

HbD

Housebuilder & Developer

October 2015

Housing and Jeremy Corbyn

Will skill shortages hinder housing sector recovery?

Housebuilding is 'key player' in government's desire to deliver more homes

St Clements Heights

A 90,000 sq ft Crest Nicholson development comprising of 46 apartments/townhouses for private sale, which will finance 50 new Almshouse units for elderly residents

Features in this issue

Boilers & Cylinders
Fires & Fireplaces
Glass & Glazing
Groundworks & Sewage Treatment
Kitchens & Appliances
Social Housing
Timber & Joinery

Show previews

Greenbuild Expo
Homes

Supplement

Sustainable Housebuilding

Plus the latest
news, events and
products



www.hbdonline.co.uk





the **underfloor heating** store



affordable luxury for your dream home!



✓ UNDERFLOOR HEATING

✓ EASY TO INSTALL KITS

✓ INSULATION BOARDS

✓ ADHESIVES & LEVELLERS

✓ THERMOSTATS

✓ WET ROOM KITS

...it's what's underneath that counts!

prowarm™

ELECTRIC UNDERFLOOR
HEATING



from
£84.99
INC VAT

prowarm™

WATER UNDERFLOOR
HEATING



from
£409.99
INC VAT

Polypipe

WATER UNDERFLOOR
HEATING



from
£436.99
INC VAT

£✓ **Price Match Promise** 'if you find the same product cheaper elsewhere online, we'll match the price!'

**GET GREAT
DISCOUNTS**

Enter this code at checkout
HBDISCOUNT

Reader
Enquiry
401

www.theunderfloorheatingstore.com

The smarter way to heat your home!

0844 800 3396



**FREE NEXT DAY
DELIVERY**

Contents October 2015

HbD



24 Hot water storage systems – the devil is in the detail

Trevor Cross, specification sales director at Kingspan Environmental says, the devil is in the detail when it comes to comparing the quality and performance of unvented hot water cylinders



43 Warming to gas fire installations

Matt Kisler, from luxury gas fire specialists Faber, considers the advantages provided by bespoke installations when installing a focal point gas fire in new homes



47 How will Building Regulation part Q affect glass and glazing

Lynne Darwin, sales director of window manufacturer, Building Product Solutions, looks at part Q of the Building Regs coming into force from October 2015



51 Below ground drainage for housing projects – getting it right

The correct planning and design of effective drainage is an essential part of every housing development project. Terry Hill, technical support manager at water management specialists JDP, explains more



54 Kitchen appliances can sell homes

Tim Spann, brand manager at Teka UK, explains why the clever use of kitchen appliances is so important to today's homebuyers



59 The role of security in social housing

Vivienne Taylor, specifications manager for Yale Door and Window Solutions, considers social attitudes surrounding mixed-tenure housing, and the impact that has on security design and decision-making



63 Specifying timber for your project's exterior

Nick Taylor of Silva Timber Products Ltd discusses the versatile nature of wood, and how to choose the perfect species of timber for your project's exterior

HEADLINES

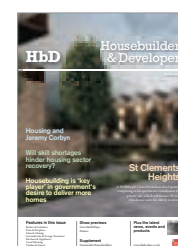
- 7 New home levels continue to rise despite August dip
- 13 Right to Buy creates nearly 40,000 new homeowners
- 13 Construction companies urged to invest in graduates

ALSO IN THIS ISSUE...

Industry news	4 - 22
Events	15
Industry Movers	22
Editor's Focus	41
Greenbuild Expo Show Preview	30
Homes Show Preview	27
Sustainable Housebuilding Supplement	31 - 40

PRODUCTS

Bathrooms & Wetrooms.....	21 - 24
Appointments & News.....	23
Air Conditioning & Ventilation.....	23 - 24
Boilers & Cylinders.....	24 - 26
Building Products & Services.....	26
Homes Show Preview.....	26 - 29
Greenbuild Expo Show Preview.....	30 - 32
Doors, Windows & Conservatories.....	32 - 45
Fires & Fireplaces.....	42 - 44
Glass & Glazing.....	46 - 50
Groundworks & Sewage Treatment.....	51 - 53
Heating & Renewable Energy.....	56
Kitchens & Appliances.....	54 - 56
Landscaping & External Finishes.....	57
Pools & Spas.....	57
Roofing.....	57 - 58
Smoke & Fire Protection.....	58
Social Housing.....	58 - 61
Timber & Joinery.....	61 - 65
Stairs, Balustrades & Balconies.....	65
Classified & Directory.....	66 - 67



Green light for 90,000 sq ft Sydenham Hill housing scheme
© Sanders.Shiers
For more information go to page 10

HbD

netMAG media

Cointronic House,
Station Road,
Heathfield,
East Sussex TN21 8DF

Advertising &
administration
Tel: 01435 863500
Fax: 01435 863897
info@netmagmedia.eu
www.hbdonline.co.uk

Editorial features
Tel: 01435 863500
Fax: 01435 863897
lesley@netmagmedia.eu

Press Releases
editorial@netmagmedia.eu

Sales Director/Publisher:
Lesley Mayo

News Editor:
David Mote

Editorial &
Production Assistants:
Roseanne Field;
Jack Wooler

Senior Sales Executive:
Sheehan Moir-Edmonds

Display Sales:
Nathan Hunt

Sales Executives:
Suzanne Easter;
Kim Friend

Circulation/Reader
Enquiry Service:
Jane Spice

Managing Director:
Simon Reed

The manufacturer of the paper used within our publication is a Chain-of-Custody certified supplier operating within environmental systems certified to both ISO 14001 and EMAS in order to ensure sustainable production.

Subscription costs just £48 for 12 issues, including post and packing. Phone 01435 863500 for details. Individual copies of the publication are available at £5 each inc p & p.

All rights reserved

No part of this publication may be reproduced or transmitted in any form or by any means, electronic, mechanical, including photocopying, recording or stored in any information retrieval system without the express prior written consent of the publisher. Although every effort is made to ensure the accuracy and reliability of material published in Housebuilder & Developer, the publisher can accept no responsibility for the claims or opinions made by contributors, manufacturers or advertisers. Editorial contributors to this journal may have made a payment towards the reproduction costs of material used to illustrate their products.

Printed in England



Editor's letter



David Mote,
editor of
Housebuilder
& Developer

As we went to print the country's changed political landscape was confirmed as the new Labour leadership addressed their conference in Brighton. It is too early to see how housing will sit in Jeremy Corbyn's 'must do list' but it was heartening to see that housing formed a key part of his pitch to Labour members and supporters, and it was one of the first things he mentioned as he went into their conference.

On the other side of the political curtain the Tories have announced more housing initiatives than you can wave stick at. However, the real 'elephant in the room' is still the skill shortages being experienced around the country. The challenge will be how the housing sector can bridge this workforce gap and build the homes the government is so keen to see created.

BUILDING FOR GROWTH

Skills and planning system hinder housing recovery



Lloyds Bank Commercial Banking Head of Housebuilders, Alasdair Gardner

According to research from Lloyds Bank the severe skills shortage and current planning system are hindering efforts to solve the housing crisis.

In 'Building for Growth', the bank surveyed a broad spectrum of housebuilders and found that 46 per cent said that slow planning decisions were a hurdle to resolving the housing shortage, 42 per cent cited public opposition to development and 25 per cent felt a lack of skilled workers was a real barrier.

A quarter of survey participants said the skills gap was the 'biggest broader challenge currently facing their business', and 35 per cent believed that there was also a shortage of suitable candidates to fill new and existing jobs.

When participants were asked to describe one change they would support that could ease the housing crisis, 23 per cent chose greater local authority support to promote and fund building projects. The same percentage wanted additional government support.

The research did find that housebuilders are optimistic for the future, with almost 90 per cent wanting to create new jobs in the next 12 months. If this was repeated across the industry, Lloyds suggest that more than 100,000 new housebuilding roles could be created.

Lloyds Bank Commercial Banking Head of Housebuilders, Alasdair Gardner said: "This report sheds light on the key areas of support that firms in the sector need to embrace to ensure the long term success and sustainability of the industry.

"Lloyds Bank is committed to helping housebuilders achieve their ambitions for growth and meet the needs of the nation in terms of building new, affordable housing."

SHADOW HOUSING MINISTER

John Healey appointed Shadow Housing and Planning Minister

The new Labour leader Jeremy Corbyn has appointed John Healey as Shadow Housing and Planning Minister as part of his shadow cabinet team.

John Healey was Housing and Planning Minister in the Gordon Brown Labour government from July 2009 until the general election in May 2010.

BOOSTING HOUSEBUILDING

Housebuilding industry 'key player'

According to the Housing and Planning Minister, Brandon Lewis, the housebuilding industry is a 'key player' in government delivering its planning measures to boost housing supply.

On a video address at the Home Builders Federation's (HBF) Planning Conference, the Minister encouraged housebuilders to 'go further' in assisting the cause by encouraging 'more people into the industry to build good quality homes'.

Calling upon the industry and the government to work together to deliver the homes that the country needs Brandon Lewis said: "An effective planning system is hugely important for the

country, highlighting the headline detail of the measures announced in the government's Productivity Plan and Housing Bill, including granting automatic planning permission for sites on brownfield registers, intervening if local plans are not in place by 2017 and taking steps to speed up neighbourhood planning."

He also commented that local plans supported by neighbourhood plans were the 'best method for steering development'.

Also speaking at the conference the Department for Communities and Local Government (DCLG) director of planning, Ruth Stanier gave greater detail of the progress the government had

made with the various measures announced in the summer, including bringing in an exemption from the Community Infrastructure Levy (CIL) for Starter Home sites later this autumn. She also said that DCLG would bring forward 'fresh measures' to 'ensure we get to a point where local plans will be in place in all areas'.

She also explained that the government was also looking carefully at the 'disconnect' between the number of planning permissions granted in England and the number of starts achieved. In the year to the end of Q1 2015, 261,000 planning permissions were achieved, but starts were at a 'lower level – there's been a slight dip'.

HOUSING FOR THE ELDERLY

£650 million worth of care home accommodation for North Yorkshire

A successful North East developer has won a place on a framework that will deliver up to £650 million worth of projects in North Yorkshire.

Galliford Try Partnerships North is one of six organisations that will now have the opportunity to work in partnership with the county council, to bring extra care accommodation to every major town in North Yorkshire, in line with the 'Care and Support - Where I Live' strategy.

County Councillor Clare Wood, Executive Member for Health and Adult Services, said: "Extra care in North Yorkshire has won widespread acclaim for the way in which it allows people to live independent, happy and supported lives. We want to put it at the heart of our communities for the current and future generations.

"With this extra care housing framework in place, we are able to push forward with this ambition. By 2020, we will have seen the provision of well-designed and well-supported apartments and bungalows right across North Yorkshire, making it possible for people to have the care and support they need in places where they want to live.

With 75 per cent of over 65s in the county owner-occupiers it is anticipated that the deal will provide further opportunities for Galliford Try to extend the reach of its house-building division Linden Homes.

The Partnerships Division in the North East is already working in North Yorkshire on a £10 million, 64 bed-roomed extra care facility and 26 two bedroomed bungalows for Tristar Housing; a £24 million project with Redcar and Cleveland



Council and Coast and Country Housing to develop 200 supported housing units and an extra care facility in the borough; the development of an £8.7 million 79 bed extra care facility for Riverside in Washington, Tyne and Wear and a similar £5 million 58 bed project in Alnwick, Northumberland, for Isos Housing.

Managing Director, Stephen McCoy, said: "We are delighted to have been selected for such

an important framework. Our track record in providing top quality extra care facilities is an impressive one and continues to grow.

"We look forward to working with the council and all the stakeholders involved to provide the facilities that their residents and local communities need, improving the quality and choice of accommodation for older people – enabling them to live independent lives for longer."

HOUSING CRISIS

Are we making positive steps to solving our housing crisis?

As we pass the milestone of 100 days of new government, Bidwells Planning Partner, Rob Hopwood reviews what Secretary of State for Communities and Local Government, Greg Clark has achieved

It is now over 100 days since the Conservatives won the election – so it is a good time to assess how effective Greg Clark, Secretary of State for Communities and Local Government, has been in implementing new policies which will make a difference for the planning and development of new homes and jobs.

Free of its coalition partners, we were assured there is a new clarity of purpose for the government, which is now able to ramp up policy and to implement its goals. Those of us working in the planning sector knew that Greg Clark would not take the limelight as did his predecessor Eric Pickles. However, perhaps we were hoping for more from 100 days in post?

We have certainly experienced a high level of speeches and statements for the government's longer term investment in the country and its promotion of a dynamic economy via 'Fixing the Foundations' and the 'Rural Productivity Plan'.

Expanding villages

With the Conservatives claiming they are the party to protect the greenbelt and the countryside, a Rural Productivity Plan suggests it will help deliver a significant contribution to the 200,000 starter homes initiative by expanding villages, in an incremental way, subject of course to local agreement?

However, it is difficult to see how, through these fundamental principles of localism, the target can be delivered on the ground. All the housing elements within the Rural Productivity



Rob Hopwood

Plan appear to be recycled from before the election, including speeding up the planning process, making it easier for neighbourhood plans to allocate housing (market affordable as opposed to social housing), further changes to reviewing thresholds for agricultural buildings to convert to residential dwellings, and facilitating faster negotiations in Section 106 Agreements to allow housing starts to proceed more quickly.

Rural businesses

It is also clear over 100 days in, that the government has not formed a plan to tackle key constraints facing rural businesses and what, if any, solutions may help promote a dynamic economy. However, it could be a while before any views are formed on this through the Rural Productivity Plan as government is looking for evidence from the public in the autumn, with any fresh policies to be made next year.

GARDEN CITIES

Garden Cities must be exempt from Right to Buy



Kate Henderson

Housing and planning charity the Town and Country Planning Association (TCPA) has called on Government to ensure that homes in existing and proposed Garden Cities are exempt from the proposed extension of the Right to Buy. The TCPA believes that this will ensure that Garden Cities remain socially mixed and affordable places to live.

Speaking at the charity's Planning Research Convention, TCPA Chief Executive, Kate Henderson said: "Garden Cities built today must have a primary focus on providing homes for everyone in society and in particular those most in need in the current housing crisis. That means that Garden Cities must include genuinely affordable housing for essential low-paid workers – whose employment underpins an economy on which we all depend. Garden Cities must also deliver intermediate forms of tenure for people on average incomes trying to get onto the housing ladder."

The TCPA believes that the extension of Right to Buy to housing association tenants, as proposed in the forthcoming Housing Bill, will have potentially significant implications for the housing offer in both existing and new Garden Cities.

Kate Henderson concluded: "While the implication of the proposed extension to the Right to Buy in Garden Cities is not yet known, if there is a genuine commitment to new Garden Cities by Government then they will have to include a mix of housing types and tenures, as well as providing social and affordable housing in perpetuity.

"That is why we are calling on Government to provide clarity about whether existing and proposed new Garden Cities can be exempt from the extension of the Right to Buy. In Letchworth Garden City today around 30 per cent of homes are socially rented, which is part of the town's success. We believe there is a strong case for existing and new Garden Cities to be exempt from the proposed extension of the Right to Buy to ensure they are – and in the case of Letchworth remain – vibrant, socially mixed and affordable places to live."

OFFICE FOR NATIONAL STATISTICS

House Price Index, July 2015

The main findings of the Office for National Statistics House Price Index (July 2015) are:

- UK house prices increased by 5.2 per cent in the year to July 2015, down from 5.7 per cent in the year to June 2015.
- House price annual inflation was 5.6 per cent in England, 0.3 per cent in Wales, 7.4 per cent in Northern Ireland and -1.3 per cent in Scotland.
- Annual house price increases in England were driven by an annual increase in the East (8.3 per cent) and the South East (6.7 per cent).
- Excluding London and the South East, UK house prices increased by 4.4 per cent in the 12 months to July 2015.
- On a seasonally adjusted basis, average house prices increased by 0.8 per cent between June and July 2015.
- In July 2015, prices paid by first-time buyers were 4.4 per cent higher on average than in July 2014.
- For owner-occupiers (existing owners), prices increased by 5.5 per cent for the same period.

NEW LABOUR LEADERSHIP

Housing and Jeremy Corbyn MP

With the Labour Party welcoming Jeremy Corbyn as their new leader, Tom Curtin, founder and Chief Executive of public affairs consultancy Curtin&Co, gives his insight into how housing fits into the Labour leader's 'to do' list



Tom Curtin

Islington North MP, Jeremy Corbyn started as a fringe candidate before rising to become the clear favourite and then the newly elected Leader of the Labour Party.

The leadership contest was as divisive as it was surprising and it remains to be seen if Mr Corbyn can unite the party under his leadership and implement many of his left-leaning policies.

Housing was a key part of Mr Corbyn's pitch to Labour members and supporters, with him publishing a housing policy paper in early August.

As part of his broad economic pitch, he would:

- Set up a National Investment Bank, which would provide low interest state loans to build more houses
- Allow councils to borrow more to build more social housing directly
- Seek to repeal the Right to Buy scheme and end the sale of council houses

In terms of tackling unaffordable housing, Jeremy Corbyn's Labour will focus attention on:

- Curtailling private landlords, developers and

foreign investors, through initiatives including rent controls

- A Land Value Tax to prevent landbanking
- Banning the ownership of property by overseas companies and offshore trust funds

While Labour are as far away from owning the keys to Number 10 as they have been since the late 1980's, his policies are most likely to be taken up by Labour controlled authorities in many of the UK's cities and London Boroughs.

Jeremy Corbyn's housing priorities in a nutshell

1. Boosting housebuilding

- Looking to build 240,000 homes per year, with a National Investment Bank and increased borrowing powers to local authorities.
- Transferring suitable public land to councils for the development of social and affordable housing.
- Granting CPO powers to councils and introducing a Land Value Tax to prevent landbanking.
- Regional Economic Strategies to boost high skilled jobs in construction across the country.

2. Private Rented Sector

- Rent controls and a national register of private landlords, who would have to be locally licensed.
- Re-directing tax relief to private landlords to build more social housing and help private tenants.

3. Help with home ownership

- Expanding shared equity schemes and introducing rent to own developments.
- Repealing Right to Buy, ending subsidies for Buy to Let landlords and cracking down on 'Buy to Leave' foreign investors.

HOUSE BUILDING ACTIVITY

New home levels continue to rise despite August dip

House building activity in the UK this year is set to top levels seen in 2014, according to new figures released today by NHBC.

New home registrations statistics reveal an increase of 11 per cent for the rolling quarter June – August, compared to the same period last year. A total of 40,101 new homes were registered in the UK during this period, up on the 36,149 new homes registered in the previous year.

The private sector increased by 12 per cent during this period (30,210 in 2015; 27,072 last year), with the public sector increasing by 9 per cent from last year (9,891 in 2015; 9,077 last year).

However, registrations for August were down marginally by 6 per cent (10,362 compared to 11,037 last year) – the first time since January that figures fell below last year's respective monthly totals. For the month, the private sector was mar-

ginally down by 1 per cent (8,401 in 2015, 8,476 August 2014), with the public sector down 23 per cent (1,961 versus 2,561 last August); this decrease follows six consecutive months of growth when compared to last year for the public sector.

Commenting on the latest registration statistics, NHBC Chief Executive Mike Quinton said: "Despite a slight decrease for August, overall registration levels for the rolling quarter show the same steady growth we've seen throughout 2015.

"However, we are now seeing registration volumes fall in the public and affordable sector after a good start to the year. This may be due to many housing associations holding back on developments in light of welfare reforms and the cap on rental increases. We will closely monitor this over the coming months, along with the private sector, as the house building industry strives to build more new, quality homes that the UK needs."



EXPERT PANEL TO SPEED UP LOCAL PLANNING

Brandon Lewis launches expert panel to accelerate development

Housing and Planning Minister Brandon Lewis launched a new group of experts to help streamline the local plan-making process.

The eight-strong panel will consider how the process can be simplified with the aim of slashing the amount of time it takes for local authorities to get local plans in place.

This will provide greater certainty to communities regarding plans for new homes and infrastructure in their area, while accelerating the planning process so developers can start work on site quicker.

The new group includes representatives from a range of backgrounds, including local authorities, developers, the legal industry and the Planning Inspectorate.

Because plan-making involves a wide range of considerations, the remit of the group will be broad and cover any aspect of the Local Plan-making process that they feel is relevant, calling on experts in the field as they see fit. They are due to report back in the New Year.

Members include:

- Chair John Rhodes of planning consultants Quod
- Adrian Penfold from developers British Land
- Richard Harwood QC from legal firm 39 Essex Chambers
- Councillor Toby Elliott from Swindon Borough Council
- Keith Holland, a retired Senior Planning Inspector



- Liz Peace, formerly of the British Property Federation (BPF)
- John Howell MP, member for Henley
- Derek Stebbing, Local Authority Plans Manager for Chelmsford City Council

Brandon Lewis said: "Our planning reforms have caught the imagination of communities across the country, allowing them to bring forward developments that are of a real benefit to local people."

"However, while many have seized this opportunity, it's fair to say the process of getting Local Plans in place can sometimes be lengthy and complicated."

"That's why we've brought together this panel of experts to help look at ways to streamline the

process. Their first-class advice will help councils push on and deliver the homes and infrastructure that their communities need."

Local Plans give communities more say in how their area will develop from the amount of housing they need to the infrastructure that has to be put in place to help them thrive.

The government launched a radical reform of the planning system in 2012, reducing the amount of policy from more than 1,000 pages to just 52 and placed Local Plans at the heart of the system.

In total, 276 local authorities have published Local Plans to date with 216 adopted so far. However, that means more than a third of local planning authorities have yet to adopt plans.

BSRIA

BSRIA supports CIBSE conference and exhibition

The test, research and consultancy organisation, BSRIA, is working with the Chartered Institution of Building Services Engineers (CIBSE) to support their Building Performance conference and exhibition at the QEII Conference Centre in Westminster on 3 – 4 November 2015.

The Building Performance conference will address the design, construction, maintenance

and operation of buildings to ensure efficient and effective systems. The two-day event will identify and focus on developments, innovations and best practice that will materially assist the full supply chain in improving the energy efficiency of both new and existing buildings.

BSRIA Head of Sustainable Construction, Jo Harris said: "BSRIA is pleased to be working with CIBSE to promote this conference and exhibition.

Attendees will be able to learn from the most innovative and influential practitioners and discover some of the most cost effective solutions to delivering building performance. Buildings are as much about how they work as how they look and this conference addresses this issue of performance. CIBSE is also providing 10 hours of CPD over the two days which is important for the industry to engage in, young and old alike."

News Bytes

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

Orbit Homes reaches 3,000 homes milestone...
Ref: 56428

MAB comments on the BoE Money and Credit report...
Ref: 22000

Hackney Homes recruits nine new apprentices...
Ref: 33062

Green Party conference: Housing a human right for all...
Ref: 78080

ACCESS TO FINANCE FOR SMALLER BUILDERS

Easier finance helping small housebuilders, says FMB

Access to finance for SME housebuilders is showing signs of improvement, according to the Federation of Master Builders' (FMB) latest survey of small house builders.

Brian Berry, Chief Executive of the FMB, said: "We are at last starting to see some real improvements in our members' ability to deliver new housing. The FMB's 2015 House Builders' Survey shows increased levels of participation in house building by small builders, boosted by a buoyant housing market and government moves to improve access to finance. However, it is still disappointing that nearly two thirds of builders cite difficulty in accessing finance as inhibiting their ability to deliver new housing. Too many small developers are being held back by banks' reluctance to lend for small scale development, which is stopping new building. Government initiatives, such as the Builders Finance Fund and Housing Growth Partnership, have helped ease the situation but it needs to continue to seek ways of encouraging the flow of finance into the SME sector. Some form of loan guarantees, or further well-judged interventions along the lines of the Housing Growth Partnership, would be helpful."



Brian concluded: "There is still a long way to go to help reverse the huge decline in the number of SME house builders over the course of the economic downturn. Our survey shows that availability of suitable and viable small sites is now the most commonly cited barrier to delivery. This seems to be most keenly felt by those looking to develop small sites of fewer than five units. Hopefully, new government initiatives designed to speed up the approval of small sites will help

address the problem. The government also needs to consider how to respond to the recent High Court decision which overturned exemptions from affordable housing contributions for small sites. A third of survey respondents stated that they know of sites for which a ten unit threshold for affordable housing could make the difference between viability and non-viability. I would urge the government to defend the principle of this policy."

IronmongeryDirect
MASTERS OF OUR TRADE
**HEAVY DUTY RANGE
FOR HEAVY DUTY PROJECTS**

**ORDER BY 8PM.
GET IT NEXT DAY!**
**CALL 0808 168 28 28 OR GO
ONLINE TO GET YOUR
FREE CATALOGUE**

Text: ZY8165Z to 80800 FOR FREE!
Followed by your name, address
and email.


**UK'S BIGGEST
RANGE IN STOCK**

**FREE DELIVERY
OVER £45***

**FREE RETURNS
WITHIN 30 DAYS**

**MINIMUM
5 YEAR GUARANTEE**

**LOCKED DOWN
PRICES**
**CHECK OUT
OUR MOBILE
WEBSITE**

*Ex VAT
**CALL 7am-8pm 7 days a week
0808 168 28 28**

ONLINE Shop 24/7!
IronmongeryDirect.com
FIND US ON ►


NEW DEVELOPMENT

Green light for 90,000 sq ft Sydenham Hill housing scheme

Pellings, acting on behalf of Crest Nicholson, has won detailed planning consent for St Clements Heights, a mixed private and supported living residential project at Sydenham Hill, London, SE26. The scheme replaces 50 sheltered housing units which had reached the end of their economic life.

The 90,000 sq ft development, to be located on a six-acre site owned by the St Clements Danes Holborn Estate Charity, will comprise 26 apartments and 20 townhouses for private sale, which will finance 50 new almshouse units for the charity's elderly residents. The private accommodation and supported living elements of the scheme will be seamlessly integrated, ensuring a mixed multi-generational community.

The scheme is focused around a formal communal garden, with the almshouse at its head and the private dwellings lining the three remaining sides. The main almshouse building is configured to embrace its own private courtyard garden for the enjoyment of the elderly residents alone, while the rest of the site is accessible to all, including the general public.

Pellings is acting as architect on the project. Dominic Hailey, associate architect with Pellings commented: "Place making was at the forefront of our design process. St Clements Heights will create social cohesion with its communal gardens and viewing areas, yet the design configuration will address the individual needs of the scheme's different users. Each building on the site has a rela-



tionship both with the formal landscape at the heart of the site and the leafy edges of the tree-lined boundaries, with tremendous views as far as the Weald of Kent."

Pellings worked closely with Crest Nicholson, Outerspace Landscape Architects and Savills to produce a masterplan that integrates contemporary buildings with the surrounding landscape and to meet the often differing needs of both social housing providers and private developers while still delivering the number of homes established by the outline permission achieved by Pellings in 2013.

Crest Nicholson's in-house architect for

London, Nick Beard RIBA, explained: "A sense of neighbourhood is at the heart of the architecture of this development. We worked on the design in close collaboration with the St Clement Danes Holborn Estate Charity, and it became clear that the almshouse residents wanted to be part of a dynamic, emerging community. We have therefore incorporated this into the masterplan for the site.

"St Clements Heights is a bold scheme supported by Lewisham planning department, members of their design review panel, local residents groups and most importantly the current almshouse residents."

WOOD PLASTIC COMPOSITE DECK BOARD CONCERNS

Wise words for wood plastic composite deck board users

The Timber Decking and Cladding Association (TDCA) is advising purchasers of wood plastic composite deck boards (also known as WPC or composite) to do their research before committing to a purchase.

The concern stems from a number of poor performance issues reported to the association which appear to be limited to a particular type of hollow form WPC boards. Installation errors were a feature in many cases although product quality issues remain unconfirmed. Concern has also arisen about new WPC deck boards being fitted over existing substructures.

Janet Sycamore, TDCA's director of operations, explained: "Wood plastic composite decking is still a relatively new material in the UK. Whilst we don't currently cover WPC in membership, we acknowledge that WPC boards are often fitted onto a timber substructure and this aspect is very much within the domain of the

association. We recognise a need to educate people to ensure this critical part of the deck is built correctly with the capability to support the loads placed upon it.

"Wood plastic composites boards are made from a mixture of plastic and wood flour; these are materials with very different properties. Getting them to work together is not easy and there are critical elements at each stage in the manufacturing process that you must get right to ensure fitness for purpose"

The message to anyone considering wood plastic composite decking, or any other product for that matter, is to heed the following advice:

1. Ask for a copy of the suppliers installation guidance and follow it to the letter – if you do not, installation issues may mask any quality problems that may arise in service
2. Closely examine any warranties given with the product. Check out what the warranty actu-



ally covers – is performance of the product covered, for example

3. Ask about the process for making a claim
4. Keep all your documents, communication exchanges and receipts safe for future reference
5. Note dates and timings and start taking photographs if anything untoward begins to happen
6. It is worth checking if your house insurance policy covers legal assistance as it may help to finance a claim

NEW: Quooker® FUSION

Hot, cold and 100°C boiling-water from a single tap, complete with childproof push-and-turn handle. All from a cold feed.



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

When engineer Henri Peteri was working on the development of instant soup in the late 1960s for an international food company, he realised that soup would never be 'instant' without boiling water on tap. From that moment on he was captivated by this idea. He left the company he was working for and started developing an appliance that would dispense boiling water instantly. Quooker was born.

THE WORLD'S FIRST - Dedicated 100°C boiling

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

CONSUMER DEMAND - 2 million annual marketing spend driving customers to your development

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.

0345 8 33 33 33
www.quooker.co.uk

Reader
Enquiry
102

Quooker®
THE BOILING-WATER TAP

SUNDAY TIMES BRITISH HOMES AWARDS

Garden City shortlisted concepts on display

Sponsored by Lightsource in partnership with Redrow Homes, H+H UK, BRE, the AJ and with government support, the 2015 Sunday Times British Homes Awards design competition invited submissions for designs for a standard house type, suitable for the planned Garden City developments.

Supporting the awards the Housing and Planning Minister, Brandon Lewis said: "The competition has a long track record of producing cutting-edge designs of real excellence and innovation across a broad range of categories. This year's competition, which challenges architects and designers to produce a standard house type suitable for Garden City type developments, with a focus on innovative designs which are both buildable and replicable, promises to continue in that vein.

"In the UK we have some of the most innovative and creative architects and designers in the world, and I have no doubt the competition will produce new ideas for homes which are of practical and lasting benefit".

It is hoped that the successful design submissions could form the blueprint for the UK's



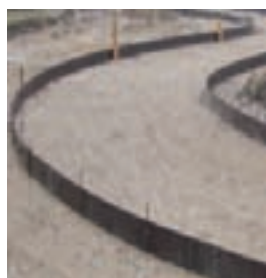
future housing stock and it is intended that the winning design, subject to a full build feasibility study, will be evaluated as a prototype house type for key high density new build sites by one of the UK's most enlightened homebuilders, Redrow Homes.

Chaired by Professor Robert Adam DipArch, RIBA, FRSA of ADAM Architecture, the panel of Judges short-listed the following concepts, which are now on display until the end of October at The Building Centre, Store Street, London:

- Growing Home: waparchitects
- Hanging Gardens House: Somorjay Tallis
- The Hundred Year Home: C.F.Moller
- ArcHouse: McInnes Gardner
- Almond Place: Rodney Black Studio
- Garden Villa: Emrys Architects

The concept home designs were presented for a reader vote in the Sunday Times and the design which secures the highest number of votes will be declared the winner at The Sunday Times British Homes Awards ceremony.

Brilliant edging products for every project



EverEdge Classic	EverEdge ProEdge	EverEdge Titan	EverEdge Garden Rings	EverEdge Planters
<p>The permanent way to maintain neat edges for lawns, paths, flower and vegetable beds</p> <ul style="list-style-type: none"> • Flexible 1 metre lengths • Maintenance-free • Will not rust • Just mow over for perfect edges <p>Made in Britain INVENTED AND DESIGNED</p>	<p>The efficient option in flexible steel edging for larger projects</p> <ul style="list-style-type: none"> • 2.5 metre length for quicker installation • Fewer joints for unobtrusive, cleaner edges • Deeper, wider spikes for extra stability • Heavy duty 2.5 mm thick galvanised mild steel will not rust 	<p>When a deeper and more robust edge is required we recommend the Titan system</p> <ul style="list-style-type: none"> • 2.5 metre lengths • 2.5 mm to 6.0 mm thicknesses • Made to order in various depths <p>EVEREDGE THE EDGING COMPANY</p>	<p>The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs</p> <p>Supplied:</p> <ul style="list-style-type: none"> • 600 mm 2 piece, 900 mm 3 piece, • 75 mm & 125 mm depths • Bespoke rings can be supplied upon request 	<p>These rugged planters can be made to order</p> <ul style="list-style-type: none"> • Cor-Ten (as shown above) • Weathered Steel • Hot Dip Galvanised • Powder Coated

Please write, telephone, or visit our website for more information

Follow us on Twitter @EverEdgeUK

EverEdge, PO Box 9, Stroud, Gloucestershire GL6 8HA Tel: 01453 731717 Ordering online is available at www.everedge.co.uk

SKILLS SHORTAGE

Construction companies urged to invest in graduates

A skills shortage within the construction and engineering sectors is driving up pay as organisations compete to attract skilled employees.

Peace Recruitment, an Edinburgh based recruitment consultancy focused on the construction, property and engineering sectors, is warning employers that skilled construction and engineering workers are now the most sought after in the UK. This is a result of a skills shortage in these sectors meaning demand for both permanent and temporary workers is at a record high.

Peace believes the skills shortage is a direct result of companies failing to invest in graduates during the recession and is urging them to

rethink their recruitment process now so that this problem does not persist in the future.

The latest statistics published by the Recruitment and Employment Confederation found that in July 2015 over two fifths of recruiters reported a fall in the number of people looking for work, the steepest decline seen in eight months. The construction industry in particular is struggling to keep pace with demand, with businesses heavily recruiting both permanent and temporary workers. This is driving significant pay growth in the sector of almost 5 per cent.

Engineering employees were the most sought-after type of permanent staff in July, closely followed by construction workers. Construction

led the way in the temporary market, followed by nursing/medical/care in second and engineering third.

Explaining the background to the limited supply of graduates Peace Recruitment MD, Chris Peace said: "The construction sector is booming right now, but organisations are struggling to recruit skilled workers as demand goes through the roof. We are finding that clients seem to all be looking for staff at a similar level, which is usually in the 30k-40k salary band. Generally speaking someone at this salary level now might have been graduating around 2008/2009. Graduate recruitment was basically non-existent during this time, hence the supply and demand issue now. We are advising clients to consider investing in graduates now, up-skilling existing staff members or bring in more experienced industry professionals."

"Pay increases, of course, is good news for potential future employees, but it also creates difficulties for organisations trying to keep existing employees happy. The problem seems to be that current employees of many organisations have often not been rewarded financially for their loyalty to the company through the difficult times. So when they find out new employees are being brought in on higher wages naturally it creates unhappiness and dissatisfaction. This, in turn, then creates another issue, where candidates are looking for other job offers just to 'strong arm' their current employer into offering them a pay rise or 'a counter offer' to get them to stay. Our current estimate is this is happening 15 per cent of the time, costing recruiters and employers a lot of time and money."



RIGHT TO BUY

Right to Buy creates nearly 40,000 new homeowners

The reinvigorated Right to Buy has created nearly 40,000 new homeowners in the last three years, new figures show.

Ministers welcomed this as further evidence of how government-led efforts to support hard-working aspiring homeowners are working.

The figures also show that 3,644 new starts and acquisitions have been made since the Right to Buy was reinvigorated in 2012.

This means that the 3,054 additional homes sold in the first year of the scheme are already being replaced on a one-for-one basis nationally.

Housing and Planning Minister, Brandon Lewis said: "For years, the discounts available

under the Right to Buy were left to dwindle, denying thousands of people the opportunity to own their own home.

"This reinvigorated scheme has turned that around, and means nearly 40,000 people have been able to buy the home they love – many of whom might otherwise never have had the chance to become homeowners.

"On top of that, it's getting homes built, with councils replacing the additional homes sold on a one-for-one basis.

"Since the reinvigoration of the Right to Buy scheme, nearly £964 million in sales receipts are being re-invested into building new homes, lever-



ing a further £2.2 billion of investment over the next three years.

"This means that in total, over £3.2 billion will be raised to invest in affordable house building as a result of the Right to Buy."

In the 3 months to June, 2,779 households bought their homes under Right to Buy.

Local authorities received approximately £223 million from Right to Buy sales, 5 per cent higher than the £212 million in the same quarter of 2014 to 2015.

GreenbuildEXPO

Sustainable Refurbishment & Building Event

Manchester Central
10th & 11th November 2015



Discover all the latest sustainable solutions for green buildings

Talk to the experts in renewable energy

Learn from inspiring sustainable building case studies

Find out how to cut energy and water use in newbuild and refurb projects

For more information or to book free tickets visit:
www.greenbuildexpo.co.uk

Supported by:



EVENTS

Demystifying Finance Conferences

13 October, London
www.housing.org.uk/events/demystifying-finance-conferences-2015

British Construction Industry Awards

14 October, London
www.bcia.nce.co.uk

Home Truths: The West Midlands Housing Crisis

15 October, Birmingham
www.housing.org.uk/events

Housing Management Conference

15 October, Birmingham
www.housing.org.uk/events

British Homes Awards

16 October, London
www.britishhomesawards.co.uk

Homes for Britain Awards Presentation

16 October, London
www.britishhomesawards.co.uk

Women in Housing Conference/Awards

22 October, Manchester
www.womeninhousingawards.co.uk

The Big Green Home Show

23 - 25 October, Swindon
www.nsbrc.co.uk/

The Edinburgh Homebuilding & Renovating Show

24 - 25 October, Edinburgh
edinburgh.homebuildingshow.co.uk

Housebuilder Awards

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

Smaller Housing Associations' Conference and Exhibition

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

The Northern Homebuilding & Renovating Show

6 - 8 November, Harrogate
harrogate.homebuildingshow.co.uk

CML Annual Conference

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

Greenbuild Expo

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

Homes

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

The South West Homebuilding & Renovating Show

21 - 22 November, Somerset
somerset.homebuildingshow.co.uk

Care Homes & Retirement Living

24 November, London
www.carehomesconference.com

London Development Conference

8 December, London
www.housing.org.uk/events

British Construction Industry Awards

14 October

The biggest celebration of the building and civil engineering industries, the British Construction Industry Awards will be held in The Grosvenor House Hotel in London, for projects ranging from civil engineering, practice, BIM, international works, to health and safety.

RT Hon William Hague has been announced as this year's host. Hague has previously served as Leader of the House of Commons, Secretary of State for Foreign and Commonwealth Affairs, and even as leader of the Conservative Party, making him a leading authority in the industry.

The 28th Annual Awards offer unrivalled

networking opportunities, with more than 1,200 industry leaders attending the event. It is perfect to entertain clients, create new ones, or reward your team.

Mike Napier, strategy & business development director at Constain Group said: "These are the premier awards in the whole industry.

"They bring together everybody that matters to celebrate what is good about construction in this country."

For more information, including a full list of the award categories, judges and the shortlist, and to book your ticket, visit:

www.bcia.nce.co.uk

CML Annual Conference

10 November

The CML Annual Conference is a must this November. Held at One Whitehall Place, London, tickets for the event are open to associates, members and non-members alike. The conference will cover a range of subjects, being the major strategic mortgage event of the year.

Speakers from CML, Lloyds Banking, Leeds Building Society, StepChangem, The Institute of Economic Affairs and more, ensure a wide range of knowledge available to attendees.

Topics of the event include: technology vs the

human touch; sub-prime lending and debt rehabilitation, and innovation in the mortgage market.

Also, following the success of the previous years 'Rising Stars' challenge, entrants this year have been asked to address the question: 'If lenders want to help my generation, they should...' The successful applicants have been invited to present their ideas at the conference.

To book your ticket, or to find out more, please visit:

www.cml.org.uk/events

Women in Housing Awards/Conference

22 October

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

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

The awards ceremony takes place at the Hilton Manchester Deansgate on 22 October. Katie Piper will also be in attendance at the awards as a guest speaker.

Awards to be presented on the night include Leading Female Mentor/Coach, Young Achiever – Housing & Community Development, Exemplary Housing Professional and Best Female Apprentice/ Trainee. There is also an award to recognise the men who have helped these women – Best Male Supporter.

To see a full list of the award categories, view a list of those shortlisted for an award shortlist and to book a place at the awards ceremony, please visit the website:

www.womeninhousingawards.co.uk

PERMITTED DEVELOPMENT

Office to Resi – the future of new homes?

Caroline Mortimer, a solicitor at IBB Solicitors asks ‘what is the future for permitted development rights?’

The London Evening Standard recently published an article warning that ‘thousands of jobs could be lost as a result of a new planning loophole’. They were referring to permitted development rights to change from office to residential use, which have been in place since May 2013. These rights are due to expire in May 2016, but the government has been consulting on whether to make them permanent.

What are Permitted Development Rights?

If a developer wants to carry out any development which involves a change of use of land or buildings, then it will require planning permission.

Certain changes of use do not require

expressed consent from the local authority but instead can be deemed to have been granted planning permission: this deemed permission is known as permitted development rights. In effect, there is a temporary national planning permission for some developments.

The stated aim of including the change from office to residential use as a permitted development right was to encourage residential development and increase the national housing supply. However, the consequential loss of office space has been a matter of concern for some local authorities.

What are the limits?

Permitted development rights do not give developers a blank canvas: any building converted from office use must actually have been used as an office, and any development must still comply with building regulations, environmental legislation, listed building consents and other statutory requirements. In addition, the local authority must give prior approval as to highways, transport, flooding and contamination matters.

Local authorities were permitted to apply for exemptions from permitted development rights for certain geographic areas. Thirty two areas were assessed as being either nationally important economic areas (for example central London, Docklands and Manchester city centre) or otherwise having the potential for adverse economic

consequences at a local level (such as ten parishes in East Hampshire).

Local authorities can also restrict some permitted development rights in exceptional circumstances by issuing an ‘Article 4 direction’, under which the deemed planning permission is withdrawn and express permission required. However, unless the local authority has given at least twelve months’ notice, a developer can seek to claim compensation for the withdrawal of the permitted development right if planning permission is refused.

What's the problem?

The permitted development rights allowing change of use from office to residential are temporary, and due to expire in May 2016. The Government have proposed making the permitted development right for change of use from office to residential permanent and removing the geographical exemptions.

Instead, there would be a new prior approval process under which local authorities would have to consider the potential impact of losing strategically important office accommodation.

London Councils in particular are deeply critical of these proposals. They are concerned that – due to the relative values of office space and residential space in London – office space will be lost in favour of more lucrative residential developments (which do not incorporate much



Housebuilders and Contractors Construction Insurance Scheme

- Exclusive site based Liability and Contractors All Risks Insurance Scheme approved by the HBF
- Bespoke industry relevant wordings with cover enhancements
- In-house specialist Construction team
- Free interactive access to our Risk Solutions website



Scheme Policies Underwritten by 'A' Rated Insurers



For further information visit www.mpwbrokers.com



Contact our Construction team directly at info@mpwbrokers.com



7/8 Tolherst Court, Turkey Mill, Ashford Road, Maidstone, Kent ME14 5SF



Tel: 01622 683913



MPW
INSURANCE BROKERS

Authorised and regulated by the Financial Conduct Authority

Enq. 105



Are you doing a Building Project in 2015?

Have you thought about your Structural Warranty?

Build-Zone offers 10 Year Structural Warranties for any one doing a New Build, Development, Renovation, Extension or Conversion. Build-Zone can also facilitate any Technical Audits or Building Control survey visits you may need.

Visit the website www.buildzone.com or Call the Team now on **0845 230 9874**

Enq. 106

needed affordable housing). This, they fear, will lead to a shortage of office space with a consequential increase in rent for remaining space.

There is no doubt that new homes are required for a growing population, and that one

of the most effective methods of ensuring a supply of new homes is to streamline the planning process. So from another perspective, 16,600 new homes in London have been gained as a result of permitted development rights.

What's the future?

At the time of writing, the only information is that the government are looking to make an announcement "relatively soon". All we can really say is 'watch this space'.

BIM

Non-adoption of BIM will hinder success

Research released by the Royal Institution of Chartered Surveyors (RICS) shows that 73 per cent of surveying firms in the UK see the non-adoption of BIM as something that could seriously hinder the success of the construction industry. The research also stated that within the next year, although a large majority of surveying firms have considered the business case for BIM adoption (74 per cent), there is still a large proportion of firms not using BIM in the day-to-day aspects of their work.

Of those not currently using BIM within their organisation, 68 per cent of respondents said that they do not think there is enough information available for smaller companies to help them with BIM adoption. In addition, 31 per cent of surveyors claim that there is no need to use the technology in their organisation and over a quarter (26 per cent) stated that their firm did not have the technical skills in place to implement

the technology.

Over half of those members interviewed said that they are currently working with architect firms that are using BIM. In addition, half of these respondents said that the architects they have collaborated with have been encouraging them to adopt BIM.

RICS Global Director of Built Environment Professional Groups, Alan Muse said: "Our research clearly shows that the importance of BIM is not being lost on the UK's surveying sector with 73 per cent identifying that non-adoption is likely to have a negative impact on the industry as a whole. However, the research also shows that there is still a large percentage of firms that are not currently using BIM technology on a day-to-day basis as part of their operations.

"It's clear from the research that the industry needs to be doing more to help smaller surveying firms – as well as the wider industry – in getting

up to speed with the technology, particularly when it comes to how they can implement the technology across their organisation. This is something RICS is helping to contribute to with its Certificate in BIM Project Management and its regular publication of guidance notes.

"BIM is the future, not just of the surveying industry, but the entire construction sector. It has the power to unlock cost and time efficiencies, which will enable the UK industry to become more efficient and competitive on a global scale. With this in mind, surveyors – particularly quantity surveyors – need to lead the charge when it comes to BIM and ensure that they have the right skills in place to implement it across their organisation. What's more, we need to ensure that the surveying profession is one of the first to be consulted when BIM models are being developed on projects – helping to maximise cost and resource efficiencies on all projects."



Builders' insurance built around your needs

Insurance for the building trade, at trade prices.

- ✓ Public Liability cover of up to £5M
- ✓ Owned and Hired-in Plant cover available
- ✓ 24 hour Tools cover available
- ✓ Professional Indemnity cover of £50K available

To see how you can benefit, contact us now on **08000 280 380** or visit us online at **www.tradedirectinsurance.co.uk**

TD0070-1507



Trade Direct Insurance Services Ltd is authorised and regulated by the Financial Conduct Authority.

See our reviews on **feefo**

Creating a new community in the greenbelt



Set within rolling greenbelt countryside, and on the site of a former farm, at Hall Farm Estate Spitfire Bespoke Homes has created an idyllic country community comprising of distinctive brand new and refurbished properties, all designed to fit into and complement their rural surroundings.

This peaceful enclave is located just one mile from the sought-after village of Knowle and in easy reach of Solihull and Birmingham. The mix of property styles and sizes, in a variety of three, four or five-bedroom layouts, and a range of prices, created a strong buyer interest. Providing a truly unique lifestyle, when compared to other existing and new neighbourhoods in the area, Hall Farm Estate has proved to be extremely popular.

Making the most of a unique location

The development's location within the Greenbelt called for sensitive design and planning that ensured the new homes would not have any

greater impact on the openness of the environment than that which was there previously. Therefore, the conversion of the site was undertaken with the utmost sensitivity to respect its heritage and the way it relates to its surroundings.

Entering the new neighbourhood via a gated entrance and sweeping driveway creates a sense of exclusivity and offers residents a quiet, safe and pleasant place to live.

To create the correct lifestyle atmosphere the development has been carefully designed to balance the contrast between old and new. It is this blend of traditional and modern that gives Hall Farm Estate its unique and very special identity.

The mix of remastered original buildings and brand new homes have used traditional materials. This has recreated a rustic character alongside contemporary design with the latest eco-features and the highest quality specification.

The resulting collection of just 13 homes includes a range of renovated barn style properties as well as new builds. Each is individually designed and built to make the most of the development's unique location.

Conserving the architectural heritage

From the outset, it was a priority to conserve the rich architectural heritage of the rural setting and integrate the development sympathetically with its surroundings, whilst creating a new community, tailor-made for modern living. The homes' designs, therefore, make the most of the site's existing buildings, while preserving and developing the traditional vernacular, along with the addition of attractive new buildings that juxtapose traditional and contemporary elements.

Building on the traditional idea of a farmhouse

and its associated buildings, Hall Farm Estate includes a substantial new villa, which occupies the prime position in place of the original farmhouse. With Palladian proportions reworked for the modern day, it provides true living luxury and offers generous accommodation over three storeys.

A new build thatched cottage is located at the front of the site, which gives a sense of arrival and creates an attractive statement when viewed from the road. Its state-of-the-art interior complements the almost 'quaint' exterior with its detached garage building, which is all set in picturesque gardens.

A marked distinction is made between old and new in the barn style properties. The new builds are clad in black timber weatherboarding, while the renovated barns are traditional red brick buildings with tiled roofs. The new build barns adopt a traditional architectural form but are punctuated with expanses of specifically placed glazing, which includes large gabled upper windows that both create light filled interiors and offer spectacular views. These homes incorporate features that mirror the site's original barn buildings, including double height cart openings, which are enclosed with glazing.

The refurbished barns offer a rustic, earthy elegance, with original features painstakingly restored to their full glory. Large glazed panes have been inserted to fill voids, creating light-filled spaces with the transparency of the glass, which accentuates the texture of the heritage facades.

Attention to interior detail

Spitfire's attention to detail and meticulously chosen specification include individually designed kitchens by Poggenpohl, Villeroy & Boch





sanitaryware, bespoke built in wardrobes, under-floor heating and the traditional wood-burning stoves that provide a warming focal point to the spacious living areas.

Behind the character facades, the homes' interiors are both sleek and striking. The carefully planned layouts make the most of space and light. Contemporary features include cantilevered staircases, which appear to float, and a high quality specification that ensures the homes offer every comfort for modern living.

The large expanses of glazing used in the barn style properties, with their roof lights allowing natural light to flood in, create breath-taking views of the surrounding countryside. Inside the restored barn properties, the latest contemporary finishes contrast with the original features that include exposed brickwork and timber beams. The soaring double height interiors also give an enhanced feeling of space and mezzanine decks are incorporated within the original pitched roofs to provide flexible living areas in the third storey.

Development layout

To maintain a feeling of openness, the spacious grounds are landscaped. This includes a grassy paddock enclosed with wrought iron estate fencing to the roadside, planted with semi mature trees to blend with the rural setting. A focal point for the community is the elegant courtyard garden, naturally formed at the heart of the scheme where the barn properties face one another, with the farmhouse at its head. This communal open space is landscaped with a cooling central water feature, planted around with grass and trees, creating an attractive place for residents to gather.

Boundaries are open to the farmland, with meadows that are part of Hall Farm Estate to the rear of the site. This 'flows' into the open fields beyond, while a landscaped buffer planted with

trees has been formed to one side of the site to provide some screening.

All of the properties benefit from generous private outdoor space in the form of large gardens, terraces or courtyards, which all offer open views across the countryside. As the prime property, the farmhouse has the largest garden, which encompasses an old fruit orchard.

A sustainable drainage system has also been implemented to reduce the potential environmental impact of flooding and water discharge. Seeking to replicate natural systems, surface water is collected and stored before being slowly released back into local watercourses.

High environmental standards

Hall Farm Estate was also designed and built to the highest environmental standards in order to minimise its impact on the environment. Impressively for a development that comprises of converted properties, it achieved Level 4 of the Code for Sustainable Homes.

As well as its environmentally sympathetic architecture, a range of environmental features have been incorporated into the fabric of the scheme. A central biomass energy centre and district heating system provides sustainable energy for all of the properties on the site. The biomass boiler technology uses ignition, preheating and gasification at very high temperatures to create energy efficient combustion. Hot water is then piped through super insulated pipes directly to the individual homes. This saves on the maintenance and space of a conventional boiler and creates significant CO₂ and cost savings.

Wherever possible materials from the redevelopment of the original buildings were reused or if not recycled. This has reduced the carbon footprint, associated with the manufacture and transport of new materials. Great effort was also taken to only use materials from sustainable

sources and environmentally conscious supply chain partners.

Each property includes energy and water efficient fixtures and has design features that ensure that all homes are routinely fitted with 'A Rated' low energy white goods.

Superior insulation improves the thermal efficiency of the buildings. The extensive glazing means that the homes are heated through solar gain and the double-glazing ensures that rooms are kept warm. The layout of the interiors allows plenty of natural light, which reduces the need for electric light during daylight hours and the large airy interior spaces keep the homes cool in the summer. Highly efficient wood burners in the living areas can heat a large space effectively and reduce the need for central heating.

To encourage a healthier lifestyle for residents, whilst promoting greener modes of transport, improvements have been made to the footpath from the Hall Farm Estate to the neighbouring village of Knowle to encourage residents to walk or cycle to the local shops.

Spitfire's ambition

Spitfire's ambition at Hall Farm Estate was to create homes that are influenced by the past but designed for modern lifestyles. To give the development a unique and exclusive personality it was decided early on that a strong distinction should be drawn between old and new, existing and rustic, earthy and fabric and the crisp, sharp features that modern construction techniques allow.

That is why, in addition to its environmentally sympathetic design and energy-saving features, Hall Farm Estate's impressive green credentials include a number of added eco-friendly elements that are woven into the fabric of the buildings. Hall Farm Estate shows how with good design and sympathetic building, it is possible to create new communities in the greenbelt.



The e4 house – a revolution in low energy housing

The e4 house dwells on the past for dwellings of the future. By George Pickard of the Precast Flooring Federation

As home energy use is responsible for over a quarter of the UK's CO₂ emissions, it is no surprise that today's emphasis in housebuilding is on reducing this demand. The ground-breaking work of Dr J E Randall at the University of Salford and J M Hoyle an architect with Salford City Council in designing and creating what is known as the Salford low-energy house, provided an excellent start. Their revolutionary houses consumed about 25 per cent of the energy of the general housing stock at the time and exceeded current building regulations.

Sadly, this work was virtually ignored for 40 years. However, the central platform of their design philosophy – namely a high thermal capacity internal structure protected by insulation in a well-sealed envelope – was, and still remains, the basis for creating energy-efficient homes.

Since that early work, there have been several initiatives aimed at finding a construction system that uses low-energy materials, that can be erected quickly in all weathers, and that appeals to buyers at an affordable price. For example, in 1986 the Energy World exhibition in Milton Keynes attracted international interest, with 51 houses designed to be at least 30 per cent more efficient – calculated using the Milton Keynes Energy Cost Index – than the Building Regulations then in force.

Then, in 2002, the Beddington Zero Energy Development, a non-traditional housing scheme of 82 dwellings, included zero fossil-energy usage as one of its key features. As designed, the energy used is generated from renewables on site and the work has shown that energy efficiency and passive design features deliver more reliable reduced carbon emissions than active systems. In this



case, the 'superinsulation' showed that the properties use 88 per cent less energy for space heating compared to those built to the 2002 Building Regulations.

More recently, the Hanson EcoHouse™, constructed using masonry panels manufactured off-site in a controlled factory environment, showed how off-site fabrication, together with thermal mass and natural ventilation, assist in the development of a building system targeting the zero carbon houses of the future. In addition, it showed how quickly and easily 'liveable' and saleable properties can be constructed.

The latest move in search of the golden fleece of energy-efficient homes is a house design that is claimed to take around eight weeks to build, generates little waste, can be built in all weathers using materials costing £60–£80,000 and has heating costs of around £170 a year. To some this might sound like science fiction but for the e4 brick house™ launched on 16 June this year at Watford's BRE Innovation Park this is reality, its creators claim. It has been developed not only to help ease the housing shortage – currently expressed as a demand for 260,000 new homes each year – but also to contribute to saving energy. Designed by Wienerberger in conjunction with ARUP by analysing economic and social trends and market need, the project has been two years in development and is regarded as a blueprint for the future of affordable and sustainable housing in the UK.

At the heart of the project are economic sustainability and customer requirements, to ensure that it will be just as relevant in 150 years' time as it is today. The design hinges on four aims:

Economy: To provide a house that is financially affordable and accessible to give optimum build performance while meeting market demand.

Energy: To provide a house that meets

current energy standards and will continue to offer a sustainable environment for its 150+ years' life.

Environment: To provide a house that is responsibly sourced, has minimal environmental impact, and meets level 4 of the Code for Sustainable Homes as standard.

Emotion: To provide a house that people will want to live in, a house that provides flexibility and practicality but will also allow for a higher quality of living.

Initially designed to meet Code 4 with a 'fabric first' only approach the house exceeds 2013 Building Regulations. The concept has Building Information Management (BIM) at its heart which ensures an e4 house is built on time and on budget, closing the gap between as designed and as built performance. The e4 home achieves 21 of the 24 available credits in the materials section, from the ground floor to roof rafters, with a rating of A or A+ according to the Green Guide for Specification.

Around 80 per cent of the materials of the basic building elements are responsibly sourced. The ground floor is of concrete to ensure durability and improve thermal insulation, while the upper floor and roof supports are timber. Externally, the house is finished with clay roof tiles and bricks, providing excellent energy efficiency along with natural thermal and sound insulation.

The fabric solution chosen for the e4 house has yielded a high standard of airtightness combined with insulation values of 0.10W/m²K for the floor, 0.18W/m²K for the walls, 0.86W/m²K for the windows, 1.2W/m²K for the doors and 0.11-0.12W/m²K for the roof.

The e4 house will be occupied as an office and its costs strictly monitored by both the manufacturer and the BRE. Annual heating costs are predicted to be £167 out of a total for utility bills of £230.



Enq. 108

SECURED BY DESIGN

Secured by Design helps jump the Building Regulation Approved Document Q

Secured by Design



Official Police Security Initiative

October sees the introduction of new minimum physical security requirements with the publication of Building Regulation Approved Document Q (ADQ).

From the beginning of October, all new homes must meet minimum standards for the attack resistance of doors, windows and roof-lights, which are the most common points for intruder entry.

ADQ lays down guidelines, primarily regarding the security of new homes, but also applying to refurbishment and replacement situations arising from a change in use of an existing building. This includes the conversion of commercial premises, warehouses and barns into homes. Buildings within conservation areas are also included within the regulation.

The regulations will apply to any new projects started after 1 October 2015, or for applications which have previously been submitted, where work does not start until after 1 October 2016.

The police initiative Secured by Design (SBD) is already providing support to assist specifiers and developers with ADQ through its approved product-licensing scheme.

Member status is awarded to companies producing security products that pass standards and tests nominated by the police service. Under the SBD licensing scheme products must demonstrate the product effectiveness in preventing or resisting crime, including resistance to attack. 'Police Preferred' products recognised under the scheme are not only tested and approved to the security standards specified by ADQ - such as PAS 24, STS 202, LPS 1175 and LPS 2081 - but crucially must be certificated by independent third-party certification bodies.

Currently the licensing scheme includes thirty categories of security products, including doors, locks, windows, fencing, asset marking, and many more. Offering a reference source for specifiers, the SBD website www.securedbydesign.com gives the relevant accreditation details. All the products listed have been tested and certificated to the relevant industry standards, in the case of doors, windows and roof-lights, in some cases not only meeting but exceeding ADQ requirements.

To support developers faced with the additional headache of compliance on a larger scale, SBD has simplified the approvals process further still with the introduction of the SBD National Building Approval (NBA) Scheme. This effectively takes care of all the necessary checks on behalf of the developer by agreeing all aspects of physical security within buildings of a given type before any development or refurbishment scheme is planned or built. NBA approval lasts for three years and building types or products can be changed at any time.

Local Authority Building Officers and Approved Inspectors accept the NBA certificate, issued under the agreement. The certificate discharges the requirements of ADQ together with other regulatory standards, as well as obligations placed upon developers by third parties to gain SBD approval. A tiered awards scheme provides alternative pathways to achieve ADQ compliance according to individual requirements.

In addition to the licensing and approval scheme, SBD also offers further tools to assist with interpreting and applying ADQ guidelines online.



Softly, softly.

Introducing the Cabo Soft Close Shower Door System

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

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

For more information
00 800 0421 6144

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



Industry movers

The latest movements and appointments within the housebuilding industry

BOUYGUES



Marie-Luce Godinot has been appointed Director of Innovation and sustainable development for Bouygues Construction.

She will report to Philippe Bonnavé,

Chairman and Chief Executive of Bouygues Construction, and will be a member of the General Management Committee.

Marie-Luce will coordinate and lead the measures taken within the Group to promote Prospective and Strategic Marketing, Open Innovation and Sustainable Construction. She will also be involved in coordinating Group-wide research projects.

WINCKWORTH SHERWOOD

Winckworth Sherwood has strengthened its Real Estate team with the appointment of senior associate Kirsten Dunlop.

Kirsten joined the firm's 100-strong Real Estate team on 1 September from Shepherd and Wedderburn in London.

She brings to the firm considerable strengths and expertise in acting for property investment and development companies, individuals, trusts, insolvency practitioners and renewable energy developers.

Commenting on her appointment Kirsten said: "Winckworth Sherwood has a first rate reputation and an exciting and diverse real estate client base. I am excited by the opportunities it presents and I look forward to developing my career further."

CLUGSTON CONSTRUCTION



Clugston Construction, the privately-owned £143 million turnover building and civil engineering company, has appointed Andy Mackintosh to head up its North East regional business. He

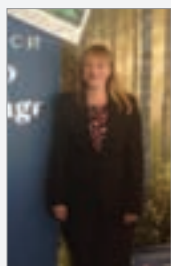
will be based at the new Stockton-on-Tees office, currently constructing projects in education, health, science and technology, manufacturing and renewable energy.

CRH FENCING & SECURITY

Mr Simon Towers retired as CRH FSG (UK) Ltd Managing Director on 2 October 2015 after successfully managing the company for the past 20 years. Previously he was Marketing Director of the business. CRH FSG (UK) Ltd, who's head office is based in Doncaster, is the parent company of a number of well known perimeter protection and safety solutions specialist businesses including Darfen Durafencing, Geoquip Worldwide, Heras Readyfence Service and Heras UK Fencing Systems.

The group is part of the Dublin based CRH Group plc with operations worldwide and a turnover of approximately £20 billion.

PERSIMMON HOMES



AYorkshire housebuilder has strengthened its expertise as it strives to build 500 new homes before Christmas.

Nicola Heap has joined the Persimmon Homes Yorkshire team

as the company's new field sales manager.

The 37-year-old is heading up developments in Scunthorpe, North Hykeham and the company's flagship site in Doncaster, which will bring almost 900 new homes to the town over the coming years.

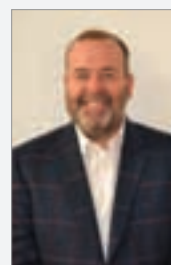
Nicola's determination to succeed has seen her self-fund and successfully complete a degree in Estate Management, while working fulltime.

DONALDSON

Donaldson Timber Engineering has appointed Robert Aldred as business development manager for the Midlands region.

Robert will work between DTE's Derbyshire and Oxfordshire branches, supporting the existing sales team already covering the north and south of the UK. Robert will be involved with the company's full product range but will utilise his specialist background in floor joists sales in this area. He will also lead on sales of SafeStep, DTE's innovative scaffolding system designed to minimise risk when fixing high level components within tall roof spaces.

ORIGIN HOUSING



Anew chair has been appointed to the Origin Housing board.

Steve White was co-opted to the board in April 2015 and appointed chair at the board meeting on 26

August 2015.

Former Chair Colin Sheriff stood down from the position following his appointment in 2009. Origin Housing would like to offer sincere thanks to Colin for all of his great work, knowledge and expertise used to help steer the organisation over the past six years.

Steve is an experienced business leader, who specialises in leading strategic change in organisations in the commercial and not-for-profit sectors.

ORBIT HOMES

Orbit Homes has appointed a new Private Rented Sector (PRS) Director to develop and deliver its first steps into the private rented sector as it grows its customer offer.

Adam Cooper joined the developer in early September and brings with him a wealth of housing and property industry experience. With a degree in construction and a background in housebuilding, Adam has previously worked for a number of national organisations, including AMEC and Higgs and Hill. He moved into property management just under 20 years ago, most recently heading up a division at Peverel managing almost 100,000 homes.

HENLEY



Leaders Henley have appointed Katy Mazen to the newly created position of Sales and Marketing Manager, a move that coincides with the company's strategic expansion and relocation

to new bespoke offices in Nine Elms. A keen traveller, Katy has not always worked in property; she started her career taking to the skies as cabin crew for a leading airline.

Reynaers' new training centre now up and running

Reynaers has invested in a new high-class training facility for both staff and fabricators.

This summer has seen the opening of the new training centre in Halesowen, which is home to a roomy classroom and a large workshop with punch tools, saws and an assembly table. It allows Reynaers to offer both practical and theoretical training, ensuring that its quality products are installed to a high standard. Not only will the training centre enable people in the trade to learn more about the vast range of aluminium systems available, it will also help them to develop their skills.

Training courses comprising six modules are available to both current customers and those who are new to Reynaers. These include product awareness and familiarisation, ReynaPro software training, fabrication training as well as site and installation training. Content can also be tailored to the individual's specific requirements on request.

Reynaers has seen growing demand for training courses due to the introduction of several new



products, including the ultra-slim frame sliding door Hi-Finity – with industry-leading maximum sizes and automated options. Other products covered include curtain walling, aluminium windows as well as bi-fold doors.

John McComb, Reynaers' Technical Director, said: "We're celebrating 50 successful years this October and we believe this latest investment is a fitting way to thank our loyal customers for their support. We have enjoyed steady growth for many years and much of this success is due to



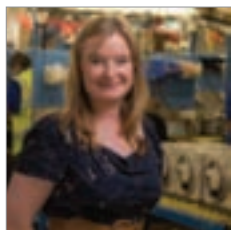
the strong partnerships we've developed with fabricators and installers. This is just one of the ways in which we're investing in these partnerships and paving the way for continued future growth.

"We are committed to ensuring and maintaining quality and will have set product courses available on key products – as well as being able to tailor training to our customers' needs."

0121 421 1999 www.reynaers.co.uk

Enq. 110

Vent-Axia reshoring with Sussex businesses



Crawley-based **Vent-Axia**, a leading UK ventilation manufacturer, has shared its experiences of reshoring its manufacturing from China at the latest Sussex Chamber of Commerce Manufacturing Forum. At the event, hosted by the company, other Sussex manufacturers heard how reshoring had created new jobs; resulted in investment in the local community and

boosted the company's competitive advantage. Vent-Axia completed the reshoring of the balance of its domestic fan manufacturing in January 2013 with the launch of three new production lines.

0844 856 0590 www.vent-axia.com

Enq. 111

Designer Contracts takes on tough triathlon



A fearless team of athletes from the UK's largest flooring contractor **Designer Contracts'** Thames Medway region, took part in the London Triathlon held at the Excel Centre on 8 and 9 August 2015 to raise money for Great Ormond Street Hospital. The team relay of Simon Lovett, Sofia Byerley and Paul Slade devoted their time and efforts. Led by Paul, Designer

Contracts area manager from its Thames Medway region, they have so far raised £555 for Great Ormond Street Hospital. All proceeds will be going towards the redevelopment of buildings around the hospital.

01246 854 577 www.designercontracts.com

Enq. 112

ISO-Chemie technical advisory team grows



ISO-Chemie, one of Europe's leading producers of impregnated foam sealants, has appointed a new technical advisor for the north of England and Scotland, following continuing expansion and growth. James Robinson, who has more than 25 years' experience in the UK fenestration sector, will be responsible for developing further new business among

window and door fabricators, installers and specifiers for the company's range of advanced sealants. ISO-Chemie's UK technical and distribution operation is based in the North East of England.

01207 566867 www.iso-chemie.co.uk

Enq. 113

Improved home environment control



Polypipe Ventilation is pleased to announce the launch of an innovative new Silavent air management controller, AMIE and a new range of Domus duct sound attenuators – designed to provide residents with greater control and comfort over their indoor environment. The Silavent AMIE (Air Management for Indoor Environments) controller provides

enhanced control of Polypipe's Silavent Green Line HRX and HRX2 MVHR systems. Domus rigid duct sound attenuators provide a simple, cost-effective solution to reduce nuisance noise from whole house mechanical ventilation systems.

Enq. 114

State of the art home comfort



A prestigious and modern North London property is now benefiting from Wi-Fi controllable air conditioning that links to a state-of-the-art automated home system to provide cost effective and energy efficient comfort all year round. **Orbital Climate Solutions**, who install bespoke air conditioning and ventilation systems across London and the South, worked

closely with the home automation specialists IntelliCasa, to deliver a first-class climate control system that provides discrete comfort for the homeowner whilst matching the high end refurbishment of the home.

0800 246 1615 orbitalclimate.co.uk

Enq. 115

Methven sales and marketing strengthened



Methven, the global designer and manufacturer of premium showers and tapware, has strengthened its sales and marketing function with the launch of its new brochure and the appointment of three area sales managers. The new 'One Book' features showers, taps and accessories from both Methven and

Deva – the first time that products from

both brands have been published together. The Methven sales team is now primed with more sales tools than ever before to take to the UK market and has recently seen three new appointments.

01942 680 177 www.methven.com

Enq. 116

Hot water storage systems – the devil is in the detail

Trevor Cross, specification sales director at Kingspan Environmental says, as a result of the latest efficiency legislation, the devil is in the detail when it comes to comparing the quality and performance of unvented hot water cylinders





Lecico Introduces Bathroom Furniture



01234 244030 • www.lecico.co.uk • ukinfo@lecico.co.uk

Enq. 117

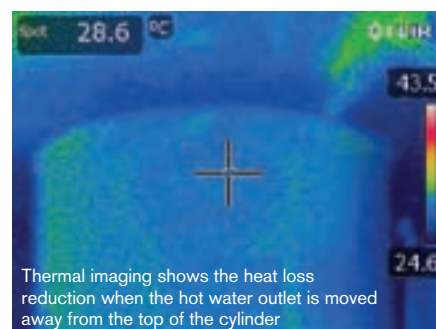
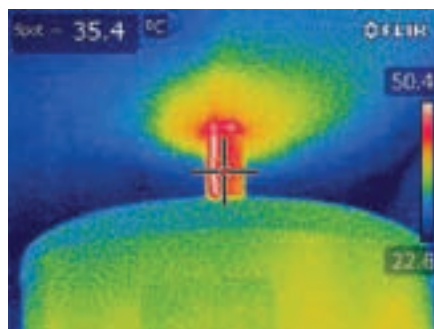
Hot water storage systems make up 70 per cent of the total UK water heating market, which after a volatile period from 2010 to 2012, has settled in the better economic climate with an estimated value of £161 million. The latest industry forecast is for 6-7 per cent growth by 2019.

Despite a significant growth in the number of households without a hot water storage cylinder, driven by the combi boiler revolution, the number of households with unvented cylinders has grown steadily since 1997 and is now estimated at over 4 million homes. The growth of both non-storage solutions and unvented systems has seen a commensurate decline in vented systems, therefore eliminating the need for space-hungry copper cylinders and cold water tanks.

The future performance of the UK domestic hot water heating market is heavily dependent on housebuilding and construction. Other influences will be repair, maintenance and improvement activity, which in turn is affected by levels of disposable income, patterns of hot water consumption and niche market drivers such as the self-build market, which widely uses renewable energy.

One of the most positive influences on this market is the concern about energy efficiency and a greener environment. Despite the present government's vacillation over targets and incentives, the accumulated environmental legislation over recent years within the UK and from Europe, has placed greater emphasis on carbon emissions and fuel efficiency which is shaping the future of the water heating market. As a result, manufacturers are having to respond with high efficiency features and cost-saving benefits in the design and production of cylinders. The Energy related Products (ErP) Directive is generally seen as a good thing that will add value to the market in terms of the necessary product improvements. Similarly, the SAP scorecard for new dwellings means housebuilders are constantly looking for low energy benefits. In fact, most of the energy efficiency measures and initiatives will have a positive impact as homeowners and businesses seek more energy efficient water heating products.

With housing trends showing an increase in smaller properties and apartments, housebuilders and developers have been opting for space-saving combination boilers to provide hot water on demand. However, the march of the combi boiler is slowing as its limitations for larger properties become an important consideration in the hot water system specification process. The number of homes with some sort of hot water storage is currently estimated to be around 45 per cent of the total housing stock (approximately 12 million homes). It is paramount that the hot water system specification takes into account not only the number of bathrooms and shower applications, but also a calculation of household water usage. As well as having a shorter working lifecycle, combis will struggle with high hot water demand and especially simultaneous use of baths, showers and basins. Many new homes



Thermal imaging shows the heat loss reduction when the hot water outlet is moved away from the top of the cylinder

“With the value of energy efficiency now added to the ‘givens’ of reliability and ease of installation, it’s clear that not all unvented cylinders are the same. As well as selecting the right size and capacity to do the job, the engineering quality and performance data now merits serious scrutiny. Every component and design feature can represent a potential heat loss point or leak path”

will now have an indirect unvented storage cylinder installed as standard because of higher levels of domestic hot water consumption. Housebuilders are recognising the lifestyle demand for high performance showering and multi-bathroom properties.

Of course, the use of renewable energy sources, such as solar thermal, is also driving requirement for unvented hot water storage cylinders with twin, or even triple coils. As installers become more familiar with the new technologies, and pressurised hot water systems in general, the solar cylinder models will be used increasingly as part of a future proof domestic system upgrade, particularly in larger homes and properties that are being extended.

With the value of energy efficiency now added to the ‘givens’ of reliability and ease of installation, it’s clear that not all unvented cylinders are the same. As well as selecting the right size and capacity to do the job, the engineering quality and performance data now merits serious scrutiny. Every component and design feature can represent a potential heat loss point or leak path, so it pays to evaluate the integrity of the cylinder before installation.

Firstly, the best hot water systems will minimise standing heat loss to optimise the value of the energy used. This primarily depends upon the cylinder’s insulation profile e.g. materials and thickness. It’s unusual to get the heat loss down below 1 kWh/24hr but the lower the heat loss rating the more energy efficient the cylinder becomes. A standard insulation thickness will be anything from 35mm to 50mm so an insulation lining over 50mm is a guarantee of excellent heat retention. This should not however, compromise the ability to manoeuvre the cylinder into the available space, so size and weight are a consideration. Specifiers should look for space saving design elements and features that make a difference to the practicalities of installation, such as integral hand holds.

The hot water outlet is traditionally placed at the top of the cylinder, but when it is moved to the side from the top, the cylinder is not only

completely insulated – further reducing heat loss – but also easier to connect and service. A major consideration for unvented cylinders has always been the external positioning of the wall-mounted expansion vessel, but the best product design incorporates an expansion space inside the cylinder, which again improves the thermal performance and makes installation quicker.

Design innovation is quite rare when it comes to hot water cylinders, but the new legislative environment is placing greater responsibility on manufacturers to deliver better product performance and easier installation. In turn, specifiers need to know and weigh up all the features and benefits, in order to satisfy the relevant technical and lifestyle priorities.

Enq. 118





Discover the **ALL** new **Range Tribune Xe** – Engineered for maximum **EFFICIENCY**



- ▶ **Our first ever 'A' rated* cylinders for energy efficiency** - A better operational performance
- ▶ **Built in thermal expansion space** -
No need for an external expansion vessel
- ▶ **Up to 45% extra insulation** -
Reduced heat loss (0.021 Lambda)
- ▶ **Designed with the installer in mind** -
For a quicker hassle-free installation and setup



To learn more about the Range Tribune Xe,
visit kingspanenviro.com/xe or call 0345 260 0258

* A rated score from 120L & 150L indirect cylinder models

Enq. 119

Snickers new RUFFWork Trousers



After 40 years of innovation, **Snickers Workwear** is launching a completely new generation of work trousers for professional tradesmen. While fabric, functionality and fit are the hallmarks of this 'Next Generation', it's the innovation and technology in the design of the garments that really sets Snickers work trousers apart from the rest. The new trousers for 'RUFFWork' are based on an uncompromising design for tough work, based on modern heavy-duty work trousers, combining amazing comfort and fit with reinforced functionality, for those who rely on their gear in demanding environments.

Enq. 120

Dickies jackets and fleeces for all seasons



Dickies, the internationally renowned workwear brand, has an excellent range of coats and work jackets manufactured to suit varying levels of mild, cold, wet and wintry working conditions. With lightweight waterproof clothing for those days out in the rain, as well as thick, padded winter work coats to combat the cold. A Dickies fleece offers the wearer suitable warmth in cold working conditions. The majority of Dickies fleece jackets are also designed to accept embroidery to be suitable for your company logo application, a popular choice for work uniforms.

01761 419 419 www.dickiesworkwear.com

Enq. 121

Health & Safety accreditation scheme

homes stand no H105



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. 122

UK manufacturer of Heat Meters



meters uk Ltd is a company established in 1981, at its current Lancaster North West England base. The company manufactures a range of utility meters, but its special focus is the manufacture of Heat Meters. The company is ISO9001 accredited and is the only UK manufacturer of Heat Meters. Its Heat Meter products are installed in District and Community Heating Schemes. These can vary from The Shard of London, Western Europe's tallest building, to Rolls Royce's new £60 million Aero Engine Factory in Birmingham.

01524 555929 www.meters.co.uk/apm

Enq. 123



HOMIES

Don't miss Homes 2015

Taking place at London Olympia, 18 - 19 November, Homes is the UK's only dedicated national trade event for asset management, repairs and maintenance, retrofit and sustainability

The Homes Event will take place at London's Olympia on 18-19 November 2015. Homes is the UK's only dedicated national trade event for asset management, repairs and maintenance, retrofit and sustainability. Following on from the election of the new government in May, the show's organisers expect Homes 2015 to be the most exciting since it's inception.

Eight key themes will run throughout Homes 2015, from the free seminar programme, exhibiting organisations, event features and networking. These themes are:

- Skills and Apprenticeships
- Placemaking & Neighbourhood Renewal
- Innovation & Technology
- Building & Adapting for Future Generations
- Energy Efficiency & Fuel Poverty
- Offsite Construction
- Procurement & Value for Money
- Finance, grant, governance and risk

Following their successful launches at Housing 2015, the sister event to Homes, the show welcomes two new features to the show floor, the

Continued overleaf...

Polly Toynbee



Construction Skills Zone, sponsored by Keepmoat and #thetreehouse15 in partnership with the Wheatley Group. The Construction Skills Zone will showcase the brightest and best projects and initiatives of the industry, while #thetreehouse will feature innovative sessions delivered through the art of drama, music, debate and networking. More information on The Construction Skills Zone and #thetreehouse15.

100 speakers will be presenting, debating and discussing the housing sector in Homes' three seminar theatres. The programme is available to view at www.homesevent.co.uk. Notable speakers include:

- Baron Adonis, a reformer, writer and Labour peer who was Minister for Schools and Transport Secretary under Tony Blair.
- Polly Toynbee, Guardian columnist
- A2Dominion, Midland Heart, Incommunities, Orbit, Spectrum Housing, Energy Saving Trust, LB Haringey, Notting Hill, LB Lewisham, Trafford Housing Trust, LB Hammersmith & Fulham all have speaking representation

Over 3000 housing professionals are expected at Homes 2015 from Housing Associations, Local Authorities, ALMOs and TMOs as well as architects, specifiers, funders and consultants.



Baron Adonis

To confirm your place at Homes 2015 and have the opportunity to learn and network with the sector, register for free now at www.homesevent.com

HbD

Housebuilder & Developer



REGISTER ONLINE FOR...

In-print magazine • Digital magazine • Newsletter • Daily digests

www.hbdonline.co.uk



CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

Come
and visit us at
stand H105 at
HOMES 2015
18-19 November
in the London
Olympia

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

www.chas.co.uk

A wholly owned company of the London Borough of Merton



Working in partnership with business

CHAS 2013 Ltd, Merton Civic Centre, London Road, Morden SM4 5DX

Reader
Enquiry

124



Greenbuild Expo returns to Manchester Central

Greenbuild Expo returns to Manchester Central in November – running alongside a new event – Buildings & Energy Efficiency (BEE), which has been launched to offer built environment professionals access to all the latest products and solutions to create buildings for the future

As well as access to guidance on energy efficiency, green retrofit and much more, Greenbuild Expo and BEE will feature free conference programmes with expert speakers offering inspiring content on everything from renewable energy to off-site construction. Both events are designed to give visitors the tools they need to produce innovative, low-energy buildings and truly green developments.

Of the commercial properties in the UK that have had an Energy Performance Certificate (EPC) so far, over 90,000 of them do not conform to Minimum Energy Performance standards (MEPS), which is likely to be an E

rating or above, meaning BEE will have enormous appeal as those responsible for commercial buildings seek to take control of their energy consumption.

Event manager Chris Eldridge said: “After six successful years as Greenbuild Expo it was clear that there is a real need for information on making commercial buildings more energy efficient, so it’s a natural progression to launch an event dedicated to energy efficiency, particularly with the changes in legislation to Part L 2014, The EU’s Energy Performance of Buildings Directive, The Energy Savings Opportunity Scheme (ESOS) and The Energy Act 2011,

which over the next three years will have a major impact on the way commercial buildings are managed and let.

“We moved the show to November to avoid the election and also give time for the built environment and industry to have a clearer picture of what the implications of any policy changes are and what lies ahead. It’s also ideal as we move into winter and need to use more heating and lighting, so energy efficiency will be in the forefront of visitors’ minds.”

The two events together will offer visitors fantastic opportunity to discover the latest innovation when it comes to energy efficiency and renewable energy, as well as opportunities to see the latest sustainable products and materials, hearing from those who have put these technologies through their paces.

Speakers already confirmed for the events include Balfour Beatty, The Energy Institute, Zero Carbon Hub, Energy Institute, British Institute of Facilities Managers (BIFM), National Energy Foundation (NEF), BRE, University of Salford, Association of Public Sector Excellence – Energy (APSE – Energy), BSRIA, Schneider Electric and the BRE.

“The two events together will offer visitors fantastic opportunity to discover the latest innovation when it comes to energy efficiency and renewable energy, as well as opportunities to see the latest sustainable products and materials, hearing from those who have put these technologies through their paces”



“A popular feature returning for 2015 is Ignition, the UK’s only woodfuel event. With a dedicated seminar programme and exhibition area, Ignition15 will include advice on incorporating biomass into sustainable developments”

Topics covered will include:

- Legislation affecting commercial building performance MEES/MEPS
- Upgrading existing properties to improve energy efficiency and reduce bills
- Building services solutions – lighting, heating, BMS
- Funding for renewables and energy-efficiency measures
- ESOS legislation – are you ready?
- Energy monitoring and control
- Specifying sustainable materials
- The road to zero carbon
- BIM
- Training
- Building Regulations updates
- Refurbishment solutions
- Passivhaus
- Behavioural change – have you tackled



some of the most low-cost solutions yet?

A popular feature returning to Greenbuild Expo for 2015 is Ignition, the UK’s only wood-fuel event. With a dedicated seminar programme and exhibition area, Ignition15 will include

advice on incorporating biomass into sustainable developments.

Greenbuild Expo and Buildings & Energy Efficiency take place on 10 and 11 November at Manchester Central.

To find out more, see a full list of exhibitors and for free registration, please visit www.greenbuildexpo.co.uk and www.beeexpo.co.uk or follow @greenbuildexpo and @b_eeonline on Twitter

**You have high standards.
You can trust Wilo.**



ErP
READY
APPLIES TO
EUROPEAN
DIRECTIVE
FOR ENERGY
RELATED
PRODUCTS



The Wilo-Yonos PICO delivers great efficiency integrating proven technology, backed by a 5-Year Warranty.

You can trust Wilo.

- + Integrated LED display
- + Tool-free electrical Wilo-Connector
- + Unique pump venting function
- + Simple adjustment with pre-selectable speed stages

For more information visit www.wilo.co.uk or call 01283 523000

Pioneering for You

wilo

PAREX

Render Systems and Façade Solutions

The flexible choice in advanced Render Systems



**Retro-fit or
New Build**

**Proven in use
throughout the
UK and Europe**

**Thermally advanced,
highly decorative
Insulated
Render Systems**

**VISIT US AT
GREENBUILD
STAND E2**





Full European
Technical Approvals

4-2014
04-0124 11-0112
13-0480 13-0485 10-4775

LABC RedPlan

www.parex.co.uk

Tel: 01827 711755





PAREX GROUP
Building expertise, together

Enq. 126

ErP compliant small circulators from Wilo



Wilo has recently announced it is celebrating the sale of 28 million small circulators in the past 10 years. Wilo's high efficiency small pumps – in particular the Wilo-Yonos PICO – have made a huge impact in the UK heating and air conditioning sector over the past two and a half years, since the arrival of the ErP legislation. Take a closer look at

the small circulators on the website – saving energy, reducing bills and reducing emissions – the company offer a win, win, win solution. See Wilo at Greenbuild along with a range of energy efficient products.

01283 523 000 www.wilo.co.uk greenbuild expo stand no B30 Enq. 127

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. 128

1ST FOLDING SLIDING DOORS LTD

1ST FOLDING SLIDING DOORS LTD

www.1stfoldingslidingdoors.co.uk



- High Quality Folding Sliding Doors
- British, German & Belgium Designed
- A Fantastic Variety of Finishes & Colours

- Virtually Maintenance Free
- State-of-the-Art Security Features
- Full Fitting Available
- Free Survey & Design Advice

LIGHT
TIGHT

SPACE
SPACE

STYLE
STYLE

1ST FOLDING SLIDING DOORS



Unit 26/3 Silicon Business Centre
26 Wadsworth Road
Peivale, Greenford
Middlesex UB6 7JZ

Tel: 0208 997 2448
Fax: 0208 997 0611
email: foldingslidingdoors@btinternet.com

Enq. 129



Major investment for Vicaima in UK

Following a sustained period of growth in the UK market for performance timber doors and doorsets, the Vicaima Group have announced a multi-million pound investment and expansion of their British operation. South West based Vicaima Limited, will see their current leased site purchased outright and with plans to refurbish and develop the facility to enable further growth. Vicaima Limited is based on a seven acre site in Swindon, Wiltshire and has built a reputation for the manufacture of quality and innovatively designed interior timber doors and doorsets. It supplies customers throughout the UK and Ireland with both bespoke and stock products, the latter of which is distributed from the company's Swindon storage facility, which currently houses in excess of 100,000 doors. Vicaima Limited's products are widely specified, as it has solutions for both new build and refurbishment requirements.

01793 532333 www.vicaima.com

Enq. 130

Sustainable Housebuilding Supplement

HbD

This annual Sustainable Housebuilding supplement showcases the latest products and innovations from the last year



MEET THE NEW FAMILY ON THE BLOCK

Introducing the next generation of heat recovery systems

Joining EnviroVent's extensive range of whole house heat recovery products are the energiSava 300 & 400 units and the ultra low-profile Slimline 150 & 300 range.

With constant volume technology as standard and exceptionally high performance, these offer utmost ease of installation and peace of mind that the commissioned airflow will always be delivered.



Improves indoor air quality to create an ideal indoor environment



High efficiency products to help reduce energy bills



Exceptionally low noise levels



Summer bypass as standard



Reader Enquiry
301

Scan to find out more about our range of heat recovery systems



SCAN ME

0345 27 27 810
envirovent.com

Guaranteed performance. Now save yourself...



KIN1372ADV - V0315

**For the Full Facts and to
find out just how much
you could save visit:**

knaufinsulation.co.uk/fullfacts



Full-fill glass mineral
wool solutions can be
the most cost effective
option for external walls
in order to achieve
compliance with
Building Regulations.



KNAUFINSULATION
it's time to save energy

Reader
Enquiry
302

with **ECOSE**
TECHNOLOGY



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, therefore preventing condensation and associated issues. With maximum airflow capacities of 300 and 400 m³/h, these units feature a summer bypass facility, which creates an improved level of comfort in the summer months.

Enq. 301



In uninsulated external cavity walls heat is lost through a combination of conduction, convection and radiation as heat passes through the various layers of the wall. In separating party walls between dwellings, this is no different and is known as party wall thermal bypass. **Knauf Insulation's Supafil Party Wall** insulation is a proven solution to eliminate this heat loss in both new and existing homes. It is an unbonded glass mineral wool insulation that is blown into the cavity. It is manufactured with a blue colour, is a registered construction with Robust Details and avoids the need for pre-completion testing.

Enq. 302



Research by the National Institute for Health and Welfare indicates that exposure to indoor pollutants is linked to reduced life expectancy and disease. The study suggests that changes to the way UK homes are ventilated could reduce the overall burden of disease caused by indoor air pollution. Whole House Mechanical Ventilation Systems with Heat Recovery (MVHR) together with pollen and carbon particle filtration offer potential solutions to the problem and can create a healthy allergen free home environment. Contact **Built Environment Technology** for more information or visit the company's website.

Enq. 303



Kedel plastic wood was named Recycled Product of the Year at The National Recycling Awards 2015.

Kedel plastic wood is the ideal replacement for wood and other traditional building materials.

Suitable applications include canopy pediments, gallows brackets and posts, cladding, decking, fencing, back gates, T & G, Facia, soffits and rafter tails.

Come and see its award winning, maintenance free, low carbon product portfolio at the Greenbuild EXPO on stand E17.

Enq. 304

built environment technology ltd

www.thebuiltenvironment.co.uk

Mechanical Ventilation with Heat Recovery

Designed around low carbon technology to comply with The Building Regulations 2010: Part F and The Passivhaus Standard

- Site Surveys
- Design Service
- Supply and Site Support
- Commissioning and Certification
- Annual Service and Maintenance
- Full Turnkey Option

AIRFLOW Vent-Axia Titon REHAU zehnder

Tel: 01304 215575
info@thebuiltenvironment.co.uk
Priory Gate Road, Duxter, Reest, CT17 9SA

Enq. 303

Recycled Plastic Building Materials

Will last at least 5 times longer than treated wood, reducing maintenance and replacement costs by up to 80%.

Ideal for gates, fencing, cladding, decking, gallows brackets, battens, studding, fascias and soffits, fishing pegs, groynes, sheds, boardwalks, benching, and ground reinforcement.

- Water, frost, mould and insect proof
- Will not rot, warp, crack or splinter
- Vandal resistant
- Graffiti easily removed with WD40
- UV protected against fading
- Huge reduction in whole life costs
- 100% Recycled and recyclable

KEDEL
BRITISH RECYCLED PLASTIC PRODUCTS

01282 861325
sales@kedel.co.uk
www.kedeltrade.co.uk

Enq. 304



Airflow's iCONstant is a continuously running dMEV (de-centralised Mechanical Extract Ventilation) fan which helps to tackle the mould and condensation directly at the source before it forms and helps to improve indoor air quality (IAQ). It is the perfect solution for both new build and retrofitting into any home where there's been an increased level of insulation. iCONstant is the quietest IPX5 dMEV fan available today in the market, achieving the lowest operation noise levels with 10 dB(A). It is extremely economical run and consumes minimal energy level by using a highly efficient DC motor.

Enq. 305



When award-winning Passivhaus experts Beattie Passive were challenged by Great Yarmouth Council with constructing properties that achieved Passivhaus standards at conventional construction costs, they chose their materials carefully. Among those materials were Euroform's Versaliner and Rendaboard. Versaliner, an A1 Non-Combustible fire and acoustic lining board developed with timber-frame systems in mind, was employed as a sheathing panel. Rendaboard, a direct render base board compatible with a wide range of polymeric coating systems, was used as a carrier panel.

Enq. 314



A self-build sustainable house has pushed the boundaries of carbon-neutral living with the help of a Mitsubishi Electric Ecodan air source heat pump.

Chris Gibbins set out to build a house made from straw bales, and has allied this material with a raft of other energy efficient measures in his mission to produce an exemplar in sustainable housebuilding. The four-bedroom, three-storey property has allied underfloor insulation, loft insulation, high-grade windows, photovoltaic roof panels and solar thermal with an 8.5kW Ecodan air source heat pump.

Enq. 315



The Icynene Insulation System from Greentherm, a flexible, breathable, foam insulation and air barrier system.

Sprayed as a liquid, Icynene expands to 100 times its initial volume in seconds. Icynene's unique formulation sets it apart from other insulation products offering many advantages over traditional insulation materials and more modern alternatives.

While all materials of equal thermal resistance perform identically under laboratory conditions the same is not true in real life. Icynene contains no HFCs, CFCs HFA or HCFCs.

Enq. 307

iCONstant

Clean air thinking 24/7 365





- The quietest dMEV fan available for toilet, bathroom and utility. Suitable for kitchen too.
- From just over £1.00 per year to run on trickle speed.
- You select 6, 8 or 13 l/sec plus boost with 'fine tune' adjustment of running rate.
- Constant air flow - Guaranteed to deliver installed performance.

- The only dMEV fan IPX5 rated for both wall and ceiling installs.
- SAP Appendix Q eligible.
- LED self diagnostic set up with no loss of functionality if the power fails.
- 3 Year warranty.

Call: 01494 560800
Visit: airflow.com





Enq. 305

**KEEP CALM
AND
KEEP YOUR GRAVEL IN ITS PLACE**

Gravel is one of the most attractive, economical and versatile surfaces on earth. But without help, it's inclined to move around, creating ridges and ending up where it shouldn't.



**CALL US TODAY
SUPPLY & INSTALL OR SUPPLY ONLY**

COREdrive

CORE drive is the solution. It creates a naturally porous stabilising base into which the gravel sits - and STAYS! It's easy to lay, inexpensive and very, very effective.

CORE drive gravel stabiliser can be laid as a retro fit to existing tired looking driveways, with minimal preparation required.



**CORELandscape
Products**

0800 118 22 78
www.corelp.co.uk




Enq. 306

ICYNENE

tel: 01229716039
mob: 07851854860
info@uksprayfoam.co.uk
www.uksprayfoam.co.uk

THE EVOLUTION OF INSULATION

THE FIRST NAME IN SPRAY FOAM INSULATION

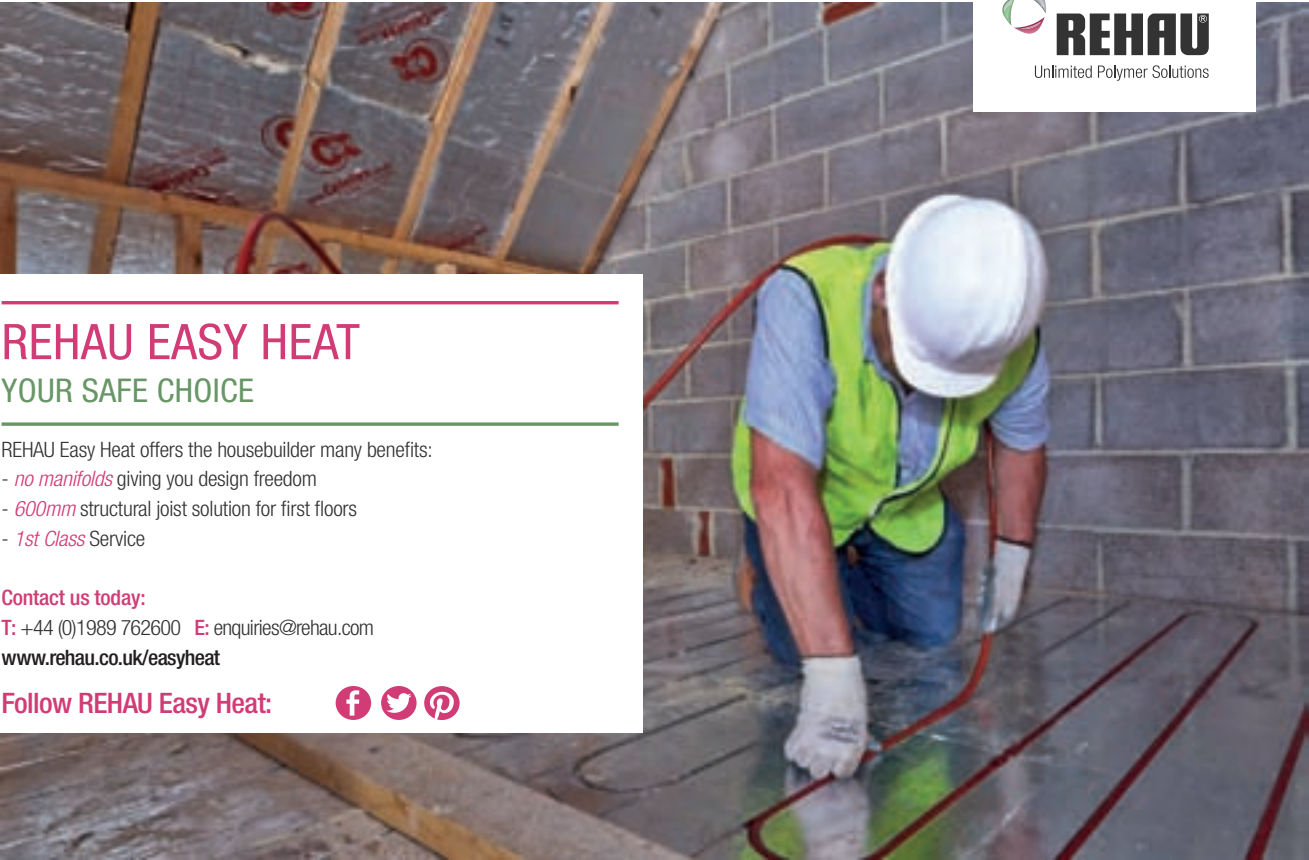


The Icynene Insulation System is a series of soft, flexible spray foam insulation products that delivers up to 50% greater energy savings when compared to other insulation products. Icynene is perfect for loft insulation, cavity wall insulation, drylining insulation, sound insulation and more.

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. 307



REHAU
Unlimited Polymer Solutions

REHAU EASY HEAT




YOUR SAFE CHOICE

REHAU Easy Heat offers the housebuilder many benefits:

- *no manifolds* giving you design freedom
- *600mm* structural joist solution for first floors
- *1st Class* Service

Contact us today:
T: +44 (0)1989 762600 E: enquiries@rehau.com
www.rehau.co.uk/easyheat

Follow REHAU Easy Heat:

Enq. 308



ENVIROMAT

Green Roof Services

Call us for:

- Green Roof Maintenance**
Weeding
Feeding
Repairs
- Green Roof Installation**
Domestic or Commercial
- Sedum Mat Supply**
UK Grown to high specification

01842 880026
www.enviromat.co.uk/green-roof-services

Enq. 309



SAiGE

Longlife Decking

SAiGE Longlife Decking Ltd are suppliers of environmentally sourced composite decking. Low maintenance, splinter free and anti-slip are just some of its key features.

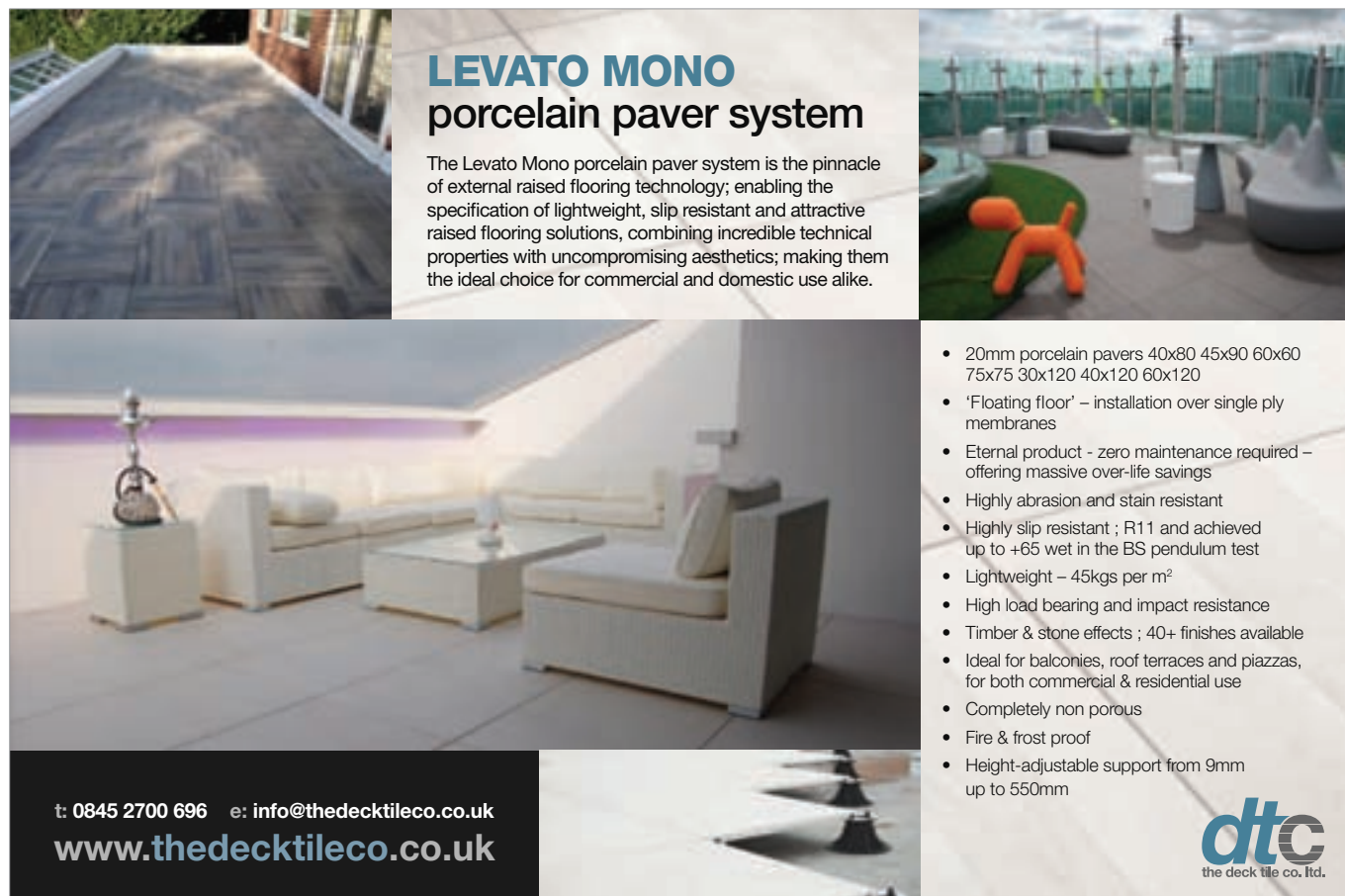
FREE DECKING SAMPLES AVAILABLE



visit us online at
WWW.SAIGEDECKING.COM
or call 01789 721 576

SAiGE Longlife Decking Ltd. info@saigedecking.com

Enq. 310



LEVATO MONO porcelain paver system

The Levato Mono porcelain paver system is the pinnacle of external raised flooring technology; enabling the specification of lightweight, slip resistant and attractive raised flooring solutions, combining incredible technical properties with uncompromising aesthetics; making them the ideal choice for commercial and domestic use alike.

- 20mm porcelain pavers 40x80 45x90 60x60 75x75 30x120 40x120 60x120
- 'Floating floor' – installation over single ply membranes
- Eternal product - zero maintenance required – offering massive over-life savings
- Highly abrasion and stain resistant
- Highly slip resistant ; R11 and achieved up to +65 wet in the BS pendulum test
- Lightweight – 45kgs per m²
- High load bearing and impact resistance
- Timber & stone effects ; 40+ finishes available
- Ideal for balconies, roof terraces and piazzas, for both commercial & residential use
- Completely non porous
- Fire & frost proof
- Height-adjustable support from 9mm up to 550mm

t: 0845 2700 696 e: info@thedecktileco.co.uk
www.thedecktileco.co.uk

dtc
the deck tile co. ltd.

Enq. 311



Enviromat have added a new green roofing service to their portfolio, training. If you are an architect, landscape architect, or designer involved with specifying green roofs, you may well enjoy this CPD accredited presentation on creating a sustainable living green roof that suits your building and your budget. There's no charge for the training, and provided you're on the UK mainland and can gather at least eight people, the company will come to you. This is proving a very popular service so book now to avoid disappointment. More details on this and other green roof services are available on the Enviromat website.

Enq. 309



SAiGE Longlife Composite Decking is made from 95 per cent recycled materials and is a long lasting alternative to traditional timber decking which does not warp or rot. SAIge Decking is available in a choice of wide or narrow grooves and provides a choice of Charcoal, Light Grey, Oak and Redwood. Low water absorption rates, anti-slip, and anti-splinter properties make it ideal for use around wet environments, including swimming pools. With minimal maintenance requirements, it is the perfect choice for garden terraces and balconies. The decking is also available in a solid board.

Enq. 310



Levato Mono Porcelain paver system is designed for fast, cost effective installation over most surfaces, including single ply membranes, roofing felt and other delicate waterproofing systems. The 20mm thick porcelain pavers are also available in larger formats, are highly abrasion and stain resistant, fire and frost proof and achieve R11 slip resistance. With adjustable height and slope correcting supports, high load bearing and 45kgs per m², over 40 finishes available (plus co-ordinating internal tiles), Levato Mono is the ideal system for balconies, roof terraces and piazzas – residential and commercial use alike.

Enq. 311



Image courtesy of Touchwood Homes

JJI-Joists are the UK's best-selling I-joist, and it's easy to see why they are the joist most specified by architects and engineers. FSC or PEFC certified, they offer the UK's biggest range of standard sizes available from stock, come with design software and technical back up, and the solid timber flanges and OSB web make them easy to work with on site. This year's £4.5 million investment in a new finger-jointing line to increase output confirms James Jones' commitment to supplying the UK housebuilding industry with the materials it needs to meet the increasing demand for new homes.

Enq. 313



The world's leading semi-rigid stainless steel flexible gas pipe tubing

Features

- KiteMark certified
- Designed for all domestic and commercial gas installations
- Specially designed "tail" on fittings means less silicone tape and a neater finish
- Semi rigid stainless steel tubing
- DR Brass fittings
- Numerical markings every metre for easier installation

Benefits

- Cut installation times by up to 75 per cent
- Lightweight
- No brazing or welding
- Easily passes through/around obstacles without the need for 90° fittings
- No special tools needed means no setup costs to switch to FlexiGas™
- Cost effective

Call now for even further trade discounts against RRP's!!!

Flexigas RRP's on average 30% less than even discounted prices of equivalent products! For example Flexigas 15m x 1/2 inch male BSP only £4.78



Contact UK Plumbing Supplies today or visit our website to also see our full underfloor heating and plumbing range

01625 877222, info@uk-plumbing-supplies.co.uk
www.uk-plumbing-supplies.co.uk | www.flexigas.com



Enq. 312

**HIGH GRADE SOLID STOCK
TIMBER FLANGES** AVAILABLE
FROM 145
DESIGNED AND TREATMENT TO CLASS 2
MANUFACTURED IN THE UK CONDITIONS **DEPTH**
NON-STANDARD LENGTHS AVAILABLE

**SPECIFY
JJI-JOISTS
AND WE'LL
GIVE YOU
AN I-FULL.**

FULLY BIM COMPATIBLE FREE DESIGN SOFTWARE

**HIGH LEVEL
ENGINEERING
SUPPORT** **I-JOIST OF
CHOICE
FOR ON-SITE
TRADES** **TECHNICAL
FIELD
FORCE**
QUALITY MEANS PERFORMANCE AND ACCURACY
ONLY UK I-JOISTS
VERIFIED TO PAS2050
FOR ACCURATE
CARBON NUMBERS **EASY TO NAIL
AND SCREW** ONLY UK I-JOISTS
WITH FSC OR PEFC
CERTIFICATION

Reader
Enquiry

313

You can rely on JJI-Joists to succeed—whatever the challenge, because JJI-Joists are jam packed with features to make your life easier, and the job quicker. We are the most popular I-Joist in the UK and the I-joist most specified by architects and engineers. So, whether designing or building, choose JJI-Joists with confidence. You'll find there's so much more to them than meets the eye.

WEB: www.jamesjones.co.uk/ewp EMAIL: jjj-joists@jamesjones.co.uk



**James Jones
& SONS LIMITED**
TIMBER SYSTEMS DIVISION

Editor's Focus

Demon Designs

01

Demon Designs has had years of experience designing and fabricating staircases and balustrades, and understand the complicated issues like avoiding swan-necks, stair overlaps and compliance with Building Regulations. The company has brought together its collective experiences in both metalwork and glazing, to offer the complete architectural glass package. Demon Designs work closely with engineers, architects and clients to provide the design solution the clients require, from staircase and balustrades to splashbacks and shopfronts.

Enq. 131

Parex

02

With new targets for the thermal performance of buildings set to come into force in 2016, housebuilders and developers are again firmly focused on cost-effective ways of achieving better U-values. The latest changes to Part L of the Building Regulations are due mid 2016 and Parex will be presenting its Parextherm External Wall Insulation solutions at Greenbuild (Stand E2). They offer a choice of colour, insulation type and finish to achieve levels of thermal efficiency well within the current and future requirements of all regulations.

Enq. 132

IronmongeryDirect

03

Ahead of the launch of new door and window security regulations, IronmongeryDirect has created a new home security checklist to help trade professionals ensure all new windows and doors are installed with the correct ironmongery and meet the new security requirements. Approved Document Q sets out requirements to ensure that all newly installed windows and doors are able to withstand physical attacks from casual or opportunistic burglars. The checklist contains an annotated illustration of a front door to highlight the ironmongery components covered by the regulations.

Enq. 133



RIBA award-winner features Velfac Glazing



Abode in Cambridge, a major housing development featuring **VELFAC** composite aluminium / wood glazing, has won a 2015 RIBA National Award, having already been given the accolade of RIBA East 'Building of the Year'. Abode, from Countryside, is characterised by its high quality specification, with VELFAC glazing delivering excellent insulation,

contemporary styling, and exceptionally slim and uniform frames which also maximise natural light, reducing energy bills further. VELFAC glazing is installed throughout Great Kneighton.

01223 897100 www.velfac.co.uk

Enq. 134

IGU manufacturing facility opens



Leading public sector and new build door and window supplier, **Nationwide Windows Ltd** recently enjoyed a highly successful event to mark the official opening of its brand new manufacturing facility for the production of Insulated Glass Units (IGUs). The 36,000 square foot facility was officially opened on 23rd September. It allows Nationwide

Windows to further control the production process, in keeping with its existing status as a vertically integrated manufacturer and installer, now additionally incorporating IGU manufacture into the supply chain.

01788 569 228 www.nationwidewindows.co.uk

Enq. 135

Sales brochure details Celsius Solid Roof



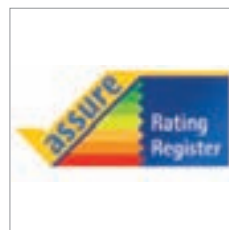
Installer and homeowner enquiries for **Synseal's** innovative Celsius Solid Roof are now fully supported by an informative new sales brochure entitled *Quick to fit, strong and warm... the right roof for the job*. This engaging and well-presented 24-page publication provides full technical details to illustrate how the product components are delivered to site in kit format to exactly

meet project specifications. Celsius Solid Roof uses a skeleton of specially-engineered C24 construction grade structural timbers to form ridge and hip assemblies.

01623 443200 www.synseal.com

Enq. 136

Competitive prices on WERs and DSERs



Following The **VEKA UK Group's** unique offering of the industry's only BSI-notified, BFRC-certified window and door energy performance calculator last year, VEKA and Halo can now generate their Window Energy Ratings (WERs) and Door Set Energy Ratings (DSERs) at a fraction of the normal cost. Network VEKA's independent, UKAS-accredited

Competent Person's Scheme Assure provides self-certification for Building Regulation-compliance, subsidised NVQ qualifications, assessment for Minimum Technical Competencies and more.

01282 716 611 www.vekauk.com

Enq. 137

Sheerframe doors can resist the floods



Sheerframe flood doors have been independently accredited and Kitemarked to meet the specifications of PAS 1188-1 (Flood Protection Products Part 1: Building Aperture Products) for single and double doors. At the respected test centre at HR Wallingford, inward opening Sheerframe PVC-U doors recorded "no leakage" at 0.6 metre external submersion

under static test over 48 hours. Sheerframe flood doors not only keep water out but, unlike the alternative of flood boards, they function easily and look like normal doors.

01773 852311 www.sheerframe.co.uk

Enq. 138

Get 2 for 1 with Loxton and Churchill stoves



New from Mendip Stoves is a double-sided steel stove that comes in two models – Loxton for a classic look and Churchill for a more contemporary feel. With an 8kW heat output, the double-sided design means that each room will benefit from 4kW of heat but only one fire to light. With 78 per cent efficiency compared to an average of 15-20 per cent for

an open fire and useable with wood or coal. Mendip Stoves specialise in wood burning heaters and stoves made from the finest materials to deliver maximum heat output with outstanding performance.

01934 750 500 www.mendipstoves.co.uk

Enq. 139

Dunsley Heat

The Highlander 10 Stove
with central heating boiler

Highlander 10 - HEAT OUTPUTS: Without boiler min 2kW max 9 to 10kW
With central heating boiler: To room up to 3.9kW, To water up to 10.5kW
Our extensive **central heating range** also includes multi fuel stoves capable of heating up to **nine** or **ten radiators** as well as domestic hot water.

For your nearest stockist
T:01484 682635 All Dunsley stoves are manufactured in Great Britain
email: sales@dunsleyheat.co.uk www.dunsleyheat.co.uk

Enq. 140

ARE YOUR HEATING COSTS TOO HIGH?

Burn Wood Logs!

The Simple Biomass Heating Solution from ECO STOVE™

wraps your house in warmth

- > Heat through your home with 7-10kg of wood logs
- > No ducting, plumbing or electrics required.
- > Retains heat for up to 12hrs after fire has gone out
- > Payback on cost of stove can be less than 4yrs in fuel cost savings!

01527 857814
sales@eccostove.com | eccostove.com

Enq. 141

NU-FLAME
High Efficiency Gas Fires

- Convenient & Clean Burning
- Up to 5.2kW Output
- Low Running Costs
- Total and Instant Control

View our stunning range at
www.nu-flame.co.uk
T : 020 8254 6802

Up to 90% Efficiency

Enq. 142



Warming to gas fire installations

With stylish design and a host of flexible installation opportunities, gas fires are an increasingly popular choice for even the highest of specifications. Matt Kisler, from luxury gas fire specialists Faber, considers the advantages provided by bespoke installations when installing a focal point gas fire in new homes

Offering real flames and a striking centrepiece for any room, modern gas fires are both stylish and eye-catching. There is something else however, which is grabbing the attention of housebuilders in their pursuit of design excellence. Combined with more advanced installations and flexible flue systems than ever before, the broad range of products available gives a vast array of placement options. Fires no longer have to stand in line against the wall. The shackles are off.

Bespoke installations give developers the opportunity to integrate a fire into the design of the room from the very start of the project. Moving on from the traditional design and siting of inset and wall mounted fires, we have seen the rise of centrepiece gas systems, which combine effective heating with great design, situated anywhere in the room. From room dividers or plinths to striking yet functional pieces of furniture in their own right, the possibilities are almost endless. It's no surprise they are proving popular in high specification builds.

Of course, none of this would be possible if

the flexibility of placement was not backed up by similar flexibility of the flue systems. Combining horizontal and vertical flue pipes to suit different applications enables designers to use virtually any internal or external wall, especially in the new-build sector where there are no limitations within an existing building.

Beating building regulations

In the past, having no chimney meant that a gas fire could not be installed, as a chimney flue was required to vent exhaust gases from the fire, outside. But, with modern day designs and balanced flue technology, this is no longer the case.

"Moving on from the traditional design and siting of inset and wall mounted fires, we have seen the rise of centrepiece gas systems, which combine effective heating with great design"

The placement of flues for gas fire installations is heavily regulated, including such considerations as proximity to windows and the corners of buildings, safety issues around the use of fire-proof materials, and minimum safe distances to combustible materials.

Continued overleaf..



A key advantage of the latest breed of gas fires is that a balanced flue system can be custom-designed to each individual house type, allowing for great flexibility in the placement of the fire – while still meeting the stringent building and safety regulations required of new build properties.

Leading flue systems can run up to 30 metres vertically and up to 12 metres horizontally, with the option of multiple bends. This allows for flexibility, enabling fumes to exit the building safely, either through an external wall or vertically using a roof terminal.

And, as balanced flue systems are sealed systems, both the incoming air supply and the exhaust gases flow through the same pipework – this means that they do not require additional ventilation in the room, and are very efficient.

“It is becoming more and more common for bespoke fireplace enclosures to incorporate a plinth, form a table or simply to create a divider within/between rooms with functionality and visual appeal”

Design flexibility

Another key feature for housebuilders is that fires do not require a hearth – freeing up the possibilities for unique, bespoke designs that lessen the constraints on required floorspace.

This has opened up an array of design innovations such as frameless models, which enable developers to create a real ‘wow factor’ in the home, while it is becoming more and more common for bespoke fireplace enclosures to incorporate a plinth, form a table or simply to create a divider within/between rooms with functionality and visual appeal.

The choice of finish also provides added opportunity for individuality, with the possibility of using materials such as natural stone, polished granite or heatproof tiles to suit the specification required. The possibilities really are endless.

Enq. 143



Why gas fires are still burning brightly

Richard Beaman, commercial director for Valor, lists five reasons why housebuilders should consider gas fires:

1. People want real flames

Since the decline of solid fuel as the main heating source, gas fires have become the ‘heart’ of the British home. Unbeatable when it comes to aesthetics, they offer consistent warmth and comfort. It’s clear that the integrity of the flame effect will always be in demand – after all, it is this that sets gas fires apart from their electric counterparts. Developers should consider the effect this demand will have on the appeal of new homes.

2. Higher efficiencies than ever before

Gas-guzzling decorative gas fires from the 1980’s are now a thing of the past. The new generation of gas fires is capable of delivering heat efficiencies of up to 89 per cent and heat outputs of 4.8kW – without sacrificing realism and authenticity.

3. Gas remains cheaper than electric

Natural gas is still the lowest cost fuel supplied for the same kW usage and is kinder to the environment with life cycle CO₂ emissions nearly half that of mains electricity. This is not only useful for sustainability strategies, but provides a key selling point to buyers too, who can benefit from all the warmth and the comfort of a gas fire without having to worry about excessive bills.

4. You don’t even need a chimney

Improvements in technology ensure that you don’t need to build a chimney into the house design to benefit from gas fires. There is now a wide range of balanced flue gas fires, which simply require an outside wall for installation, offering some of the most energy efficient models on the market.

5. Clean and convenient

Solid fuel stoves may be proving popular, but with a growing number of gas stoves available the buyer can control the heat, turn it off in an instant, and does not have to worry about buying and storing fuel, or cleaning the stove. All of this, of course, without losing any of the visual appeal, stylish finish, or flame profile.

Is your supplier letting you down ?

**15%
OFF**
YOUR FIRST
ORDER*

Lowest price anywhere
Conservatory Roofs
made for trade



3m x 2m
Lean-To
25mm Opal



£315
+vat

2.5m x 1.5m
Lantern
Active Blue
Glass



£828
+vat

2.8m x 2.9m
Edwardian
Active Blue
Glass



£921
+vat

**GET A
✓ PRICE
COMPARISON**

- Over 99% of orders on time & complete
- Quick quote turnaround
- Very competitive roof glass

 /madefortrade

 @madefortrade1

* Offer is only available to new customers and excludes glass units. Stickered prices include 15% new customer discount

global
conservatory roof

Reader
Enquiry
144

Tel: 01642 610799

Fax: 01642 615854

www.madefortrade.co



MADE FOR

trade



easy install -
watch our video!

**the sky
could be your
ceiling tomorrow....**

**6 sizes available for
immediate delivery**

bespoke sizes also available



 **em-glaze™**
GLASS MODULAR RIDGELIGHT

call us on 01483 271371
www.whitesales.co.uk



Whitesales®
Rooflights & more...



How will Building Regulation part Q affect glass and glazing

With part Q of the Building Regs coming into force from October 2015, and the industry required to be fully compliant by October 2016, developers should be introducing compliant products to sites over the next few months. Lynne Darwin, sales director of window manufacturer, Building Product Solutions, looks at how the changes will affect both the housebuilder and manufacturer

Last year the government announced that it would simplify the system which sets out standards for security in the construction of new homes. Approved Document Q gives serious weight and importance to the issue within the UK Building Regulations, and the BSI has published Industry Specification PAS 24:2012 which is to be applicable to new build properties from October 2016.

The requirement set out by the government is that, "Reasonable provision must be made to

resist unauthorised access to any dwelling and other buildings exposed to comparable risk", meaning that now is the time for housebuilders and developers to be reviewing the products they currently use and asking questions of their suppliers.

Builders have two main options to demonstrate compliance when choosing to install uPVC windows:

1. Use glass products with the BSI Kitemark
2. Install windows and doors which are shown

by test to meet the required performance as detailed in PAS 24: 2012. This will mean the supplying of full product details for each design and construction with full supporting test reports for each product in the range and supplied and installed.

Manufacturers should be looking at what's needed to bring their products in line with requirements. In layman's terms, all PVCu windows will require laminate glass and shootbolt locking mechanisms. This could mean fairly substantial changes to the production line in some factories, with additional components to be sourced, staff trained to manufacture to new specifications, and in using new techniques.

The type of laminated glass used in domestic applications is usually 6.4mm thick and consists of two sheets of float glass with an interlayer of polyvinyl butyral (PVB) or Ethylene and Vinyl Acetate copolymer (EVA). 6.4mm laminated glass is sold as safety glass, but because the PVB will hold the glass together when broken it is also

Continued on page 49...

Glass Excellence

www.firmanglass.com

Established in 1975 Firman Glass is one of the leading independent glass processors in the UK, manufacturing toughened glass, laminated glass and specialist sealed units.

Based in Harold Wood Essex within 5 minutes of junction 28 of the M25 and half an hour from Central London we are ideally situated to service our ever growing and diverse customer base.

Manufacturing all forms of processed toughened glass, with comprehensive stocks of clear float, low iron, satin, body tinted, mirrors, laminated glass, acoustic laminated and fire rated glass.

With some of the most advanced capabilities in place Firman Glass is able to manufacture high quality products for all markets sectors including architectural, retail, leisure and domestic.



Products

- Toughened glass
- Processing
- CNC shaping
- Laminated glass
- Toughened and laminated constructions
- EVA and Vanceva coloured interlays
- Fabric and decorative interlays
- Saflex DG41 structural interlay
- Specialist insulating glass units
- Anti-slip glass
- Fire rated glass
- UV bonding
- FIRMALITE electric switchable glass
- Heated glass
- Decorative glass
- Sandblasting
- Colorfirm™ back painted glass

Applications

- Structural glazing
- Glass floors
- Partitions
- Roof lights
- Balustrades
- Full height barriers
- Canopies
- Staircases
- Treads and stringers
- Shower screens
- Shelving
- Glass doors
- Acoustic reduction
- Fire rated
- Decoration
- Wall cladding
- Splashbacks
- Privacy
- Technical Support
- Nationwide Coverage



Further information is available from our sales and technical offices or visit www.firmanglass.com

Firman Glass, 19 Bates Road, Harold Wood, Romford, Essex RM3 OJH

Tel: 01708 374534 Fax: 01708 340511 Email: sales@firmanglass.com



Colorfirm™



Reader Enquiry

146

Firman

www.firmanglass.com



useful for security. The entry level for a security rated laminated glass used to be 6.8mm, but security glazing is now being performance tested to BS EN 356: 2000 and so should be selected by its performance rating rather than its thickness. In practice, however, most domestic enhanced security windows will still use 6.4mm laminated glass, as will enhanced security windows if laminated glass is specified.

“Housebuilders and developers should be working with their suppliers now to ensure that there will be no break in the supply chain and that the products which they need are in production or planning. A partnership approach will ensure a seamless transition”

When specifying windows, builders and developers should look for PAS 24 2012, and ensure that the glazing used in ground floor and otherwise accessible windows has at least one sheet of 6.4mm laminated glass in the sealed unit (PAS 24 doors use laminated glass as a matter of course). The energy ratings of windows can be affected by the glazing material and the ‘air’ gaps between the glass and these matters will have to be taken into consideration.

Housebuilders and developers should be working with their suppliers now to ensure that there will be no break in the supply chain and that the products which they need are in production or planning. A partnership approach will ensure a seamless transition and ultimately, homeowners benefit from increased security. If you have positive relationships with your suppliers, maintain a dialogue and work together to meet Part Q.

Both construction and manufacturing are key to the UK economy, and to maintain healthy growth these industries must work together wherever possible. There are exciting times ahead and the best way to move forward is with a unified approach.

Enq. 147





ARCHITECTURAL GLASS

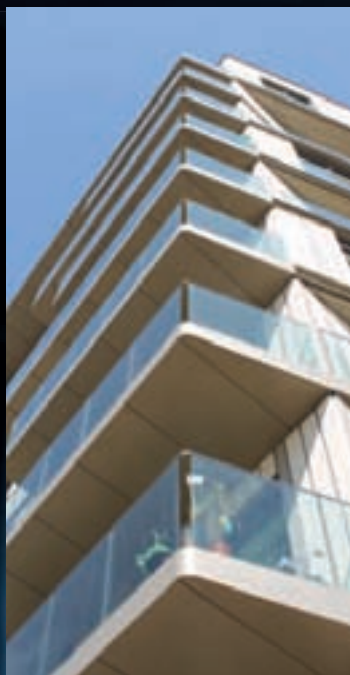
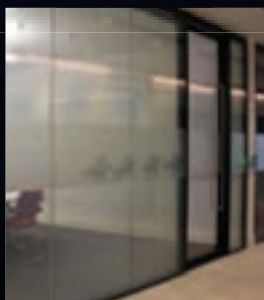
Bespoke stairs & balustrades
Splashbacks & worktops
Glass floors & roof lights
Complete glass solutions

Please contact us for details
01903 733206
www.demon-designs.co.uk

Enq. 148



Architectural Glass Solutions

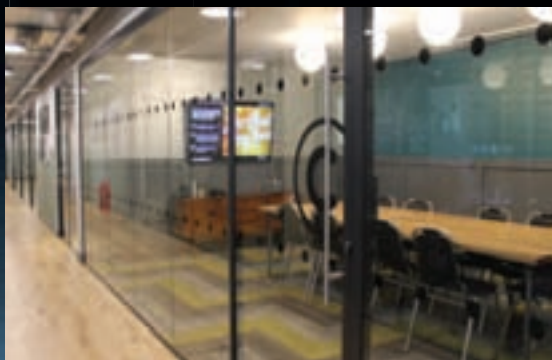


The UK's leading manufacturer of architectural glass products

- Partitions
- Balustrades
- Facades
- Stairs
- Canopes

Tailor made to our customers requirements:

Toughened, Laminated, Heat Soaking, CNC Cutting, Heat Strengthening, Back Painting, Screen Printing, Full Digital Printing.



www.esg.glass

01376 520061

Enq. 149

Below ground drainage for housing projects – getting it right

The correct planning and design of effective drainage is an essential part of every housing development project, large or small. For housebuilders, housing associations and developers, the importance of getting it right is more than simply one of compliance with building regulations and current legislation. Terry Hill, technical support manager at water management specialists JDP, explains more



Pipes and fittings selection guidance

The calculation of flow rates will need to be considered in the selection of the appropriate drainage pipe and fittings. The capacity of the drainage system is determined by the diameter and gradient of the specified pipework. Typically, underground drainage pipes are manufactured from unplasticised polyvinyl chloride (PVC-U) and are required to conform to BS EN1401-1. They may also need to comply with WIS 4-35-01, the UK specification for thermoplastic structured wall pipes for gravity sewer applications, if being adopted by local water authorities. Pipes and fittings would usually be 110mm or 160mm diameter, with plain-ended pipes and separate push-fit couplings or socketed pipes and

fittings for use in housing plot drainage. Gullies are manufactured from PVC-U, polypropylene (PP) or polyethylene (PE).

Manholes and inspection chambers guidance

Access may be provided by (non-man entry) inspection chambers or (man-entry) manholes, depending on the depth at which the drain is laid. The guiding principle in the location of manholes or inspection chambers is that they should be situated as to allow every length of drain to be accessible for maintenance, inspection and removal of debris.

In general, manholes or inspection chambers should be provided in the following situations:

1. At all changes of direction on drains (except

Continued overleaf..

The approach required is to consider a totally integrated solution. Good practice will always seek to deliver a purpose engineered system rather than one where individual products are considered in isolation or on the basis of 'what we have used before'. In practice, the system approach has proven to deliver the most effective drainage solution aligned to the specific needs of the site and in many cases provides improvements in efficiencies of installation cost and times. Getting it wrong at the design stage can prove costly, so housebuilders and developers are wise to seek advice from the experts in this area at the early stages of design.

“In practice, the system approach has proven to deliver the most effective drainage solution aligned to the specific needs of the site and in many cases provides improvements in efficiencies of installation cost and times”

for drains where the change in direction is not too great for cleaning).

2. At all changes of gradient on drains (except for drains where the change in gradient is not too great for cleaning).
3. At all drain junctions where cleaning is not otherwise possible.
4. Within 22m of any junction or within 45m of the nearest inspection chamber/manhole.
5. At the head of each length of drain.
6. At all changes in pipe diameter.

Underground drainage systems are capable of meeting the design, layout, construction, testing and maintenance requirements in BS EN 752: Parts 1 to 4:1996 to 1998 Drain and sewer systems outside buildings as well as BS EN 1610:1998 Construction and testing of drains and sewers.

Manholes

Manufactured in concrete, manholes are large enough to allow access to the drainage system using the appropriate health and safety apparatus. Standard manhole rings are available in diameters from 1050mm to 4000mm. These will require benching to be constructed on site along with a concrete surround as required. Alternatively, manholes can be supplied with preformed base units in 1200mm, 1500mm and 1800mm diameters, comprising of a monolithic concrete base, available benching in any configuration within days of requisitions. This preformed system negates the need for any onsite benching, ready mix concrete base or surround.

House inspection & rectangular inspection chambers

The developer and contractor will often select from a range of concrete rectangular house inspection chamber sections with easy install joints and top sections to take manhole covers. Chambers using 600x450mm through 1200x750mm sections are considered non-man entry and steps are not required. Chamber sections and cover slabs are manufactured to BS EN1917:2002 / BS 5911-4:2002. Rectangular covers and cover surrounds are manufactured to satisfy Class A15 loading situations to BS EN 124. All units are to sulphate resistance Class 4.

All chamber sections, cover slabs and concrete covers are for use in areas of light loading as imposed by a car or light van, equivalent to a wheel load of 15kN.



Plastic inspection chambers

As an alternative to the traditional concrete chamber, the use of plastic chambers can lead to savings in installation time of up to 50 per cent, saving cost both in time and materials. In addition, some plastic chambers can be used for deeper installation depths, offering non-man entry access as defined in the requirements of Sewers for Adoption (SfA7). Traditional use of concrete chambers will require a much larger excavation than the equivalent modern plastic chamber, which is lighter, allowing for quicker and easier installation.



UltraRib

Suitable for adoptable and non-adoptable foul and surface water applications, the UltraRib system is available in 150mm, 225mm and 300mm diameters as a BBA certified system, and is kitemarked under the BSI certification scheme. The system is also certified to WIS 4-35-01 for pipe and couplers. The system has a smooth inner surface with concentric external ribs. This provides exceptional axial rigidity and enhanced radial strength.

Clay pipes

Clay pipes can be used in conjunction with other underground and above-ground systems. Connections are made using purpose made connectors and adaptors or by use of flexible couplings. The system comprises of socketed or

plain-end pipes with fittings and flexible sleeve couplings and should comply with the stringent requirements of BS EN295 and meet the latest technical requirements of the Building Regulations, BS8005 and BS8301.

Aggressive environments

The standard clay pipes, polypropylene couplings and elastomeric sealing rings are resistant to attack from substances, which are commonly encountered in sewers. Where more aggressive effluents or environments are present, other types of coupling seals may be required. Alternatively, a range of fully chemical resistant pipes is available as are pipes and fittings for high temperature operations.

T.T PROVIDING COMPLETE PUMPING SOLUTIONS

Trojan

- A compact complete unit supplied with pumps, valves and control panel.
- Ideal for waste water and sewage applications
- Easily installed and maintained
- Applicable where a conventional below ground pumping station is not an option.

READY SUMP®

- Smooth and clean design
- Rapid economic and safe installation
- Reduces health and safety risks on site
- Suitable for adaptable and private pumping stations
- Reduces construction time and costs

Planet Range

- Range of underground package pumping stations
- Efficient and Economical
- Pipework pre-assembled in chamber
- Ready for installation into the ground
- Supplied with controls for fully automatic operation
- Service Agreements available



www.ttpumps.com Tel: 01630 647200

Enq. 151

The Point Master Tool
Fast & accurate mortar replacement

Paving slabs
7 joints in 25 seconds

Brick Pointing
up to 10m² / hour

Easy to use
Robust design
For standard mortar

£19.95
+p&p*

Call us on:
0845 1160284

*Dispatched Same Day (Std p&p is £3.95)
Free postage on 2 or more tools!

Point Master (UK) Ltd, Oliver House, Station Road,
Great Chesterford, Suffolk, Essex CB10 1NY

www.pointmaster.co.uk

WATCH
DEMONSTRATION
VIDEO ONLINE!

Pro Pack
£35
incl p&p

Enq. 152

HbD Housebuilder & Developer



REGISTER ONLINE FOR...
In-print magazine • Digital magazine
Newsletter • Daily digests

www.hbdonline.co.uk

BIODIGESTER EST. 1987
sewage systems for the modern world

SEWAGE TREATMENT PLANTS FOR PROPERTIES WITHOUT MAINS DRAINAGE

- Simple process
- Simple installation
- Economical maintenance
- Tested to EN 12566 - Part 3

NEW 'T9' FOR 9 PERSONS

AIR BLOWERS AND SPARES

RAINWATER HARVESTING

'T6'



Tel: 01278 786104
Fax: 01278 793380
Email: sales@biodigester.com
www.biodigester.com
Burnham Environmental Services Ltd.

Enq. 154



Kitchen appliances can sell homes

Tim Spann, brand manager at Teka UK, explains why the clever use of kitchen appliances is so important to today's homebuyers

The kitchen has evolved – what used to be a place of function where you simply cooked, ate, cleaned and moved on, has gone. Today's kitchen is much more of a social hub, a place where people gather, entertain, play, and work, and with many new homes adopting an open-plan design, it is often a seamless extension of the general living area. This new-found identity means the style, practicality and function of the various kitchen appliances have never been so important in creating a desirable consumer lifestyle that housebuilders and developers can utilise to help sell homes.

This emergence of the kitchen as a multi-functional living space has been matched by a change in the appliances available to developers. What was once a simple task of 'choose by function' now has to be matched by considering current fashion, styles, technologies and innovation. Consumers are far savvier than they have ever been and this means they are far more demanding in what they expect from a new home as standard. Aspirational imagery in magazines and

from the various lifestyle television programmes are all playing their part too. What customers see is what they want – regardless of whether it will actually be used to its fullest potential. This means stylishly designed kitchen furniture, complemented with good looking, coordinated ovens, hobs, hoods, fridge freezers, dishwashers and washing machines, as well as 'wow-factor' appliances such as wine coolers, steam ovens and coffee makers. And let's not forget the kitchen sink. With dishwashers now the norm, even sinks and taps have been released from a function-only place to become almost appliances in themselves with new styles and designs arriving all the time. Some sinks are even boasting 'touch' controls and other innovative functions that are growing in popularity. In fact, technology has crept into all appliances, bringing practical benefits such as energy saving functions, new levels of safety and controllability, but many now also offer 'connected' functions for so-called smart operation, integrating with home networks, mobile phones and the internet.

"This emergence of the kitchen as a multi-functional living space has been matched by a change in the appliances available to developers. What was once a simple task of 'choose by function' now has to be matched by considering current fashion, styles, technologies and innovation"

While these new levels of innovation and technology may still seem a little extreme for some, they are becoming increasingly popular with consumers – the home buyer – and should not be ignored. All technology comes of age, and this is starting to happen within the kitchen. Housebuilders and developers should also never underestimate the appeal of a cool feature.

However, a kitchen is still the place to cook, and inspired by the many cooking programmes,



consumers want ever better functionality from their appliances too. Combined functions such as traditional oven and microwave, or new cooking appliances such as steam or 'sousvide' ovens are more commonplace and can offer that unique touch to a kitchen. Induction hobs, once the preserve of high-end homes, have dropped in price enormously as technology has evolved and economies of scale put them in reach of even the most modest kitchen design. As a selling point induction hobs have many attractions, not least their safety and energy efficiency.

In recent years compact appliances have come to the forefront of kitchen design, allowing modest-sized kitchens to be created, that are packed with feature-rich appliances, whilst optimising the available space. In fact, design-wise, these compacts can be used to great effect when arranged side-by-side or stacked two-by-two. As well as looking extremely contemporary and stylish, they also bring a number of advantages too. Typically, the three appliances chosen would include a compact oven, a combi-microwave, and then either / or a combi-steam oven or a second oven. A coffee machine can be added if looking

"Integrated appliances from fridge freezers to washing machines and dishwashers project an image of space through the seamless clean lines they present"

to create a block of four. In fact, integrated appliances from fridge freezers to washing machines and dishwashers project an image of space through the seamless clean lines they present. With space a premium, clever use of integrated products can open a kitchen up visually and, if space is really limited, multifunctional combo ovens can be considered. These combo ovens offer all the practicality and functionality of a double oven, yet they fit into the same space as a single oven. This can be a great selling feature for a small kitchen offering a clever solution that buyers will appreciate.

Of course at the other end, the popularity of side-by-side 'American' style fridge freezers can, if space permits, make quite a visual statement

too and even a small discretely placed wine chiller can be aspirational. An 'I like that...' appliance or feature is something that can make a kitchen and consequently a home stand out.

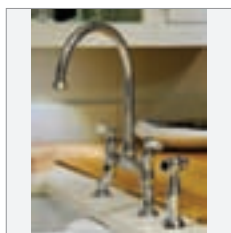
Materials have moved on too and the fashionable metallic look will remain the most popular finish for the foreseeable future. However choice is now available here too with aluminium gaining popularity to rival stainless-steel. Mixed materials such as glass with metal, can make a nice touch.

Sourcing a dedicated appliance distributor and installer can also help the housebuilder and developer with product selection and choice, as well as advice on the latest trends to reflect the style and target market of the housing development. Some companies can help take care of the complete kitchen appliance supply chain process, providing help from pre-site surveys to delivery, fit and after-sales service, which can make the whole process much simpler.

The potential of the kitchen to sell a new home is something housebuilders and developers should not dismiss. Get it right from appliances to design, and the selling is done for you.

Enq. 155

Abode Astbury bridge mixer tap



The inspiration for the Heritage collection of kitchen brassware comes from the classic era of British design and manufacturing, with refined and distinctive styles that will bring a fashion statement to any kitchen. The Astbury bridge mixer tap from the **Abode** Distinctly Heritage range reflects a golden era in brassware design, with its

curvaceous shapes and fluid lines forged in the past, but with the technology utilised in its manufacture, very much today. The taps take their form from both traditional and contemporary styling.

01226 283434 www.abode.eu

Enq. 156

Classic butler sink from Shaws of Darwen



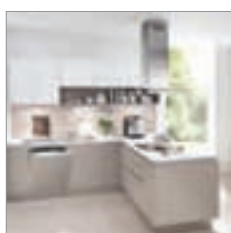
This deep, heavyweight Victorian style, English made fireclay ceramic sink from **Shaws of Darwen** has a round overflow and central 3½" waste outlet. This beautiful Classic Butler 'statement' sink is available in White and Biscuit finishes and can be completed with a basket strainer waste complete with ceramic indices with the Shaws logo, to 'finish off

the look'. Shaws recommend, due to the weight of the Classic Butler sink, that bespoke cabinetry is in place prior to installation. For more information visit the Shaws of Darwen website.

01254 775111 www.shawsofdarwen.com

Enq. 157

Open plan kitchens



Open plan kitchens are becoming increasingly popular with prospective buyers. Housebuilders can go above and beyond expectations by carefully selecting appliances that are quiet and therefore ideal for open living spaces. The **Grundig** GEBM34001 is one of the world's most energy efficient and silent ovens.

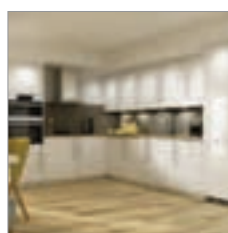
Operating at 41 dB, it makes less than half

the amount of noise of a standard oven. Grundig appliances all come with a five year parts and labour warranty, offering peace of mind to both the owner and yourself.

01923 818 121 www.grundig.co.uk

Enq. 158

Smith's Space Saver SS80, a narrower fit

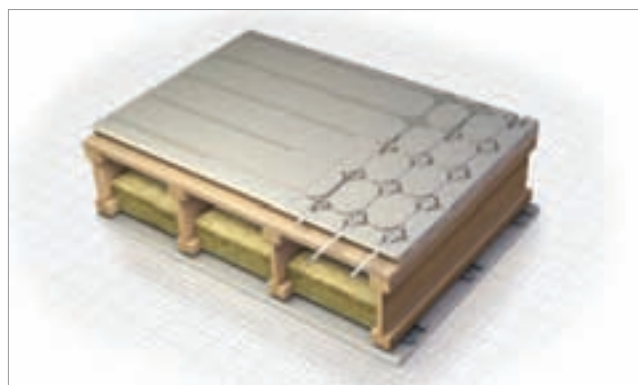


Smith's Fan Convector has launched a new version of its market-leading Space Saver plinth heater to fit 80mm plinth heights. The new slim-line SS80 kitchen heater from Smith's is the only plinth heater available in Europe that fits IKEA-style 80mm plinth heights. Smith's has designed the new plinth heater to fit much narrower plinths found in kitchen

designs popular from Scandinavia and Germany. Like its taller counterparts, installing the Space Saver SS80 frees up wall space for extra wall surfaces and more storage or desirable kitchen appliances.

01245 324 900 www.smiths-env.co.uk

Enq. 159



AcoustiPanel™ 14

This new acoustic solution from **Nu-Heat**, produced in partnership with Knauf, comprises a pre-routed Knauf gypsum board bonded to acoustic fibreboard, into which Nu-Heat's 14mm tube system is neatly installed. The tongue and groove panels offer high thermal conductivity allowing a quick transfer of heat into the room and create a stable, monolithic floor finish with minimal movement. Exceeding Part E, this solution is particularly suited to new build and conversion apartments where an efficient and discreet underfloor system is required as an integral part of an acoustically secure system that is simple to install. The UFH system offers heating and floor deck in a single solution over a solid or timber floors; a low profile UFH solution combined with outstanding acoustic properties, exceeding Part E; minimal height build-up at just 33mm; low weight solution at only 25.8 kg/m² and a sustainable solution, made up of a minimum of 60 per cent recycled product.

01404 540650 www.nu-heat.co.uk/ap14

Enq. 160



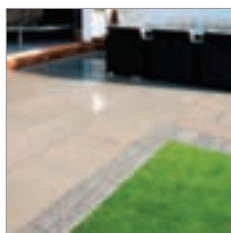
Specflue unveils Pellet cooker range

Specflue, a leading supplier of flue systems, wood burning stoves and renewable heat products, is launching a new range of pellet cookers. Manufactured by J Corradi through MCZ, one of the first companies in Europe to introduce pellet technology, the cookers will be distributed solely by Specflue in the UK. These are a smarter, more eco friendly addition to the family of range cookers. They can be used to cook all year round and act as a room heater in the cold winter months. One of the models, the Neos 155 PGE, comes with pellet and electric ovens, eliminating the need for an additional cooker in the kitchen for use in the summer. The cookers are controllable, energy efficient and the fuel can be easily stored. They are competitively priced and can be installed in any home, as long as there is the necessary space for the flue. Initially, two models will be available, the Neos 155 PGE, which in addition to the two ovens, has the option of gas, electric, ceramic or induction hob, and the Neos 90P with a ventilated pellet oven only.

0333 999 7974 www.specflue.com

Enq. 161

Brett's 'Approved Installer Scheme'



Following on from the success of its annual Brett Approved Installer Award ceremony, **Brett Landscaping** has undertaken key research to discover why Brett Approved Installers find the scheme so beneficial, both for their individual business development and professional progression. Key findings include the marketing support provided by Brett

Landscaping to BAIs, reward incentives that can be used to obtain discounts on paving purchases and the boost in credibility that comes from winning a BAI Award.

0845 60 80 570 www.brettpaving.co.uk

Enq. 162

The Plain House



PAARL Energy Ltd based in Surrey selected **Redland's** Rosemary Clay Craftsman tile because of its quality for their construction of a new luxury family home in the Surrey hills. The handcrafted finish of the Rosemary Clay Craftsman features a variable hanging length and random textured surfaces to create a handmade weathered look while retaining

all the qualities and benefits of a brand new, machine-made tile. Affectionately named The Plain House, the property didn't even hit the market before it was bought for the asking price of £2.5 million.

08708 702595 www.redland.co.uk

Enq. 163




Rooftop installation of Intecto PV Tile


The first installation of **Romag's** new Intecto integrated PV roof tile has recently been completed in a new housing development in the North East of England. The ground-breaking new concept in building, integrated PV combines renewable energy generation with a conventional colour matched tile design to enable the PV cell to blend seamlessly into a conventional roofscape. The new PV tiles are fitted simply and securely onto wood roofing battens using traditional roofing practices, with a guaranteed fixing system enabling the frameless Intecto units to sit flush with the conventional interlocking tiles. The special solar roof tiles incorporate the same high quality PV cells used in Romag's existing range of PV products, enabling the new system to provide the same weatherproofing and protection measures provided by traditional tiles, but with the added benefit of renewable energy generation.

01207 500000 www.romag.co.uk

Enq. 164






**TERRACE & PATIO
PAVING**



BALCONY
BBQ AREA
GARDEN
COURTYARD
TERRACE
PAVING
DRIVEWAY
PATIO

20MM PORCELAIN PAVING

THE STONE & CERAMIC WAREHOUSE
51 - 53 STIRLING ROAD, CHISWICK,
LONDON, W3 8DJ

020 8993 5545

WWW.SACWPAVING.CO.UK

Enq. 165



for your life
for a lifetime




You want to enjoy the health benefits of a swimming pool. But you can't really justify the time and trouble that maintaining a full size pool demands.

The Swimspa by Spa De La Mare is an all year round swimming machine and hydrotherapy massage spa in one, for indoor or outdoor use. Built to exacting standards in the Channel Islands, it is the ultimate low maintenance solution for busy people. Prices start from a refreshing £17,500.

For a brochure please call
01481 701333
www.spadelamare.com



swimspa

Enq. 166

Refresh roofline with Anthracite Grey woodgrain



With the increasing popularity of grey window frames and colour composite doors, **Freefoam**, a leading manufacturer of a wide range of innovative products for the building industry in the UK, Ireland and Mainland Europe, announces the addition of Anthracite Grey woodgrain to its extensive roofline range. Six widths of Fascia and eight widths of Soffit along with matching corners, joiners and trims in RAL 7016 equivalent gives specifiers, property developers and installers a comprehensive product range with an attractive contemporary woodgrain finish. Freefoam woodgrain products are manufactured using Exofol PVC film provided by leading supplier Renolit. This robust exterior grade film consists of two layers, the woodgrain finish in the base film uses Solar Shield Technology to protect the cladding against excessive heat build-up and the upper transparent layer prevents against fading caused by UV radiation or other weathering effects. This technology allows Freefoam to offer a 10 year guarantee on all woodgrain cladding products. These additions underline Freefoam's position as the colour specialist. In addition to its foil products, Freefoam manufactures a range of co-extruded fascia, soffit and trims in 10 colours using its patented Colormax™ technology. Featuring built in colourfastness, colour variety, and reliable colour matching.

Enq. 167

Skanska specifies Cygnus wireless alarm



The Monument Building in the heart of the City of London is one of the current projects to use **Bull Products'** latest Cygnus wireless alarm system during construction works. The Cygnus alarm system can link as many as 480 alarm and detector units in different zones. Each unit in the system can provide the panel with information at regular intervals. This

explicit information confirms the unit is still present and what the battery status of each device is. Bull Products offers a full one-year guarantee on all Cygnus devices and provides high levels of technical, on-site and after-sales service support.

Enq. 168

Don't be left in the dark



DANLERS range of PIR Occupancy Switches with 'Step Down' illuminance for dimmable ballasts with 1-10VDC input are ideal for use in corridors, stairwells and car parks when energy saving is required. These easy to install controls switch lights on to 100 per cent when an area is occupied, then when non-occupied will switch the ballast to a preset

lower light level. An adjustable time lag function controls the time that elapses before switching to a lower light level, an 'inhibit on' photocell prevents lights from switching on in areas with plenty of ambient light.

01249 443377 www.danlers.co.uk

Enq. 169

Heritage Clay Tiles Ltd
Yesterday's Traditions Today's Choices Tomorrow's Heritage

Heritage Clay Tiles are the leading manufacturer and supplier of high quality handmade and hand crafted clay roof tiles.

		
Clayhall Medium (Hand Crafted)	Clayhall Red (Hand Crafted)	Clayhall Dark (Hand Crafted)
		
Edwardian (Hand Made)	Hamlet (Hand Crafted)	Birchwood Mix (Hand Crafted)

For samples and expert advice, please call.
To view our extensive range of other products, visit our website at:
www.heritageclaytiles.co.uk
or email **sales@heritageclaytiles.co.uk**

Southern Office 01708 853 953 Northern Office 0121 313 1939

Enq. 170



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. They are simply activated by the slide-on back plate, so 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.

01753 766392 www.smoke-alarms.co.uk

Enq. 171



The role of security in social housing

Vivienne Taylor, specifications manager for Yale Door and Window Solutions, considers social attitudes surrounding mixed-tenure housing, and the impact that has on security design and decision-making

For most housebuilders and developers, involvement with social housing has traditionally occurred through two routes. Firstly, through section 106 agreements. Or, for a small number, through direct involvement in the construction of new social housing – although as figures show this has become a static market due to issues around funding.

When involved with social housing through section 106, housebuilders and developers will often be dealing with mixed tenure developments, consisting of both social housing and privately owned homes. This presents a unique set of challenges.

There is often a social attitude, whether real or perceived, that the presence of social tenants brings with it an increase in antisocial behaviour, and owner-occupiers can be concerned that this will have a negative impact on the value of their property.

A report from the Chartered Institute of

Housing Scotland which looks at ‘The challenges of developing and managing mixed tenure housing’, says that: “In relation to management issues, particular challenges have been encountered around managing owners’ expectations about the landlord/factor ‘dealing with’ anti social behaviour caused by – or perceived as being caused by – social housing tenants.” Although the report is from 2012, this is still an issue that applies across the UK today, but it is important to note the difference between reality and perception.

If it is a reality, then improved security can provide real solutions for some of these anti social behaviours. If it’s perception though, a so-called tenure blind approach – where all houses are made similar in design so as to mask the type of occupancy – is said to be crucial to the success of a mixed tenure development.

Regardless of whether perception or misperception, many social issues can be mitigated, or avoided all together, by the clever use of thought-out security. By also approaching this in a tenure blind way, residents will feel that all properties have the same high level of protection in place, whether social housing or private tenure.

The design of the housing development should also be considered more broadly. The use of light open spaces, along with good perimeter security can make a big difference. The presence of CCTV and alarm systems can also go a long way to helping people to feel safer.

Fitting proven, secure door and window locks as standard helps to make people feel protected. This particularly applies to blocks of flats with split-levels, as not only will the communal entrance need to be considered, but there also must be the appropriate level of security at each different floor of the building.

External timber doors should be secured using a mortice lock and/or nightlatch that meets British Standard BS3621. For a PVCu or composite door it is a good idea to upgrade the euro profile cylinder in the multipoint lock to a British Standard TS007 3 star Kitemark cylinder. All windows – upstairs and downstairs – should have at least one appropriate lock.

An example of one of the security issues being faced is that of follow on crime, where a resident has been followed into a building. This can be a particular issue in communal buildings such as flats. Out of natural politeness people often assume that someone has the right to be in the building and may leave the door open behind them to allow access. Letting someone into a building can result in nuisance door to door callers dropping leaflets through letterboxes, or in the worst-case scenarios, it could also lead to opportunist theft, or even stalking. If someone is being stalked or harassed then they may need to access a building quickly, with the door locking securely behind them so that the pursuer cannot follow. This demonstrates the important role

Continued overleaf...

“Regardless of whether perception or misperception, many social issues can be mitigated, or avoided all together, by the clever use of thought-out security”

“Social housing is built to meet the same exacting building regulations of any new build. It is often the case that even higher standards are required than the private equivalents, and more demanding sustainability targets are set. This is due to more attention being given to the issue of lifetime costing because the landlord is responsible for the maintenance and repairs over the whole lifetime of the building”

which security plays.

A general focus must be given to reducing opportunistic crime. An example of one such crime is lock snapping. This requires little or no experience or skill, meaning that many properties are at risk of attack. Relying on sheer brute force, using simple tools such as hammers or screwdrivers to snap the lock, it has been shown that criminals can gain access to a property in just 15 seconds.

Developed in conjunction with the Door and Hardware Federation, the TS007 standard is designed to combat lock snapping and offers comparable levels of cylinder security to those already found in complete door assemblies rated to PAS 24 and complete lock assemblies rated to BS and PAS 3621/10621.

By fitting well-known security solutions from trusted brands, such as TS007 accredited cylinders to combat lock snapping, reassurance is provided to both private occupiers and tenants that their homes are secure.

Social housing is built to meet the same exacting building regulations of any new build. It is often the case that even higher standards are required than the private equivalents, and more demanding sustainability targets are set. This is due to more attention being given to the issue of lifetime costing because the landlord is responsible for the maintenance and repairs over the whole lifetime of the building. This factor is just one of the reasons why standardising on a limited range of security products, such as door and window locks, can be a real advantage as it will make identification of parts and availability of replacements much easier in the future.

In reality the security issues surrounding social housing are no more onerous than normal private tenure housing if given sufficient thought ahead of time, and if a planned consistent approach is considered. By factoring in such assurances as meeting the required standards, the occupier – whether social tenant or private owner – can be provided with the confidence that their home is safe and secure. Enq. 172



Twyford extends its range to aid accessibility



Aiming to support multi-generational living and aid with accessibility, **Twyford** has extended its popular Opal bath range to include a tread pattern, adding seven new variations to its product offer. The tread covers the full length of the base and the baths also have the option of chrome hand grips. They are available now and come with the total assurance of a 25 year

guarantee. The new models are all made from acrylic, which is warm to the touch and has excellent heat retention properties, as well as being easy to clean.

01270 879777 www.twyfordbathrooms.com

Enq. 173

Wealden gains from Panasonic heat pumps



Panasonic's Aquarea air source heat pumps have a COP of 5.08, meaning for every one unit of heat the pump consumes, a further 5.08 units of heat is created. This will reduce the Wealden District's carbon footprint by an impressive 5000 tonnes over the next seven years and, on average, will save tenants £500 a year on heating bills. By

replacing oil boilers and inefficient storage heaters, Wealden District Council has also seen a significant reduction in maintenance costs and breakdown call outs. The council are now considering heat pumps for all their off gas small properties within the Wealden District. Enq. 174

A sound solution for affordable housing



The Profloor Dynamic Batten System has again been chosen by Jarvis Contracting, this time for a new affordable housing development of nine apartments in Watford. The system supplied by the **A. Proctor Group** will be benefitting residents' quality of life in the new block, thanks to its acoustic performance. The Profloor Dynamic Batten System is

specified and detailed in a similar way to a standard batten, but has the added advantage of providing effective isolation of the floor finish from the structure, reducing sound transmission.

01250 872261 www.proctorgroup.com

Enq. 175

First UK project for new Timclad range



For its first UK installation, new Timclad exterior cladding has provided the finishing touch for two four-bedroom high quality, high specification houses in an upmarket area on England's south coast. This factory-painted end-matched exterior cladding is available in the UK through **Timbmet**, one of the country's leading suppliers of timber and timber

related products. Timclad exterior cladding was chosen not only for the superior quality of the timber and its production, but also for its ease of installation, choice of colours and sustainability credentials.

01865 860303 www.timbmet.co.uk

Enq. 176

POOR INDOOR AIR QUALITY? INADEQUATE VENTILATION?



PREVENT THIS BY INSTALLING THE MOST EFFICIENT
CONTINUOUS EXTRACT FAN ON THE MARKET

The **MORI dMEV** has half the running cost of the current market leader. To [arrange a demonstration](#), please email your contact details to residential@eltafans.co.uk.

TEL: +44 (0) 1384 275803
EMAIL: RESIDENTIAL@ELTAFANS.CO.UK

WWW.HOMEVENT.CO.UK



Enq. 177



The UK's leading supplier of non-slip timber decking.

- Softwoods & hardwoods
- Aggregate & rubber infills
- 15 year in service life
- Nationwide delivery
- Bespoke cutting service
- Custom profiles available

Visit our website to see our full product range
www.gripsure.co.uk

+44 (0) 1726 844616

info@gripsure.co.uk

Enq. 178



CLAD
QUALITY TIMBER CLADDING

Q-Clad pre-painted, fine sawn, featheredge (rebated) timber cladding. Available in white or black. PEFC certified



garden
QUALITY GARDEN PRODUCTS

Q-Deck Multi-purpose Screening lath. An easy way to create great looking privacy garden screening and deck balustrading.



DECK
QUALITY DECKING PRODUCTS

Q-Deck decking comes in a wide variety of styles and finishes. Choose from: hardwood, softwood, anti-slip, thermowood and wood plastic composite.





Buy online via www.qualitydecking.co.uk
Tel: (0800) 849 6339 (Mon-Fri 9-5pm)

Enq. 179



tdca
TIMBER DECKING AND CLADDING ASSOCIATION



Look out for DeckMark™ and CladMark™, it's your sign of quality

Online resources to help you design and build solid and long lasting decking and cladding structures in wood.

Your route to independently accredited materials, accessories, designers and installers.

Decking: www.tda.org.uk
Cladding: www.timbercladding.org
info@tdca.org.uk | 01977 558147





Enq. 180

Competitive engineered timber joist floor solutions

A partnership of industry leaders to design and supply quality, simple and safe to install structural timber floor systems. Tailored to suit your needs, guaranteed on-site operational cost effectiveness and delivery nationwide.

T: **01159 306008** www.donaldsontimberengineering.co.uk



Enq. 181

Specifying timber for your project's exterior

Nick Taylor of Silva Timber Products Ltd discusses the versatile nature of wood, and how to choose the perfect species of timber for your project's exterior

Wood is nature's most versatile and unique material. The fact that it has been used in building for hundreds, even thousands of years is perhaps not surprising when you consider some of its impressive attributes. Wood is strong, durable, long lasting, restorable, recyclable, renewable and of course, attractive. The fact that no two pieces of wood are the same only adds to its appeal. With its myriad of grain patterns, characteristics and colour tones, wood is a beautiful material that cannot be replicated by man-made products. If installed and finished correctly, wood can last externally for decades without being replaced. It has one of the most efficient life cost cycles in the construction industry.

Being 100 per cent natural and highly versatile, it's guaranteed to provide a stunning finish to any commercial or residential project.

What species should I use?

There are many different wood species on the market, so it's worth considering firstly what the timber will be used for; decking, cladding, fencing etc. then how you want your project to look and feel. There are some beautiful wood species out there for a range of uses, including:

Western Red Cedar: Most commonly used for cladding, decking, fencing and roofing. A beautiful softwood which is resistant to both insects and rot and is extremely lightweight and durable. It is ideally suited to exterior and interior use and can be used for a range of applications. Over time it ages to a stunning silvery grey but also takes wood stain exceptionally well, making it easy to achieve your desired look.

Siberian Larch: Another naturally durable softwood most commonly used for cladding purposes due to its excellent durability, high density, and lifespan, not to mention its aesthetic appeal.

If using a tropical hardwood, it's worth considering a lesser-known species too; high commercial demand for certain wood species has put pressure on available stocks. In some cases to preserve biodiversity, countries around the world have banned the trade of certain species, while other species are difficult to source or prohibitively expensive. There are hundreds of species in the world that offer similar aesthetic



appeal and performance to traditionally harvested species. The cost of these species is relatively low because they are under-used and abundant.

Mandioqueira is a perfect example of a lesser known timber species that is ideal for exterior applications. This naturally decay resistant tropical hardwood species offers excellent performance, being dimensionally stable and highly durable. It's very attractive too with unique colours coming through, including pinkish brown to red brown, sometimes olive brown tones.

Lesser-known tropical species offer three distinct advantages:

- They can often substitute better-known species in terms of performance and aesthetics whilst being more cost effective.
- The many different species of wood available with rich, truly exotic colours and textures provide new design opportunities for your project.
- The use of lesser-known timbers can alleviate pressure on well-known timber species and increase the economic viability of sustainable forest management.

How do I make sure my timber is sustainably sourced?

Using lesser-known species is also a great way to support the environment, by utilising a

range of timbers we can ensure that species are not exhausted and put under threat of extinction. The CITES list (the Convention on International Trade in Endangered Species of Wild Fauna and Flora) is a great resource and offers a way to check if a species is endangered before you complete your purchase.

There are several things to look out for when purchasing timber. Awareness of FSC (Forest Stewardship Council) and PEFC (Programme for the Endorsement of Forest Certification) has risen over the last decade and most timber suppliers will be able to offer certified timber.

How do I protect the timber?

Protecting timber with a suitable finish is an important but often overlooked step.

Traditional exterior finishes form a film over the wood to seal out moisture; however this type of finish is prone to failure if the film fails or becomes damaged and allows water to penetrate. Once water gets behind the film it can cause the finish to crack, peel and flake, and the only remedy is to strip off the failed finish and start again – an extremely time consuming and costly process.

Many traditional solvent-based finishes also contain VOC's (Volatile Organic Compounds), which continually emit chemicals that can have long-term health effects for years after application. To reduce the VOC levels in their products

Continued overleaf...

“Using lesser-known species is also a great way to support the environment, by utilising a range of timbers we can ensure that species are not exhausted and put under threat of extinction”

some manufacturers have switched to water based finishes.

You can have the best of oil based and water based finishes with a water-bourne alkyd based finish; which contains no VOC's and is environmentally friendly. It works by using water to carry modified natural oils and resins deep into the wood's cell structure. The water then evaporates allowing the finish to bond directly with the wood substrate enabling the wood to breathe while forming a tough, durable barrier that won't crack, peel or blister. If the timber is well maintained it will grow old gracefully and will not discolour.

When deciding on a stain it's important to understand the characteristics of the timber species it is being applied to. The effect of the stain will vary, depending on texture, grain,



colour and porosity, so always check the colour on samples of the timber being used. There are various staining options; natural and translucent tones, which let the beauty of the wood shine through or saturated and ultra saturated tones that provide a more solid colour appearance to the timber.

The key to an excellent finish is preparation; always ensure that the timber is clean and dry and

begin by sanding the surface with an orbital sander using 60 grit sandpaper. Sanding the timber thoroughly removes mill glaze and creates an even surface and a slight texture that allows the stain/finish to penetrate the wood, providing an even, consistent and long-lasting finish. Studies have proven that sanding can extend the life of a finish by up to three times compared to an unsanded surface.

Enq. 182



Silva branches out with yellow cedar

Silva Timber Products has expanded its product range by becoming the UK's first supplier of yellow cedar shingles and shakes. The firm has reached a deal to import the wood from British Columbia in Canada. Yellow cedar is one of the world's most durable woods and its consistent grain structure means it is a good species for carving, joinery and carpentry. It grows along the Pacific coast of North America, from Alaska to Oregon, and is approved under the Programme for the Endorsement of Forest Certification. Originally used to make totem poles and canoes, yellow cedar nowadays has applications for roof and wall shingles as well as decking, garden furniture, flooring and cladding, stairs and landscaping. Silva Timber's deal follows a similar agreement earlier this year which saw it become the sole UK supplier of mandioqueira, a South American tropical hardwood. The company already supplies western red cedar to the UK market. Yellow cedar is its 15th new product line in the past year.

01514 953111 www.silvatimber.co.uk

Enq. 183



Latham supplies Western Red Cedar

Independent timber and panel product distributor, **James Latham**, recently supplied 880m² of Western Red Cedar for the construction of four luxury holiday homes in Talland, South East Cornwall. The timber was machined to a special tongue and groove cladding profile and was used for the exterior cladding of the impressive properties. It was specified for its durability and low maintenance qualities as well as its ability to retain an attractive appearance when weathered. Award winning London architectural practice, Mador Architects were commissioned to design these luxury properties which have been sold to individuals for second homes and investment opportunities. It was important that the Timber length was over 3.3m as they wanted to avoid butt joints which would spoil the facade's natural look and feel. With natural resistance to moisture, decay and insect damage, Western Red Cedar also offers outstanding dimensional stability, is lightweight and easy to work with and simple to finish and stain.

Enq. 184

neaco delivers clear views of the cricket

Photograph supplied courtesy
Cardy Construction



neaco's glass panelled balconies are helping to maximise the benefits of a unique outlook, overlooking Kent's County Cricket Ground at Lime Tree House, a prestigious apartment development in Canterbury designed by Clague Architects and built by Cardy Construction. neaco's UK business development manager, Peter Melia, said:

"Maximum visibility is one of the defining features of our balconies. The use of glass panels and minimal or no stanchions provides a transparent view and also makes the most of natural light with maximum sunlight penetration."

Enq. 185

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

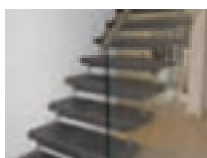
balconies offering picturesque riverside views. Sapphire provided 1,100 linear metres of glazed balustrades to around 120 balconies, both projecting and Juliette, and rooftop terraces at The Wharf. The balconies form an integrated part of the buildings' structure.

Enq. 186





specialist suppliers of
frameless and stainless glass
balustrades and unique
german staircases


Tel: 01425 611112 Fax: 01425 617773 sales@fivestars.ltd.uk
www.fivestars.ltd.uk

Enq. 187



MADE TO BE SEEN

Innovative **END SEAL** developed in partnership with house builders, fabricators and installers.

- High visibility for post installation inspection
- Colour coded for ease of installation
- No internal mortar or mastic reducing installation costs
- Improved air tightness
- Low thermal conductivity reducing cold bridging
- 60 minutes fire resistance
- Made from 100% recycled material

View our Cullen HV-GR installation animation by visiting www.hi-vis-gripper.co.uk or scan the QR code.



To find out more, call the Cullen Technical Team on
01592 771132, option 4

www.hi-vis-gripper.co.uk

Enq. 189

AIR CONDITIONING & VENTILATION

Beko Technologies Ltd
Tel: 01527 575778
www.beko-technologies.co.uk

Nuaire
Tel: 029 2088 5911
www.nuaire.co.uk

Space Air Conditioning
Tel: 01483 504 883
www.spaceair.co.uk

Wilo UK Ltd
Tel: 01283 523000
www.wilo.co.uk

AIR TIGHTNESS & TESTERS

BUILDING REGULATION COMPLIANCE TESTING
Part E: Sound Insulation
Part F: Ventilation
Part L: Air Tightness

BSRIA Compliance

- Fast Response
- Fully Accredited
- UK's No. 1
- Nationwide Service
- ATTMA Members
- Competitive Fees

Call Today: 0800 587 1000
Quote Ref: BS001 to receive a discount
compliance@bsria.co.uk www.bsria.co.uk

Enq. 501

01435 863500
www.hbdonline.co.uk

BALCONIES & BALUSTRADES

Balco Balcony Systems Ltd
Tel: 0800 652 4526
www.balcouk.com

Sapphire Balustrades
Tel: 0844 88 00 553
www.sapphirebalustrades.com

SG System Products
Tel: 01473 355907
www.sgsystemproductsipswich.co.uk

Windoor UK
Tel: 0870 067 88 10
www.windooruk.co.uk

BATHROOMS & SHOWERS

Lecico
Tel: 01234 244030
www.lecico.co.uk

BUILDING PRODUCTS & SERVICES

Alumasc Group
Tel: 01536 383844
www.alumasc.co.uk

British Gypsum
Tel: 0844 800 1991
www.british-gypsum.com

F H Brundle
Tel: 01708 25 35 45
www.fhbrundle.com

BUILDING PRODUCTS & SERVICES

Francis Flower Northern (Gypsol)
Tel: 01928 574574
www.francisflower.co.uk

Lindab
Tel: 0121 585 27 80
www.lindab.co.uk

NHBC
Tel: 0844 633 1000
www.nhbc.co.uk

Norbord
Tel: 01786 812921
www.norbord.co.uk

Proctor Group
Tel: 01250 872261
www.proctorgroup.com

Roger Bullivant
Tel: 01283 511115
www.roger-bullivant.co.uk

SIG plc
Tel: 0114 285 6300
www.sigplc.com

Swish Building Products
Tel: 01827 317200
www.swishbp.co.uk

Tarmac / Lovell
Tel: 0800 917 8888
www.tarmac.co.uk

Terram Ltd
Tel: 01621 874200
www.terram.com

Wienerberger
Tel: 0161 491 8200
www.wienerberger.co.uk

To get your company listed
here, contact us today on
01435 863500
or visit the HBD website
www.hbdonline.co.uk

CAD & SOFTWARE

Standing Stone
Tel: 01661 886653
www.standing-stone.co.uk

COATINGS, SEALANTS & PAINTS

Barrettine Group
Tel: 0117 960 0060
www.barrettine.co.uk

CONSERVATORY ROOFS

Made for Trade
Tel: 0844 335 1226
www.madefortrade.co

DECKING

Saige Longlife Decking
Tel: 01789 721576
www.saigedecking.com

DOORS & WINDOWS

SASH WINDOW LOCKS

ROLA

ROLA

www.sashwindowlock.com
TEL: 0844 482 20 34 FAX 01708 768 825

Enq. 502

Marlin Specialist Glazing Solutions
Tel: 01535 603909
www.marlinwindows.co.uk

SKAALA
Tel: 01224 224 567
www.skaala.com

To get your company listed here,
contact us today on
01435 863500

FINANCE & INSURANCE

UNITED TRUST BANK

**Development finance
with clearer vision**

Call us today 020 7190 5555
www.utbank.co.uk

WE UNDERSTAND
Specialist Banking

FINANCE & INSURANCE

**Business Lending Group –
BLG Development finance**
Tel: 0845 465 6500
www.business-lending.co.uk

Trade Direct Insurance Services
Tel: 01635 37844
www.tradedirectinsurance.co.uk

Moody Venture Capital
Tel: 01277 354222
www.mvfinance.co.uk

To get your company listed
here, contact us today on
01435 863500
www.hbdonline.co.uk

FIRES & FIREPLACES

Clearview Stoves
Tel: 01588 650401
www.clearviewstoves.com

Specflue
Tel: 0800 9020220
www.specflue.com

**PINCKNEY GREEN
FIREPLACES**
Makers of Fireplaces from
Natural Stone
For a Free brochure call
01179 372 555
www.pinckneygreen.co.uk

Enq. 503

FLOOD CONTROL

CPLC Water
Tel: 01249 750709
www.floodandwatermanagement.co.uk

FLOORS & FLOORING

IVC Group
Tel: 07799 896522
www.ivcgroup.com

Enq. 504

FOLDING SLIDING DOORS

Folding Sliding Door Company
Tel: 0845 644 6630
www.foldingslidingdoors.com

GLASS & GLAZING

Selectaglaze Ltd
Tel: 01727 837271
www.selectaglaze.co.uk

Vision Rooflights
Tel: 0116 279 1900
www.visionrooflights.co.uk

www.hbdonline.co.uk

HEATING, VENTILATION & PLUMBING



Enq. 505

Encasement

Tel: 01733 266 889
www.encasement.co.uk

Envirovent

Tel: 0121 685 2100
www.eaton.com

Mitsubishi Electrical

Tel: 01707 276100
www.mitsubishielectric.co.uk

Panasonic Electric Works

Tel: 01908 231555
www.panasonic-electric-works.co.uk

INSECT SCREENS



Enq. 506

INSULATION

Cellecta

Tel: 08456 717174
www.cellecta.co.uk

Celotex Ltd

Tel: 01473 820850
www.celotex.co.uk

Kingspan Insulation

Tel: 01544 388 601
www.kingspaninsulation.co.uk

Knauf Insulation

Tel: 0844 8000135
www.knaufinsulation.co.uk

Rockwool

Tel: 01656 862 621
www.rockwool.co.uk

IRONMONGERY

Ironmongery Direct

(Essex Fittings Ltd)
Tel: 0808 168 28 28
www.ironmongerydirect.com

KITCHENS & APPLIANCES

Indesit Company

Tel: 08000 921 922
www.indesit.co.uk

Shaws of Darwen

Tel: 01254 775111
www.shawsofdarwen.com

LIGHTING & ELECTRICAL

Eaton Electric Limited

Tel: 0121 685 2100
www.eaton.com

Mitsubishi Electrical

Tel: 01707 276100
www.mitsubishielectric.co.uk

Panasonic Electric Works

Tel: 01908 231555
www.panasonic-electric-works.co.uk

NATURAL STONE
LANDSCAPING PRODUCTS

Husqvarna

Tel: 0844 8444 570
www.husqvarnaco.uk

Jacksons Fencing

Tel: 01233 750393
www.jacksons-fencing.co.uk

Natural Paving Products (UK) Ltd

Tel: 0845 072 1150
www.naturalpaving.co.uk

OAK PRODUCTS

Courtyard Designs

Tel: 01568 760540
www.courtyarddesigns.co.uk

POWER TOOLS

Robert Bosch UK Ltd

Tel: 01895 838847
www.boschprofessional.com

PRODUCT APPROVAL & INSPECTION

British Board Of Agreement

Tel: 01923 665300
www.bbacerts.co.uk

Sitesafe Ltd

Tel: 01293 529977
www.siteafe.co.uk

01435 863500
www.hbdonline.co.uk

PROFESSIONAL SERVICES

Renault UK Ltd

Tel: 0844 335 0000
www.renault.co.uk

Robust Details Ltd (NHBC)

Tel: 0870 240 8209
www.robustdetails.com

Sky

Tel: 020 7705 3000
www.sky.com

PUMPING STATIONS

J T Pumps

Tel: 0844 414 5800
www.jtpumps.co.uk

To get your company listed here,
contact us today on
01435 863500

RAINWATER PRODUCTS

Aluminium Roofline Products

Tel: 0116 289 44 00
www.arp-ltd.com

RENEWABLES

SCHOTT UK Ltd

Tel: 01785 223166
www.schott.com/uk

ROOFING & CLADDING

Euroclad

Tel: 02920 790 722
www.euroclad.com

Eurocell Profiles

Tel: 0300 333 6525
www.eurocell.co.uk

Freefoam Building Products

Tel: 01604 591 110
www.freefoam.com

Marley Eternit

Tel: 01283 722588
www.marleyeternit.co.uk

Monier Redland

Tel: 08705 601000
www.monier.co.uk

National Federation of Roofing
Contractors (NFRC)

Tel: 020 7648 7663
www.nfrc.co.uk

Steadmans

Tel: 016974 78277
www.steadmans.co.uk

Steni UK Ltd

Tel: 01978 812111
www.steni.co.uk

SAFETY & SECURITY

Charter Specialist Security

Tel: 020 8507 7717
www.charter-security.co.uk

Fibregrid Ltd

Tel: 01440 712722
www.fibregrid.com

Safetyworks & Solutions

Tel: 01487 841 400
www.safetyworksandsolutions.co.uk

SEWAGE TREATMENT

TT Pumps Ltd

Tel: 01630 647200
www.ttpumps.com

SMOKE & FIRE PROTECTION

Kidde Fire Protection

Tel: 0800 917 0722
www.kiddesafetysolutions.co.uk

STONEMASONRY & MASONRY

Worcestershire Marble

Tel: 08454 503300
www.coolgranite.co.uk
www.coolsurfaces.co.uk

Haddonstone Ltd

Tel: 01604 770711
www.haddonstone.com

Sytek Uk Ltd

Tel: 01483 234 885
www.sytek.co.uk

TEMPORARY ACCOMMODATION



Enq. 507

TIMBER PRODUCTS

Hoppings Softwood Products PLC
(Q-Products)

Tel: 0800 849 6339
www.hoppings.co.uk

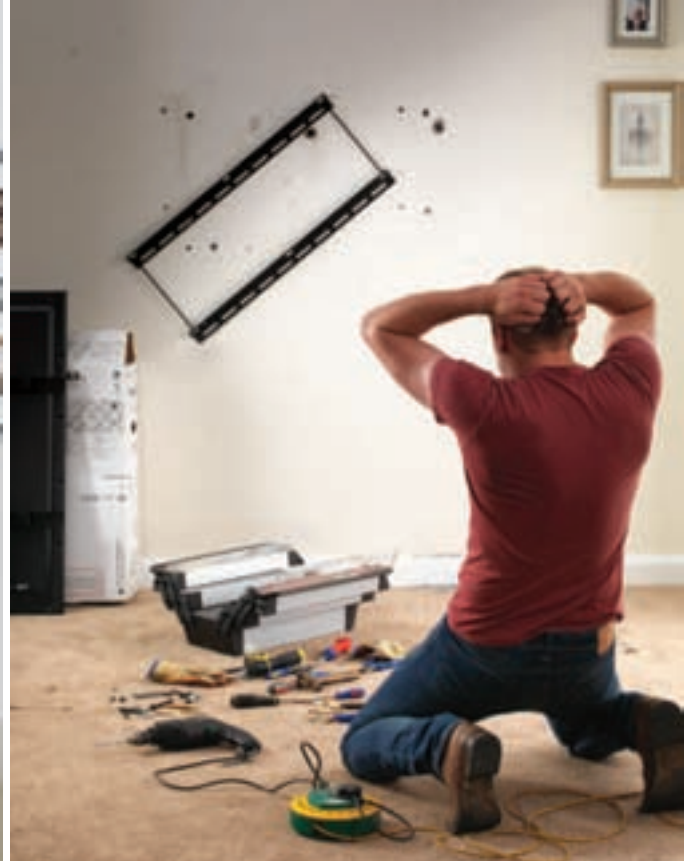
WATER STORAGE

Drayton Tank & Accessories Ltd

Tel: 0871 288 4213
www.draytontank.co.uk



LIFESTYLE WALL



Lifestyle Wall makes light work of hanging heavy items.

Lifestyle Wall is raising the standard in more ways than one.

1 1 1 5 11 1 1 5 1 1
1 ,
1 1 1 5 , , 11 1 1 1 ,
5 1 5 1 11 roomsmadeforyou.co.uk

Reader
Enquiry
402

