan, the Chartered Institute of Architectural Technologists (CIAT) and the Federation of Master Builders (FMB) on protecting construction from economic weakness and improving the industry's image among investors and policy makers and dedicated BIM seminars exploring its future outlook and practical advice.

Visitors will also be able access additional content such as the Careers Centre in association with the House Builders Federation, Meet the Installer sessions across several shows and the Surfaces & Materials Hub in partnership with SCIN Gallery. Further to this, there will be a dedicated space for civil engineers to discuss the hottest topics in the form of the Infrastructure Hub and there will also be a commercial vehicle test drive zone.

Hosted Buyers Scheme

The event will also provide the unique opportunity for key visitors to take part in a hosted buyer scheme. Designed to offer active buyers a structured and highly effective show experience, the scheme will allow buyers to efficiently cut through the 'noise' by going directly to the suppliers and vendors that are most able to meet their needs.

Following an in depth consultation to establish the buyer's requirements, the UK Construction Week team will organise a bespoke programme of hand-picked supplier meetings,



Main stage hosts
John Humphrys, Steph McGovern
and Krishnan Guru-Murthy



seminars and networking events, all designed to help the visitor fulfil both their immediate and longer term project needs. This focused approach allows participants to get maximum return on the time they invest in attending the show. What's more, this service is completely free of charge.

Testimonials

Lee Newton, CEO of Media 10: "As construction growth is continuing to drive the UK's economic recovery and with more than 2.2 million people employed in this sector, it's an exciting time to be involved in the construction industry. We recognise that there's a very real desire for an event that brings the entire industry spectrum together, providing a much-needed opportunity to network, learn and do business. To this end, our aim is to support the industry at this crucial time by offering a viable growth

platform and a valuable resource to professionals in all areas of construction."

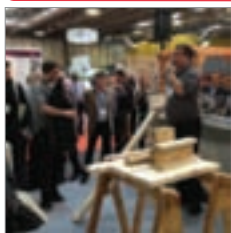
Robert Davis, Content Director at Glenigan: "Our knowledge partnership with UK Construction Week is further proof of our commitment to supporting best practice within the construction industry – enabling contractors, sub-contractors and suppliers to grow and trade together as the market enters a new phase of prosperity. The event is a great platform for us to share our market intelligence to benefit a much larger audience."

Miles Watkins, BRE's Group Business Development Director: "Our key focus at BRE is on helping industry and government meet the challenges of the built environment. UK Construction Week is set to provide a unique chance to interact with professionals from all sectors, giving us a fantastic opportunity to engage, share best practice and help move the industry forward."

For more information including the full list of exhibitors or to register to attend, please visit www.ukconstructionweek.com or follow @UK_CW on Twitter

BM TRADA's Live-Zone at Timber Expo

uk construction week stand no T3/760



BM TRADA is expecting that a packed programme of live demonstrations will draw the crowds at this year's Timber Expo show taking place at UK Construction Week. The expanded show offering under new owners Media 10 will give BM TRADA the opportunity to showcase its timber and fire expertise to a wider audience thanks to its expanded

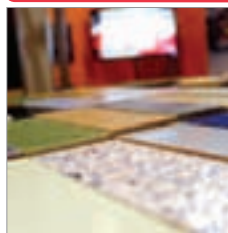
100 square metre 'Live-Zone'. Taking pride of place on stand T3/760 will be a fully functioning timber strength testing demonstration model which tests the strength of various pieces of timber.

01494 569600 www.bmtradagroup.co.uk

Enq. 137

Resin flooring at UK Construction Week

uk construction week stand no SM2/211



Flowcrete UK will be joining the nation's construction industry when it gathers in Birmingham for UK Construction Week, where it will showcase to industry leaders, commentators, suppliers and end users the visually appealing, highly functional resin surface. Located on stand SM2/211 of the Surface Materials Show, Flowcrete UK will be on hand to discuss the flooring

demands of the UK's most complex building projects and how resin systems can be tailored to meet a site's specific aesthetic, hygiene, safety and longevity requirements.

01270 753000 www.flowcrete.co.uk

Enq. 138

New from CD UK - Corian® Avante® Sinks



CD UK, exclusive distributor of DuPont Corian®, has launched a new range of kitchen sinks that combines the flexibility and aesthetics of Corian® with a quality stainless steel base. Competitively priced, the range comes with a 10 year manufacturer's guarantee and is available from stock for immediate delivery. The non-porous, smooth and durable nature of

Corian® is ideal for the kitchen, ensuring hygienic food preparation, while the stainless steel base is heat-proof, making it suitable for hot containers and boiling water taps.

0113 201 2240 www.cduktd.co.uk

Enq. 139

JDP leads Build Show visitors on drainage

uk construction week stand no C3/843



With more than 40 years of expertise in drainage and water management, including over 15,000 products, water management specialists JDP will offer visitors to the Build Show the best in world class drainage. The latest extension to the JDP portfolio, RAINBOX™ Attenuation Solutions provides developers and contractors with flexible solutions to

minimise the risk to localised flooding and provide best practice Sustainable Urban Drainage Systems (SuDS). JDP will also feature its extensive range of Underground Sewer Systems.

0800 195 1212 www.jdpipes.co.uk

Enq. 140

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Enq. 141

uk construction week stand no T3/530

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NATURAL BUILDING PRODUCTS

Enq. 142

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Reader Enquiry
143

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Enq. 144

Howarth's digital presence strengthened



Howarth Timber has continued to invest in its digital presence following the appointment of a new online manager. The appointment of Rebecca Galyer to the position comes shortly after the launch of the company's brand new website, which has put Howarth Timber at the forefront of the digital revolution taking place in the industry. Rebecca, who was instrumental in the development of the website, is now responsible for overseeing the continued development of Howarth Timber's online presence and its ability to meet the evolving needs of its customer base. The website has been a roaring success since its launch.

Enq. 145

CCL Wetrooms unveil new website



CCL Wetrooms has unveiled its new website, designed to provide architects, specifiers and housebuilders with comprehensive technical information to aid the wetroom specification process for their clients. The contemporary, mobile friendly website has been designed with specifiers' needs in mind, and features CCL Wetrooms' range of wetroom

drainage and tanking systems in easy to navigate sections. It also comprises case studies, technical product downloads and CAD drawings, wet room installation videos and a wetroom gallery.

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

Enq. 146

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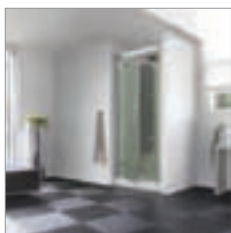
Call: 01494 560 800

Visit: airflow.com



Enq. 147

Kinedo wins contract for Larkfleet Homes



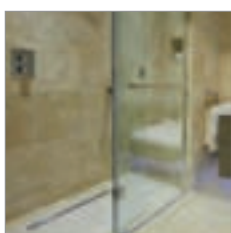
The range of Kinedo cubicles from **Saniflo** is becoming widely accepted as a quality shower solution for housebuilders. Larkfleet Homes has specified the unit in several of its new developments in the East Anglian region. 120 Kinedo Horizon cubicles will feature in the developments of apartments and houses. Available in corner, quadrant and recessed versions,

Horizon is supplied complete with a modern, built-in shower valve, contemporary rainshower head and handset and hose and doesn't need tiling and grout.

020 8842 0033 www.saniflo.co.uk

Enq. 148

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 CO₂ so it can also help reduce the carbon footprint of a building. Elements Wetrooms shower bases offer advanced technological manufacturing for ultimate strength.

Enq. 149

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+



BSA MEMBRANE

OR



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The Maxxus Kit is a third generation deck that takes the wetroom dream to a new level, answering all the deficiencies of existing products. It is the strongest deck on the market, sustaining a 470kg load over joists without any under-boarding, or alternatively set into concrete.

www.wetroominnovations.com 01629 815500

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Enq. 150



Softly, softly.

Introducing the Cabo Soft Close Shower Door System

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

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www.crlaurence.co.uk

CRL[®]

Enq. 151

Northcot Brick's new yellow handmades



Northcot Brick, one of the UK's foremost independent brick manufacturers, has launched a new range of classic yellow bricks as part of the planned extension of its well-established handmade range. Ideal for new build, refurbishment and commercial projects, the range is available in 65mm, 68mm and 73mm sizes and a range of British

Standard special types. The range is manufactured to British and European standards, including F2 rating for Frost Resistance BS EN 771-1: 2003 and is hand checked to ensure consistency of quality.

01386 700551 www.northcotbrick.co.uk

Enq. 152

Supporting conservation for over 30 years



Helifix designed the first one-piece helical remedial wall tie, which has since formed the basis of its successful range of special purpose stainless steel ties, fixings and reinforcement systems that now repair, strengthen and preserve masonry structures. Slim, versatile, lightweight and flexible they are non-intrusive, but very effective and reliable. They accommodate

natural building movement, introduce no additional stresses and improve structural performance through a composite action with the host masonry to provide non-disruptive and fully concealed repair solutions to all commonly occurring structural faults.

Enq. 153

Timloc launches innovative duct to airbrick adapter



Timloc, one of the UK's leading building products manufacturers, has introduced a unique duct to airbrick adapter, which will transform industry practices and set a new standard in extraction installation. Available now, the adapter provides a complete solution when ducting through to an exterior wall. It comes as a single unit in a convenient preassembled set that is built in as part of the brickwork package and enables first-fix ceiling duct extraction connections. It terminates at a standard plastic airbrick, which is supplied with the set, and installed exactly the same way as standard practice, making the process quick and easy. The adapter is ready to fit straight from the box. It saves time, reduces cost and minimises the need for external fitters, core drilling and specialist tools. One of Yorkshire's well-respected and established regional house builders has been benefiting from Timloc's duct to airbrick adapter sets for 18 months across all of its sites. Available in a variety of airbrick colours, the adapter is suitable for bathrooms, en-suites, WC cloakrooms and utilities. Based in Goole, East Yorkshire, the company manufactures a wide range of products including access panels, cavity trays, cavity closers, fire and acoustic stops, roof ventilation, loft access, underfloor and wall ventilation.

01405 765567 www.timloc.co.uk

Enq. 154



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Enq. 155

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Enq. 156



Concrete brick popularity

Andy Cotton, managing director of Edenhall, Britain's largest independent brick manufacturer, reports on why concrete facing brick is leading the way for new homes

Ever since the housebuilding recovery gathered momentum, there has been a growing market for concrete facing brick as a real alternative to clay, to such an extent that the product has emerged as the fastest growing sector in the UK brick industry.

What has powered this popularity for the humble concrete brick and why is it adding kerb appeal to so many developments right across the country? The fact is, today the concrete brick is not so humble after all. It offers a remarkably fair match to clay when viewed as completed

brickwork – so much so, even experienced specifiers have difficulty spotting the difference. Its production is marked by product innovation and strong aesthetics, combining an impressive palette of colours and textures.

The widespread use of concrete products for masonry walling, architectural stone details, roof tiles and paving has eroded the historical share of clay and quarried stone. Made by comparable production methods to these other precast materials, it provides an attractive outer skin for both traditional and modern methods of construction

and contributes scale, colour, texture and a sense of permanence.

Recently introduced sand-faced finishes offer an outstanding match and a real alternative to clay and are taking the market by storm. Attractive antique stock effect bricks in frogged format are another innovation, while new perforated bricks contribute lightness and ease of laying. The bricks can be used to blend with the vernacular or to create an exciting array of possibilities for aesthetic expression, due to the mix of tones, textures and finishes now available.



"Today the concrete brick is not so humble after all. It offers a remarkably fair match to clay when viewed as completed brickwork – so much so, even experienced specifiers have difficulty spotting the difference"

Varied colour options are complemented by an impressive array of textures, finishes and decorative effects such as hearts and black flecks. Rusticated, shotblasted, splitfaced and rumbled textures lend an aged or pre-weathered appearance to an elevation. Stock finishes are full of character and have the rough and irregular look of hand thrown brick. Alongside this, smooth finishes are available for detailing brickwork and

Continued overleaf...



split stone finishes replicate the regional variations of quarried stone.

Aesthetic merit is matched by impressive technical performance. Produced to the European product standard EN 771 – 3, concrete brick colour matching is precise, with tight control between batches, and the through coloured bricks remain colourfast for the duration of their long lifespan. Outstanding strength and durability are the other key characteristics, concrete is frost resistant and hardens with age, becoming stronger and less permeable.

Concrete bricks are produced in carefully controlled factory environments, allowing for regular repeated units with metric-sized precision, and machine-moulded bricks that look



like they were moulded by hand. Not only does the modern concrete brick manufacturing process ensure consistent properties and appearance, it has been refined to the point where bricks can be turned out to levels of consistency and quality control that other sectors of the industry have yet to achieve.

Building with concrete facing brick does not differ from building with any other masonry material. The bricks are easy to lay, with dimensional precision and sharp arrises enabling a high standard of brickwork to be achieved. What's more, research and development has all but eliminated the issue of efflorescence, or 'lime bloom', in concrete brickwork.

When it comes to sustainability, concrete

brickwork has a BRE A+ rating and offers the advantage of thermal mass, preventing overheating during the day while reducing heat loss at night. The product is also 100 per cent recyclable as a crushed aggregate. A further advantage is the vast majority of concrete bricks are made in Britain, supplying local sites from regional bases, helping achieve a low carbon footprint.

Given these benefits, it's easy to see why concrete facing brick features on award-winning developments such as Barking Riverside, and why the product is regularly used by national developers including Bellway, Mace, McCarthy & Stone, Persimmon, Keepmoat, Taylor Wimpey and the Duchy of Cornwall, as well as many regional developers.

While many brick makers struggle to meet demand from previously reduced manufacturing bases, concrete brick makers actually maintained production during the downturn and have since made significant investment to boost production in order to meet the growing demand for quality facing brick.

This year's first quarter has seen the highest quarterly number of new homes started since 2007. With build rates increasing and output forecast to grow by over 20 per cent by 2018, demand for this nationally accepted, technically sound and aesthetically attractive building material can only continue to grow.

Enq. 157

TeleBeam

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TRUSS LOFT CONVERSIONS MADE SIMPLE...

TeleBeam technology breaks the mould, allowing post 1960's trussed roof houses to be converted with a minimum of disruption.

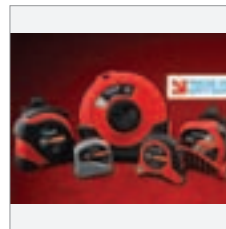
- No specialist installation skills required
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- Extendable beams fit most buildings and roof pitches
- Beams slide into roof space by removing just three rows of tiles on one side of the house
- Incorporates roof and floor support in one system, minimising loss of headroom

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Enq. 158

Fisco Tools joins 'Made In Britain' campaign

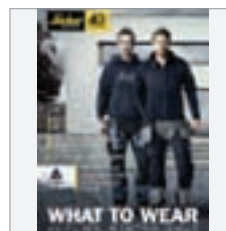


With more and more consumers in the UK seeking out home-based British brands, Fisco Tools has now joined a growing number of British manufacturers to become a member of the 'Made In Britain' campaign. Fisco enjoys a reputation for high quality measuring instruments both in the UK and abroad.

It's appropriate that Fisco's products carry such a prestigious hallmark to promote the quality of British manufacturing around the world. As well as the Made in Britain brand, Fisco products are stamped with the 'Hultafors Tools' Hallmarks of quality and reliability – a guarantee of on-site effectiveness.

Enq. 159

What to wear this autumn



This new 'next generation' workclothes brochure celebrates 40 years of workwear innovation and focuses on what to wear if you want to stay warm and keep cool this winter. Snickers' mission has always been to lead the workwear industry with technically advanced garments designed and developed for craftsmen's specific on-the-job needs, providing a superior level of

working comfort, protection and functionality – wherever you are on site. This new brochure provides information and advice on the best working clothes for the autumn and winter months – with a particular focus on the new 'Next Generation' Work Trousers.

Enq. 160

Wall to wall innovation

'Rooms Made For You' by British Gypsum

Designing a self-build, extension or renovation project can be a complicated process. You need to spend time considering how you want your new space to work for you to ensure the finished outcome is hardwearing, practical, flexible and stylish, too.

British Gypsum is committed to improving the standard of your home; the 'Rooms Made For You' range of products are designed to make you think about your interior space as more than simply a functional space. The aim is to improve the lifestyle of homeowners and change the way that walls within the home are perceived in the future.

Lifestyle Wall

Lifestyle Wall by 'Rooms Made For You' has been created through the development of a new plasterboard, Gyproc Habito, which with a reinforced core, is five times stronger than standard plasterboard.



Lifestyle Wall is a flexible and durable solution that enables you to fix heavy items such as curtain poles, shelves and TV brackets directly to your wall surface without using drills or specialist fixings. Lifestyle Wall provides more strength than standard plasterboard, with a single fixing capable of supporting up to 15kg.

With fixing being this easy, changing your room around is no longer a hassle, you can change your fittings and move items around easily for a

new room layout. The core strength of Lifestyle Wall also means it can withstand repeated bumps and knocks in busy rooms like halls, kitchens or playrooms.

To find out more about Lifestyle Wall and to see Rooms Made For You's full range of products, visit the website.

0800 497786
roomsmadeoryou.co.uk

Enq. 161

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FP McCann's beam & block system can be quickly installed to form a suspended floor providing a flat, insulated solid base to build from. Additionally, it helps to eliminate problems associated with soil heave and shrinkage and offers excellent sound proofing, acoustic performance and fire resistance properties.

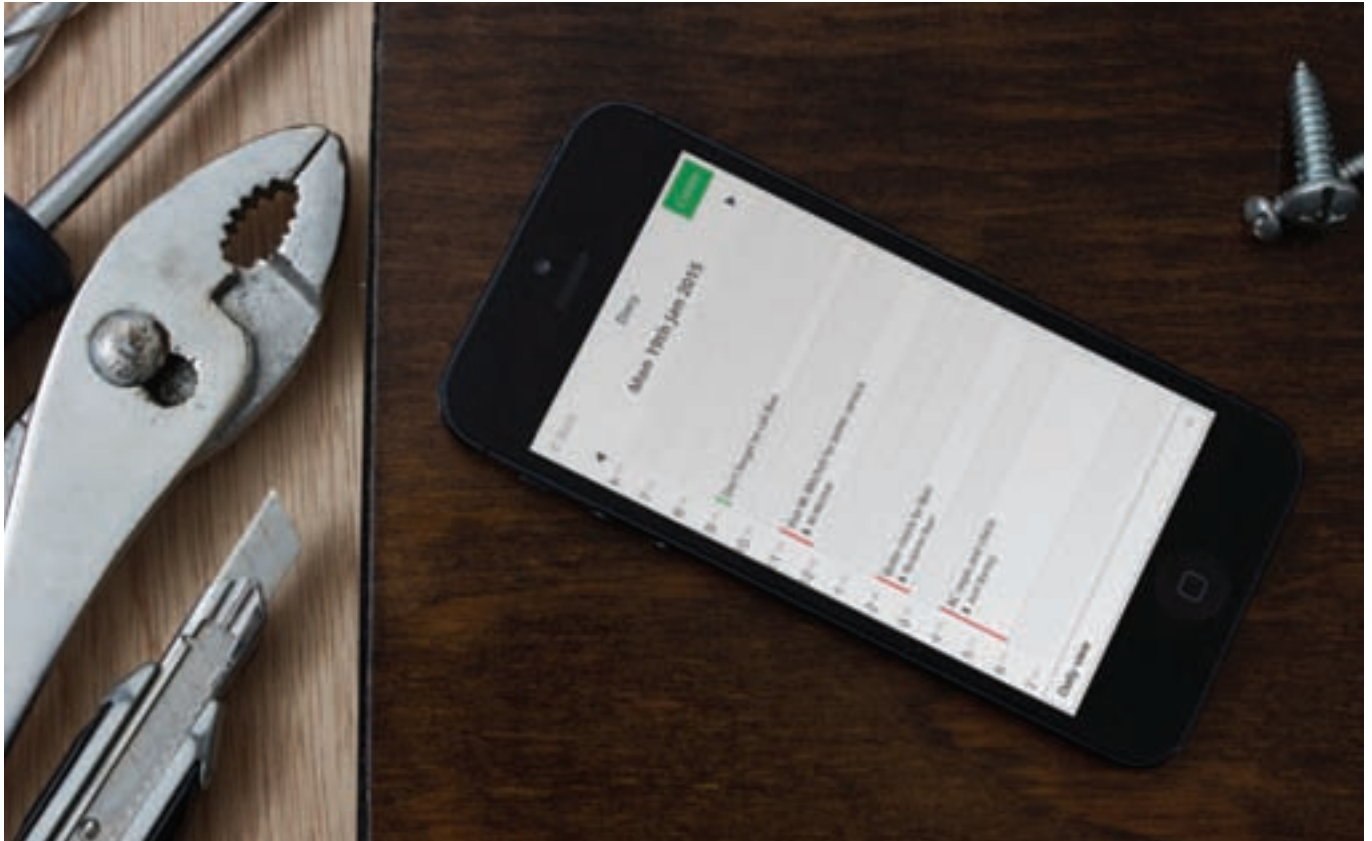
150mm & 225mm deep t-beam available
Currently 1 to 2 week lead in period
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All designs to EC2

For sales enquiries, contact the Flooring Sales Team on **01335 361269** email flooring@fpmccann.co.uk

Enq. 162

Four ways mobile technology can help builders

Benjamin Dyer of Powered Now says that builders can be their own worst enemies when it comes to technology



It's not surprising that most builders hate paperwork and don't get on that well with technology. After all, none of us are good at everything and practical ability often comes with at least a dislike for administration and office work. But there are other professions, for instance sales, where historically there was a strong aversion to computers, but where today they are widely used.

The lack of technology use in the building industry hasn't necessarily been down to any lack of capability or desire. Instead, for smaller builders particularly, it's because so much time is spent travelling, with prospects and on site. Traditional computing hasn't ever worked well for this because it has to be put on one PC that's stuck in an office.

Times are changing

The big change is the rise, in recent years, of tablets and smartphones. These focus on

"Most small builders need to spend tedious evenings wrestling with paperwork. No one likes it, but it has to be done. However, recent years have seen a flood of new software to help. New applications are both based on the web and on mobiles"

mobility and connectivity so not only can everyone afford the technology, a lot of people already have it. It's easier to use and also more familiar. The more hostile environments for a device that are found on a building site or in the van can be partly overcome with casing and a cover. Lower cost devices make loss, breakage or theft less painful and backup to 'the cloud' means that data can always be recovered.

Most small builders need to spend tedious evenings wrestling with paperwork. No one likes it, but it has to be done. However, recent years have seen a flood of new software to help. New applications are both based on the web and on mobiles, and have included health and safety, project management and even quoting from site plus more. Millions of pounds have been raised to develop these new solutions.

Why go for it?

It's true that younger people are 'digital natives' who are used to using computers everywhere, but it's never too late to benefit.

What's exciting currently about the building world is that there is suddenly a huge amount of innovation happening which creates more opportunities for tradesmen to benefit. This makes overcoming any natural inertia more beneficial, so here are four of the areas that may be worth looking at, although there are many others.

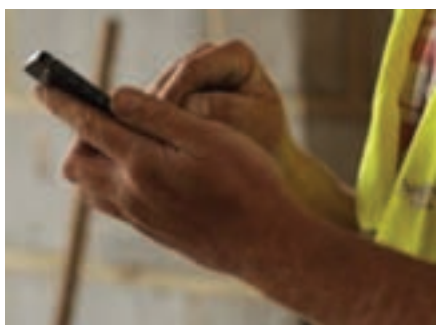
1) Keeping notes

Keeping notes on a mobile is an obvious thing to do, and there are several apps available on almost every platform.

As well as typed notes, you can add handwritten notes and photos and also clip anything from the web. Ensure it has a powerful search facility to help you find things later.

2) Health and safety

Health and Safety documentation remains an ongoing headache and a search will show up tools that will help you manage it online. The best also provide helpful advice and information on what's happening across the industry. Prices start at around £25 a month depending on what features are required.



"The aim of these technology solutions (and this only scratches the surface) is to save time, make more money and help with organisation. They make it harder to lose things, and easier to do VAT and tax returns. Relative to salaries, tools and materials, they are fairly cheap"

3) Tracking expenses

Arguably the fastest way to record expenses to use an app that will let you take a photo of your receipt or supplier invoice so it will then be available for future use. The cost is only a few pounds a month.



4) Mobile invoicing and quoting apps

There are a number of new suppliers that have specifically designed such apps for the building trade. These work out on the road even when there is no signal, although all information is automatically saved as soon as they come back into range.

Facilities generally embrace quotations, estimates, scheduling appointments, invoicing and payments.

James Chandler of Chandler Building explains one of the big benefits: "We turn up on a job to quote, price it up on the phone and email it to the customer while we are on site. We've noticed that getting the paperwork out to the customer quickly normally means we win the job."

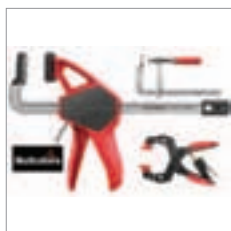
Solutions range greatly in price but vary from less than £5 per month for sole trader versions up to £70 or so for six people to use the solution.

What's it all for?

The aim of these technology solutions (and this only scratches the surface) is to save time, make more money and help with organisation. They make it harder to lose things, and easier to do VAT and tax returns. Relative to salaries, tools and materials, they are fairly cheap. Isn't it time that you took a closer look?

Enq. 163

Hultafors Tools' new range of clamps



Craftsmen know the difference it makes when they're working with top quality tools. This is true for clamps, which often have to be put into place to stabilise whatever you're working with. Hultafors' new range of clamps are easy to use, durable and deliver a reliable clamping force quickly and efficiently. They're made from glass-reinforced nylon and have a

die-cast steel rail that enables them to maintain a consistent clamping force. Hultafors has prioritised compact and ergonomic design and durable materials combined with maximum clamping force in a handy tool that will work effectively even in tight spaces.

Enq. 164

Upgrade to Powered Now app



Powered Now's app simplifies paperwork for plumbers and heating engineers by providing a comprehensive admin toolkit for every step, from preparing an estimate through to taking payment online. New in Version 3 is a multi-user option that automatically shares information across all employees. The app is also now available on Android as well as iPads/iPhones,

extending those who can use it. Other features include recording actual hours spent on appointments/jobs; taking before and after pictures of jobs and recording notes; and capturing customer signatures.

0800 011 9036 www.powerednow.com

Enq. 165



Freefoam launch new style cladding

As part of the continuing development of its cladding ranges **Freefoam** has now launched a new smooth style 150mm wide shiplap cladding. Available in bright white and an attractive range of traditional woodgrain shades including Mahogany, Light Oak, Rosewood and Black. Freefoam has also added a new more contemporary colour finish, Anthracite Grey, to meet the demands of a developing market. The new 150mm Shiplap cladding features a modified right angle leg designed to fit perfectly with the new generic standard range of cladding trims launched earlier this year. Freefoam recognise the capital investment in stocking items with multiple trims so have developed an innovative generic range of cladding accessories that are designed to work with the complete range of cladding products from the narrow 100mm wide Open V cladding right up to the Fortex Pro 333mm wide double shiplap board. Freefoam work with foil provider Renolit using the Exofol PVC film for all woodgrain products to provide a durable fade resistant product.

Enq. 166

Trespa enhances Grosvenor Waterside



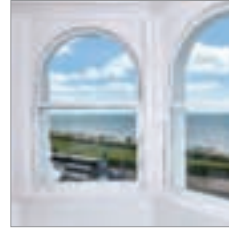
Grosvenor Waterside is a St James Group development in Central London consisting of six buildings adjacent to Chelsea Bridge. Trespa® Meteor® panels have been used extensively in this development. The use of the panels gave the architects the perfect medium to express their architectural designs and was used extensively in a variety of colours,

Amber, Garnet Red, Urban Grey and Aluminium Grey to provide a unique aesthetic appearance. Trespa® Meteor® is a versatile panel that can be combined easily with other building materials.

01952 290707 www.trespa.co.uk

Enq. 167

REHAU vertical sliders win approval



REHAU Heritage vertical sliders manufactured by specialist fabricator Roseview Windows have been installed in a block of 12 flats overlooking Eastbourne's seafront. Jonathan Horner and his company Paternoster Properties were initially refused permission to replace the original single glazed timber box sash windows in the four storey Victorian

building with PVC-U alternatives but, with support from REHAU, Jonathan used an appeals surveyor to convince the conservation officer that the REHAU Heritage windows were an appropriate alternative.

01989 762600 www.rehau.uk

Enq. 168

W20 thermal performance meets regulation



Meeting Part L of the current building regulations for thermal performance, W20 steel window and door sections offer incredible versatility and are the traditional commercial framing system for domestic and commercial installations where slender profiles and good light transmission are required. W20 steel windows and doors from Steel Window

Association members meet the building regulations by achieving a thermal performance of 1.8W/mK and are ideally suited to projects where small pane glazing is required; such as loft apartments and commercial buildings.

Enq. 169

Nationwide recognised by CCS



Leading new build and public sector door and window supplier Nationwide Windows Ltd is delighted to be recognised once again for the quality of its work in conjunction with Nottingham City Homes, with a Bronze award at the Considerate Constructors Scheme's National Site Awards. Daryl Cashmore, Operations Director at Nationwide

Windows explains: "Together with Nottingham City Homes, we were thrilled to be rewarded by CCS, and very proud that this makes the fourth time we have been commended by the scheme."

01788 569 228 www.nationwidewindows.co.uk

Enq. 170

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Enq. 171

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Enq. 172

More colours for Global conservatory roofs



All colour options for **Synseal's** Global conservatory roofs and Global Summer hybrid orangeries are now available directly from stock, to reduce lead times for these popular aluminium and PVC-U glazed roofing products which are supplied as made to measure kits to thousands of industry installers through Synseal's extensive network of fabricator

partners. In addition to White, the stock colour range now includes Anthracite Grey, Black/Brown, Chartwell Green, Cream, Golden Oak and Cherrywood.

01623 443200 www.synseal.com

Enq. 173

New products enhance Schueco's offering



New from leading sustainable building envelope specialist, **Schueco UK**, are two products, SmartClose and SmartStop, that underline Schueco's commitment to innovation, operational safety and engineering excellence. Developed for use with Schueco's range of sliding door systems, both products make the sliding vent easier to operate. Both products are

simple to install and easy to adjust to suit a particular installation. They are primarily designed for Schueco ASS 50 and ASS 70.HI premium segment systems.

01908 282111 www.schueco.co.uk

Enq. 174

LABC approval for Celsius Solid Roof



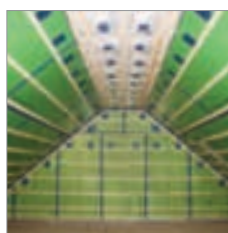
Synseal's Celsius Solid Roof system is now fully approved and registered by the LABC (Local Authority Building Control) under certificate number EW550. Construction of a completely new structure or replacement of an existing conservatory roof with a solid roof will involve a statutory obligation to submit a Building Regulations

application. Celsius Solid Roof has also been submitted for approval by the LABSS (Local Authority Building Standards Scotland) who are currently assessing the system under the Scottish Building Regulations.

01623 443200 www.synseal.com

Enq. 175

SmartPly VapAirTight sets industry standard



SmartPly is set to revolutionise the way timber frame structures are designed and built with its latest technological innovation – the SmartPly VapAirTight structural OSB panel. With integrated vapour control properties and airtightness engineered into each panel, SmartPly VapAirTight has performed six times better than the PassivHaus standard for air

leakage. Available in a standard 2397mm x 1197mm size, the panel uses a newly developed high performance coating to ensure consistently high vapour resistance across its entire surface.

01322 424900 www.smartply.com

Enq. 176

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Enq. 177



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Enq. 178

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Enq. 179



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Enq. 180

Gerflor's new Housing Collection has flooring needs covered

From affordable to high-end, with unique benefits and different price points, Gerflor's new Housing Collection of innovative, vinyl flooring pushes the technical and aesthetical boundaries to provide fresh solutions for housing projects.

Comprising all types of residential vinyl flooring, the Housing Collection includes design-led, traditionally-bonded luxury vinyl tile and plank ranges and revolutionary, loose-lay floorings that are designed to turn houses into homes.

A core part of this new collection is Gerflor's high performance, textile-backed and advanced click system floorings that combine fast, cost-effective installation with the benefits of top quality vinyl.

These loose-lay floorings are the straightforward and glue-less way of fitting residential flooring. In particular, Gerflor Fibre Technology (GFT) floorings, which include a patented, built-in, multi-benefit, textile backing system, not only save time and money by eliminating adhesive, accelerating installation times and lowering

'on-floor' costs by up to 30 per cent compared with standard vinyl, but also reduce call-backs for remedial work by typically 75 per cent.

However, as design is a fundamental element of Gerflor flooring, the new Housing Collection showcases the global vinyl flooring manufacturer's expertise in the study of international design influences and key trends related to the world of fashion, interior design, architecture and surface finishes. With designs that also draw inspiration from natural materials such as wood, stone, marble and concrete, there are floorings to suit all tastes and decorative styles.

In addition, Gerflor's Housing Collection includes floorings with advanced thermal and acoustic properties, integral waterproofing and slip resistant, easy maintenance surface finishes, plus up to 15 year product guarantees.

This outstanding product offering is backed by a UK operation with a dedicated housing team, strategically located distribution centres and daily deliveries throughout the UK.

Gerflor's environmentally-sustainable products



are 100 per cent recyclable and widely specified within housing applications. They are manufactured at Gerflor's ISO 14001 certified production sites.

07860 632 280
www.gerflor.co.uk

Enq. 181

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Enq. 182

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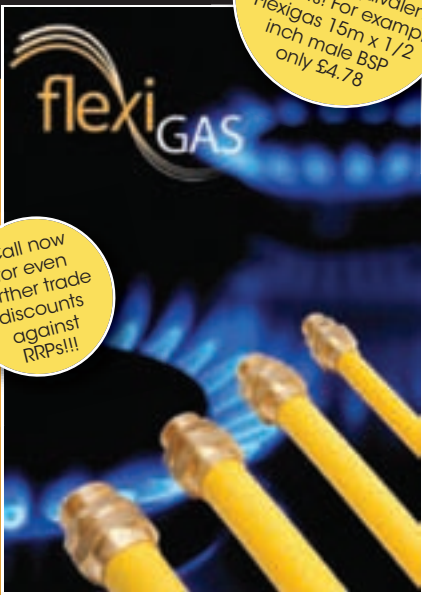
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Enq. 183

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Pioneering for You

Enq. 184

From zero to hero: why a move towards zero carbon now still makes sense

Marc Hipkin, national sales manager for new-build at Potterton, discusses how installing an energy efficient heating system will be key in the quest to achieve zero carbon and what options are available

In June, a report from the Climate Change Committee called on the UK government to implement the zero carbon homes standard “without further weakening”. Weeks later, the government made an announcement that the Zero Carbon Homes target for 2016 had been dropped. While this alleviates pressure on housebuilders to make changes in the short-term, with the EU’s ‘nearly zero energy buildings by 2019’ objective still in place, there is argument that working towards the 2016 target would still be beneficial.

The government’s scrapping of zero carbon targets for new homes in its Productivity Plan, has been described by some as a backwards step.

It’s true that zero carbon provided a useful stepping stone for developers, who will still have to deliver near-zero energy public buildings under the EU Energy Performance of Buildings Directive (EPBD) in 2019; and all other new buildings by the end of 2020.

On the plus side of losing the 2016 standard, developers and housebuilders now have clarity over what is required in the short term, which, along with the relaxing of certain planning

requirements outlined in the plan, will help to fuel growth in the new build sector.

In the Directive, ‘near-zero’ is defined as a building that “has a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby”.

The 2016 target would have helped developers to plan for and maintain a trajectory towards this new legislation. Waiting and only working to the 2019 target will more than likely leave many developers grappling with standards much more technically challenging than today’s Building Regulations requirements.

“Government statistics show there are 2.28 million fuel-poor households in the UK. Clearly, anything officials can do to improve access to low cost, renewable fuel will have a positive impact on improving lives”

That’s not forgetting the benefits that increased use of renewable technologies will provide for homeowners and tenants. Government statistics show there are 2.28 million fuel-poor households in the UK. Clearly, anything officials can do to improve access to low cost, renewable fuel will have a positive impact on improving their lives, as well as the environment.

Furthermore, the Renewable Heat Incentive (RHI) scheme, while still in place, will help to encourage investment from homeowners and landlords. The RHI provides long-term financial support in the form of a quarterly payment, calculated in line with the amount of renewable heat their system has produced. Payments are



made to the property owner for up to seven years. In terms of housing associations, while they would receive the RHI payments, the use of renewable technologies should lower tenants’ fuel bills.

So what can be done to make a move towards implementing zero carbon now? If the UK is to increase its use of renewable technologies, then an ideal solution is the introduction of solar thermal water heating.

With a tariff of 19.2 pence per kWh generated, DECC says systems can save up to £130 a year in comparison to the cost of running a new oil boiler. Solar thermal water heating is a flexible technology that’s appropriate for many properties, whether they are located in a rural or urban area.

Solar thermal collectors transfer the heat they have collected to a circulating solar fluid, which transports the energy to a special coil located in the base of a solar hot water cylinder. After leaving the coil, the now cool fluid returns to the solar panel, where the process starts again.

It’s vital that each property is properly assessed in order for the collectors and the cylinder to be sized correctly. This ensures that the system pays dividends both in terms of reducing heating bills and recouping the cost of the initial outlay through the quarterly repayments.

In-roof solutions are installed within the roof’s structure. They are particularly popular for new build developments as they won’t impact on the overall look.

Continued on page 57...



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Enq. 185



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Enq. 186





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Enq. 187

On-roof solutions that can be installed on top of a slate or tiled roof are ideal for retrofit projects, as they can be fitted with minimal disruption and without making changes to the roof structure.

When specifying products, quick installation and ease-of-use are key. Packages with a built-in integral air separator and pre-wired controller and pump will reduce set-up time and eliminate the need for an electrician. An adjustable flow meter with a scale means installers can set the fluid flow speed quickly during set-up, and tool-free hydraulic connections make the installation faster. For on-roof systems, look for products that include roof mounting brackets, as they allow installers to complete the job more quickly.

Battery back-up will mean that the system will retain controller settings even if the power is lost, eliminating the need for an installer call out. If there is a fault, an easy-to-use control panel with system status and fault finding features will help installers to easily diagnose and repair any problems more easily.

The UK still has a long journey ahead before reaching the near-zero energy standard and, while starting now might not seem wholly practical for some developers, in the long run it will mean they are better prepared when the legislation comes into force in four to five years' time.

Enq. 188



Spirotech makes lasting impression



Eighteen months ago Wolverhampton Homes chose to switch to **Spirotech** and the SpiroTrap MB3 magnetic dirt separator. The SpiroTrap MB3 features a detachable, external magnet that contains unique field booster technology helping to quickly separate and remove even the smallest dirt particles, both magnetic and non magnetic, from a heating system.

Offering advanced specification in a compact and easy to install unit, the SpiroTrap MB3 has been designed to ensure heating systems operate as efficiently and effectively as possible.

0208 451 3344 www.spirotech.com

Enq. 189

New Stratos launched by Wilo




Wilo has launched its new improved version of the popular Wilo-Stratos glandless circulating pump for hot water heating systems, air conditioning and closed cooling circuits. The enhanced version of the pump can now deliver to systems based on actual need thanks to the efficient 'Q-limit' operating mode and it also boasts a new and improved energy

efficiency index (EEI) of 0.20 or less. By optimising the hydraulics and the motor, Wilo has succeeded in improving the energy efficiency index once again.

01283 523000 www.wilo.co.uk


Enq. 190



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Enq. 191



Directive drives development for cylinder manufacturer

Kingspan Environmental is to launch a new generation of unvented hot water cylinders that will set the best performance standards to date from a manufacturer acknowledged for market leading quality and reliability. In a domestic hot water heating sector strongly focused on energy efficiency driven by EU regulation and the UK's own carbon reduction targets, new design features make the Range Tribune Xe a significantly improved offer in terms of both ErP rating and SAP assessment.

As well as optimising performance and efficiency, the new design will improve the speed and ease of assembly and installation.

The new casing specification and thicker insulation improves thermal efficiency. Equally engineering changes include a side mounted hot water outlet, new inlet set and swivel connection T&P relief valve. A new integrated dual thermostat for faster reaction time and the latest high performance pump technology on pre-plumbed versions are also new components.

A premium feature of the new cylinder is

internal expansion control using an air pocket device to maintain pressure when water is drawn off. This further improves heat retention characteristics but also means no external expansion vessel is needed, resulting in a quicker and more reliable, space saving installation.

Trevor Cross, Kingspan Environmental's Sales Director for New Build and Specification, is confident that Tribune Xe will lead the way in compliance. "Test results show not only that the Tribune Xe will be top of the energy efficiency class for cylinders but also that its re-heat performance and insulation levels exceed all Building Regulations' requirements."

"Put all that product quality together with our customer service focus and in-house design consultancy and we have a genuinely added value offer for energy efficient domestic water heating solutions."

The Tribune Xe range has 29 models from 90 to 300 litre capacity, including pre-plumbed and solar versions, and will be available from 1 September.



0345 260 0258

www.kingspanenviro.com/rangtribunexe

Enq. 192

Evinox Energy future proof heat interface units

Your choice of Heat Interface Unit (HIU), for dwellings connected to a communal or District heating network, is a crucial element of the system design. Installing the best solution from the outset can provide a more efficient and easy to manage scheme. With advances in technology and growing experience in system design, improved methods of controlling HIU's and the primary network are available.

Evinox Energy's electronic control strategy

Evinox Energy's ModuSat® units use an advanced Proportional Integral Derivative (PID) control logic, in combination with PICV's and a fast acting actuator, which modulate the primary flow rate to match the DHW or HTG demand, and respond instantly to the changing loads. This ensures that end user comfort is achieved by providing consistent, safe hot water at the tap, as

well as guaranteeing the low return temperature to the primary network at all times.

The use of PID controlled PICV's in HIU's means that only one valve is required for differential pressure control, flow modulation and full energy shut off. This reduces the size and weight of the unit, keeps maintenance costs to a minimum and increases functionality.

In addition, Evinox Energy HIU's are supplied prepayment ready as standard, with a room controller for the end user, meaning there is no requirement for additional controls, sensors or equipment to switch the end user to a debt free Pre-Payment system. The integrated technology also enables remote monitoring for diagnostics and improving the efficiency of the system.

Evinox Energy is confident that the future of HIU's lies in electronically controlled units that provide full comfort to the end user, while also delivering important information regarding the operation of the system, which can be monitored, adjusted or regulated remotely over the internet.



01372 722277

www.evinoxenergy.co.uk

Enq. 193



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Reader Enquiry

194

Vortice product development focus on indoor air quality

This month sees the launch of a new heat recovery unit, the HR250 Neti, which is the second in the last eight weeks from Vortice. The company has been selling MVHRs for many years, but promised further new product development this year for this sector.

General Manager Kevin Hippey said: "As far as architects, specifiers and developers are concerned, our research suggests that there are four key areas which are of greatest importance to them, high thermal efficiency, low noise emissions, low specific fan power and ease of installation."

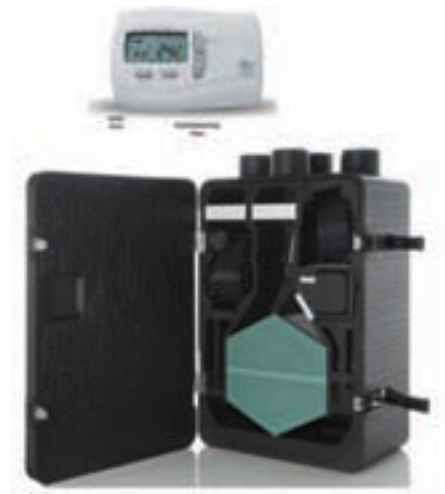
These features were all built into the design of both new MVHR units launched by Vortice this year as well as the key consideration of product impact on indoor air quality. For decades, the indoor air that we breathe has been taken for granted, however with new builds becoming more airtight, reducing indoor air pollutants is becoming more important.

Kevin Hippey continues: "Europeans spend at least 90 per cent of their time indoors, so their exposure to air pollutants largely depends on their indoor exposure. These pollutants include volatile

organic chemicals (VOCs), gases such as nitrogen dioxide, ozone and carbon monoxide, particulate matter and fibres, and biological particles such as bacteria, fungi and pollen. The Clean Air Act of 1956 largely dealt with severe exterior air quality issues, but attention now needs to focus on the air that we breathe inside our homes."

Pollutant sources include outdoor contaminants from traffic and industry, which enter buildings by infiltration and through ventilation systems. Indoor contaminants include burning fuels, candles, tobacco, cleaning products, electronic equipment, toiletries and pets. The pollutants impact on health depend on their toxicity, concentration and exposure period, ranging from odour, to irritation, to serious toxic effects. The 2006 revision of the Building Regulations concerning ventilation (ADF) set performance criteria for several air pollutants, including VOCs, nitrogen dioxide and carbon monoxide.

Both new Vortice MVHR units include filtration on the supply side of the MVHR system to try to prevent as many external pollutants as possible from entering the home. Properties in inner



cities are particularly vulnerable to these, with high volumes of traffic or industry close by. Vortice offers a range of filter options with both MVHR units in order to remove small particulates.

01283 492949
www.vortice.ltd.uk

Enq. 195

Heat Mat delivers a heating solution



Oyster Reach is a group of five premium apartments with views over Whitstable Bay. The energy-efficient development meets 'Passivhaus' standards. Contractor, Masonry Frame Systems, approached Heat Mat to provide a flexible solution for the 'fabric first' properties. Heat Mat's In-screed cables were installed under tiles and secured using fixing band, before being

covered with 70mm of screed. Due to the well insulated nature of the property the underfloor heating generates an output of approximately 130W/sq m. Predicted energy costs are as little as £175 a year.

01444 247020 www.heatmat.co.uk

Enq. 196

Bostik to exhibit EWI at Homes 2015



Global adhesive specialist **Bostik** will be exhibiting its high performance external wall insulation (EWI) system, Climatherm, on stand H171 at this year's Homes event. Designed to upgrade the energy efficiency of the UK's 7.8 million solid wall homes, Climatherm specification ensures conformance with several recognised refurbishment funding

schemes such as ECO, thanks to BBA certification. The Climatherm system can be tailored to individual property requirements and comprises insulation, reinforced mesh, a base coat and a render finish.

01785 272727 www.bostik-climatherm.co.uk

Enq. 197

Specflue launches new generation of Heat Interface Units (HIUs)



Manufactured by Thermal Integration and distributed by **Specflue**, the next generation of Heat Interface Units (HIU) have been launched to the UK market. Branded as DATA, the units have been designed for better performance and ease of use in properties where the domestic hot water and central heating is supplied through a district heating system using a central boiler. Delivering the same benefits of the traditional HIU, they are unique in their capability to communicate digitally with each other, with the occupant and with the buildings computerised management systems, enabling greater efficiency and control. The main advantage of using the DATA is the ability to harness advancing technologies, such as combined heat and power, biomass, heat pumps, waste incineration, and solar. These are mostly uneconomical to employ in individual properties, but can now be utilised and combined, to generate heat from a central point to numerous properties using the DATA. The DATA is one of the smallest, but most advanced HIU on the market and can be installed within a standard kitchen cupboard. Each unit is capable of producing up to 75kW domestic hot water and 20kW indirect central heating.

0800 902020 www.specflue.com

Enq. 198



Getting the fabric right through external wall insulation

Chris Hall, chief executive at The British Rigid Urethane Foam Manufacturer's Association (BRUFMA), discusses the wealth of benefits of External Wall Insulation

Providing insulation for houses is one of the simplest and easiest ways to reduce our energy consumption, combat climate change and ensure they are warm and weather-tight. But what is the best way to improve the thermal efficiency of our existing buildings and make a substantial difference to our energy efficiency performance?

According to the latest 2015 quarterly report from the Department of Energy and Climate Change, there were 27.4 million homes in Great Britain with 19.4 million having cavity walls and the remaining 8 million having solid walls. With these solid walls allowing through twice as much as heat as cavity walls do, it has become crucial that these homes are insulated in a timely, systematic and cost effective manner. This is where external wall insulation comes into play.

Comprising a layer of insulation fixed to an external wall using a combination of mechanical fixings and adhesive, External Wall Insulation (EWI) systems, or External Thermal Insulation Composite Systems (ETICS), are suitable for both new and old buildings. This form of insulation has a number of key benefits including improved aesthetics, improved energy performance and the extended serviceable life of a building.

An EWI system protects the building fabric from the worst of the excesses of the UK weather, while allowing damp structures to dry out.

Ensuring consistent U-Values, an EWI system reduces thermal bridging thereby minimising condensation and heat loss. Furthermore, the original wall construction can be used as a heat store, resulting in the reduction of temperature fluctuations.

EWI systems also offer benefits throughout the year, acting as heat protection on hot summer days as well, helping to create a more comfortable indoor climate – often without the need for additional cooling. They also contribute to improvements in sound insulation.

There are many different types of EWI systems incorporating PIR insulation boards, featuring a multitude of finishes and methods of application. External wall insulation is often the logical choice for improving the thermal performance and external facade of an existing or new building, and is especially popular for high-rise buildings. In some cases an EWI system may be the only practical method of achieving significant thermal and aesthetic upgrades.

A new coat

External wall insulation can have a transformative effect on the aesthetics of a building as it provides an opportunity not only to upgrade thermally, but also to improve the look of the building at the same time. A wide range of renders and finishes form part of this system and can be tailored

to suit the majority of building designs.

The social and health benefits of improving thermal efficiency and improving whole neighborhoods with a “new look” cannot be ignored. Coating existing constructions with a “new” skin will have the added benefit of extending the life of the buildings, and work can often be undertaken without disruption to the building’s tenants.

PIR and PUR offer a highly effective solution for external wall applications – offering ease of installation as well as impressive thermal performance when compared to other insulation types. The less space the insulation product takes up on the outside fabric, the better, as this reduces the costs of extending other building features such as window sills, which in turn reduces fixing costs.

A level of competency

PIR can also be cut and worked with great ease, is robust and is not easily damaged before or after installation. Economical in both material cost and installation, it offers excellent value for money as an external insulation material. However, it should be well fitted and appropriate attention paid to airtightness and cold bridging. Competency in installation is vital because when a high performing product such as PIR/PUR is installed incorrectly, it will

Continued overleaf...



“With the rise of high performance PIR /PUR products, it has become increasingly critical to eliminate heat loss in these areas”

compromise that performance. The contractor needs to make sure that not only the levels of site supervision are of a good standard, but that the manufacturer’s installation instructions are followed and installation instructions around potential cold thermal bridges and awkward details are followed. As insulation standards have evolved, and with the rise of high performance PIR /PUR products, it has become increasingly critical to eliminate heat loss in these areas.

To support good workmanship and promote the use of the product in the EWI arena, BRUFMA has produced an installation guide that, in conjunction with the system installers’ instruction, can help ensure that the excellent performance of PIR is realised in use, and both building owners and occupiers get maximum value from the investment in an EWI refurbishment.

Insulating the building fabric is the fastest and most efficient way to sustainable construction. External wall insulation systems are one of the most cost effective ways to insulate both new and old buildings, while at the same time allowing for creative design. They are also a proven way of tackling fuel poverty and transforming our inefficient and energy hungry buildings.

Enq. 199



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Enq. 201

Energy saving refurbishment with Remmers



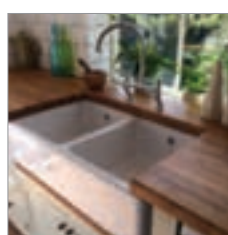
This listed 19th century former Schoolhouse was renovated and extended to create a new energy efficient residential family home. Due to the build up of condensation behind conventional insulation when applied to single leaf construction, it became apparent that a “breathable insulation system” would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

as it has the highest level of insulation for given thickness of breathable systems. The original U-value of the wall was approx 3.3W/m²K and was improved to 0.33W/m²K.

0845 373 0103 www.remmers.co.uk

Enq. 202

Shaws Classic Double Bowl



The Shaws fireclay Classic Double Bowl sink comes with a central dividing wall and is available in both white and biscuit finishes. Each bowl has central 3½” waste outlets to accommodate basket strainer or waste disposer and traditional style round overflows. Available in two sizes, 800 and 1000, these double bowl sinks require bespoke cabinetry due to their weight.

The Shaws range of basket strainers are manufactured in chrome, nickel, gold and antique bronze, with ceramic indices with the Shaws logo to finish off the ‘look’ and co-ordinate with the range of taps.

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Enq. 203



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Enq. 204

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

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

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Extensive multi-platform marketing is creating significant consumer demand and Quooker's impactful advertising campaigns engage with consumers across television, print and online media. The UK has over 80,000 Quooker users some of whom you will see on television in shows such as Masterchef, Saturday Kitchen and Great British Bake Off to name but a few. That's why all boiling water taps are not the same.

CUSTOMER SATISFACTION - Dedication and passion is at the heart of Quooker


At Quooker, our customers take centre stage as we continuously re-evaluate the quality of service that we provide. We seek to identify and address every one of our customers' requirements and we also strive to fulfill the expected needs in order to deliver greater customer satisfaction across the board. Customer Satisfaction is our No. 1 priority.

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Enq. 206

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Enq. 207

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Enq. 208

It's time to thank tools

Mick Bowler, technical manager at Purdy, comments on achieving a quality finish at speed and how the right tools can significantly help homebuilders leave a lasting impression

Doing something quickly can often be equated with doing it to a lower standard. However, combining a skilled and talented workforce with quality tools means speed and quality need not be mutually exclusive.

Homebuilders juggle numerous projects at any one time including site and foundation preparation, roofing, wiring, plumbing and painting – all requiring a different skill set and expert knowledge to ensure a quality finish.

As homebuilders and developers alike understand, time is money on projects and the quicker they are completed the more cost effective it is for all parties involved.

“Homebuilders juggle numerous projects at any one time including site and foundation preparation, roofing, wiring, plumbing and painting – all requiring a different skill set and expert knowledge to ensure a quality finish. As homebuilders and developers alike understand, time is money on projects and the quicker they are completed the more cost effective it is for all parties involved”

With aesthetics such as painting and woodwork, delivering a visible finish to a high standard is absolutely crucial for the team of decorators brought in. It is for these tasks especially that the correct tools can significantly complement a decorator's skill set and create an expert finish – and tools that allow them to achieve the same effect in less time are especially valuable.



Technology behind speed

Speed and efficiency should be vital parts of a company's brush development process, as this is an important contributing factor in achieving the desired end result.

The coupling of the highest quality construction and the best synthetic filaments offer tradesmen quality, premium performance and guarantee no filament loss – all improving speed of application yet not compromising on quality.

The brushes can out perform those that contain natural hair and will last five times longer. They will pick up and release more paint, offering a controlled way to deliver fast and even coverage. Other benefits include a brush's ability



Continued overleaf...

"Speed while delivering an expert finish is essential in home building and irrespective of the size or specification of development, quality workmanship aided by the correct tools are two factors that go hand in hand for a successful completion"

to self-flag throughout its lifetime as it wears.

Contrary to this, a sub-standard applicator will have reduced pick-up and release and will also compromise the quality of the finish.

A lasting legacy

Speed while delivering an expert finish is essential in homebuilding and irrespective of the size or specification of development, quality workmanship aided by the correct tools are two factors that go hand in hand for a successful completion.

A quality finish completed to deadline and within budget impacts positively on all parties involved.

A workman never blames his tools, but every now and again, he can thank them.

Enq. 209



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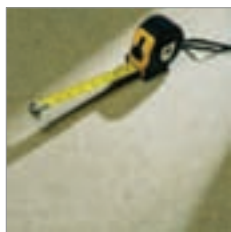
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Enq. 210

Norbord particleboard for all applications



For general building, carcassing and fitting-out work to top quality flooring, **Norbord's** particleboard has the answer. Stable, durable and easy to work, Norbord's Caberboard range extends from the basic Caberboard P1 particleboard for general purpose use to the top-of-the-range Caberdek and Cabershield moisture-resistant flooring panels.

Caberboard is made from high quality wood fibre bonded within a resin matrix to create a strong board that is easy to work with and suitable for a range of applications and is a popular choice for internal linings and fitted furniture.

Enq. 211

Why pick Dryseal for your housing project?



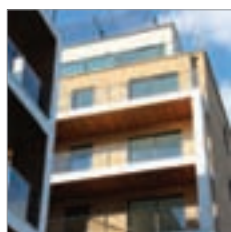
Dryseal is a unique, mechanically fixed GRP (fibreglass) roofing system from **Hambleside Danelaw** which comes with a comprehensive range of pre-formed trims which can accommodate even the most complex detailing requirements. Dryseal offers crisp, clean lines, premium quality, proven weather-tight detailing, robustness, durability, thermal reliability,

and assurance. With a 20 year insured guarantee that can be extended by refurbishing the top-coat, the Agrément certified Dryseal system can have its life extended and continues to grow in popularity.

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Enq. 212

Balcony balustrades showcase riverside view

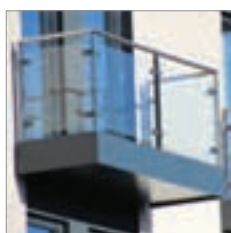


Balconies and terraces with framed glass balustrades by **Sapphire** take full advantage of the stunning waterside setting of The Wharf, a mixed tenure residential development beside London's River Lea. The design of the four apartment buildings draws inspiration from the site's historical heritage as a working wharf, including timber-decked

balconies offering picturesque riverside views. Sapphire provided 1,100 linear metres of glazed balustrades to around 120 balconies, both projecting and Juliette, and rooftop terraces at The Wharf. The balconies form an integrated part of the buildings' structure.

Enq. 214

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.

Enq. 215



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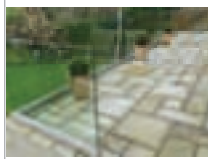
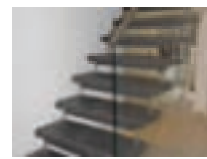
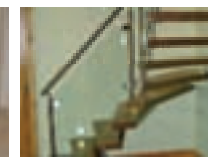
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Enq. 213



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Enq. 216

Curbing the silent killer

Rex Taylor – technical support manager for Kidde – argues the case for carbon monoxide alarms in all homes, not just to meet regulations but also to satisfy growing public demand and reassure developers

Carbon monoxide (CO) poisoning causes an estimated 50 deaths and 200 serious injuries annually in Britain. But this could be the tip of the iceberg as it often goes unrecognised, simulating other conditions. CO is odourless and colourless, and can be produced by any fuel burning appliances resulting from the incomplete combustion of carbon-based fuels including gas, coal, oil and wood. The main difficulty with CO is that the dangers are often far from obvious and it comes from a surprisingly wide variety of sources.

“Homebuyers today are well aware of the importance of CO alarms through extensive public awareness campaigns and regard them as essential for making modern homes safe”

Typical appliances include boilers, ovens and wood burning stoves, as well as extended use of fireplaces. Cars or other internal combustion engines running in garages – even with the door open – are a threat, particularly when attached to the house. Unfixed appliances introduced by occupiers are also a danger, including barbecues operated in enclosed spaces. But today, risks are increased by the push for sealing-up buildings for energy conservation, reducing air intake. Other sustainability measures can also pose surprising risks, such as the lethal build-up of CO in wood pellet storage for bio-fuel heating or use of mobile bottled gas heaters where passive heating fails to deliver.



Very real dangers

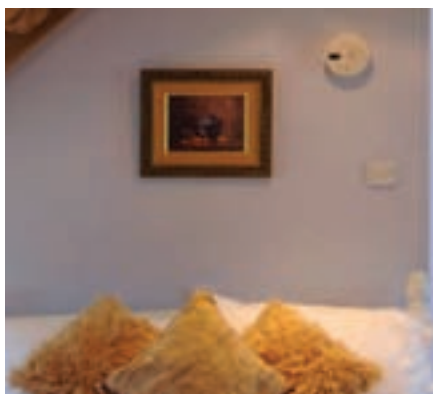
So, there are very real dangers in new homes as well as old and we simply cannot predict the actions of occupants and the impact of changes over time. Therefore, installation of CO alarms that provide an audible warning at exposure levels well below those critical to healthy adults saves lives; and responsible developers and housing providers already recognise this. For example, each of the 28 PassivHaus certified homes in a recent project by housing provider Gentoo is fitted with CO alarms, despite the absence of any fuel-burning appliances fitted in the houses.

Building Regulations around the UK and Ireland designed to combat carbon monoxide poisoning vary. Most recently, those in the Republic of Ireland call for CO alarms to be fitted in any rooms where combustion appliances are installed. But they are also required in every

bedroom or nearby in the corridor, and also in habitable rooms where a flue system passes through. This follows action in Northern Ireland demanding a CO alarm in the same room as a new or replacement combustion appliance or just outside boiler rooms. Scotland has similar requirements but also calls for an alarm in any bedroom or principal habitable room where a flue system passes through the room.

Robust approach

All these Regulations apply only to installation of new or replacement combustion appliances – and that excludes those used for cooking – whether in existing or new-build properties, irrespective of fuel or flue type. And they contrast with Part J applying to England and Wales, which considers just fixed solid fuel heating appliances – falling well short of effective safety measures. A more robust approach is taken with



BS EN 50292:2013. This does not distinguish between cooking and other appliances: the importance of this has been highlighted by recent deaths resulting from brand new gas ovens.

According to BS EN 50292:2013, ideally, a CO alarm should be installed in every room containing a fuel-burning appliance (or just outside boiler rooms for audibility) and also in other well-used rooms remote from the appliance, as well as all bedrooms. Where the number of CO alarms is limited, priority should be given to any room containing a flue-less or open-flued appliance and where the occupants spend most time. In addition, rooms with extended or concealed flues passing through should also have an alarm.

Essential reliability

Of course, the reliability of CO alarms throughout their designed lives is essential. Manufacturers that produce their own CO cells

– the key component – rather than buying them in, can apply tighter quality controls. According to all the Regulations and BS EN 50292:2013 alarms can be powered either by batteries designed to operate for the whole working life of the alarm or hard-wired mains. Mains alarms are easily installed in new-build homes in conjunction with hard-wired smoke and heat alarms, which are a Building Regulation requirement, and together can offer added value features attractive to buyers. For example, some hard-wired CO alarms can be interconnected with each other and hard-wired ranges of smoke and heat alarms, to create a comprehensive system for whole home protection.

In many situations, fitting a battery-only CO alarm may be the simplest solution and, of course, battery quality is key to long term, problem-free performance. Some alarms come with a guarantee covering both alarm and sealed-in lithium battery. This is particularly useful for 'buy-to-let' properties where new Regulations in

England applying from this October include CO alarms – and these must be tested at the start of each new tenancy. Regulations in Scotland, mirroring more stringent Technical Standards there, are also expected soon for private rentals.

Safety reassurance

Social housing providers are also embracing CO alarm technology. For example, Wheatley Group has now completed installation of CO alarms in all 29,055 Group gas properties. The Group is realising major financial savings and has also reduced carbon footprint over shorter life units previously used, improving sustainability credentials. And homebuyers today are well aware of the importance of CO alarms through extensive public awareness campaigns and regard them as essential for making modern homes safe. But fitting a CO alarm also gives developers the reassurance that they have taken one extra step to ensure that homes are safe.

Enq. 217

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Seminar explains CE marking and CPR

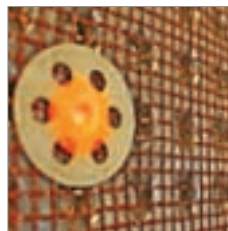


Leading figures from the construction industry recently gathered together at the CE Marking Association for a seminar to give clarity on the Construction Products Regulations (CPR) and CE marking. Sponsors **Bull Products** were keen to clarify how the marking and regulations affected temporary products such as its wireless fire alarm systems used during

the construction phase of building projects. This issue received full clarification with all parties agreeing that such products were not required to be CE marked under the Construction Products regulations 305/2011.

Enq. 219

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Enq. 220

Rewarding CO initiatives



Kidde customer Wheatley Group has seen its commitment to gas and CO safety recognised by a series of recent awards. A key component of Wheatley's success is installation of 10-year guaranteed CO alarms from Kidde, resulting in substantial cost savings and a reduced carbon footprint. As part of its commitment to gas safety, Wheatley has now completed installation of CO alarms in all 29,055 Group gas properties. The Group is realising major savings using Kidde's 10LLCO carbon monoxide alarms, enjoying a full 10-year guarantee covering both alarm and sealed-in lithium battery. The 10LLCO alarm and its digital equivalent 10LLDCO are small in size with a slim profile and can be wall-mounted or used free standing. They are simply activated by the slide-on back plate, preserving battery freshness until needed, and a tamper resisting self-locking installation system avoids battery theft. The CO sensors – the key component – are actually tested throughout a 10-year period or longer. Allowing tighter quality controls to be applied, Kidde manufactures its own sensors, based on environmentally friendly de-ionised water. An event activity data log for each alarm is available, upon request from Kidde.

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Enq. 221



Is your waterproofing design robust enough?

Are your structural waterproofing designs based on a waterproofing risk assessment that has been produced by a suitably qualified specialist? Have you appointed a waterproofing specialist at an early stage of the system design? Is your waterproofing expert qualified to CSSW standard? If the answer is no to any of these questions then a building insurance company is unlikely to issue you with a warranty. BS 8102: 2009 and NHBC waterproofing standards both now include recommendations that any waterproofing system designs are based upon a risk assessment that is appropriate for the property and its intended use, and produced by someone who is suitably qualified. **INK Technical Services** is an established company that helps housebuilders meet the standards' requirements so insurance companies are satisfied that a robust waterproofing system is in place. The INK team represents nearly 100 years of structural waterproofing experience and includes CSSW qualified structural waterproofing surveyors.

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Enq. 222

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