



HbD

Housebuilder & Developer

November 2015

**David Cameron
launches national
crusade to get
homes built**

**Government
publishes Housing
and Planning Bill**

**Sunday Times British
Homes Awards
announced**

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Cladding & Facades
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One Smithfield Square designed by MWA+D and Ryder for Muse Developments, Apartment of the Year in the 2015 Sunday Times British Homes Awards
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David Mote,
Housebuilder
& Developer
news editor

Editor's comment

We live in a time when the cross political party mantra is apparently, 'build as many as you can, as quickly as you can and we'll even find you land and change planning regulations to help you'.

According to recent Office of National Statistics construction figures housebuilding is up 83 per cent on the low point of 2009 and, according to David Cameron, we are about to join a crusade to get homes built. Great – where do I sign up?

The Prime Minister in his conservative party conference keynote speech said that: "A greater Britain must mean more families owning a home of their own. But the challenge is far, far bigger. The national crusade to get homes built means getting banks lending, government releasing land and planning being reformed."

What he forgot to say was that it also needs to get housebuilders building or should I say allow housebuilders to get building.

The housing sector has been building as fast as it can for well... forever while jumping over every hurdle thrown at it. But at last the government has started to understand the real obstacles that have slowed the construction of homes over the years and appear to be working towards a world of fast build homes – of all sizes. A good thing really – especially with the Director General of the DCLG at a recent conference asking the industry to build 200,000 starter homes.

But I guess if there is one thing the housing industry is good at, as well as building homes, it's taking on a challenge.

HOUSING BILL

Government publishes Housing and Planning Bill

The Prime Minister announced a historic new agreement with housing associations and the National Housing Federation that will extend the Right to Buy to 1.3 million more families across the country.

The proposals include a legal duty placed on local authorities to guarantee Starter Homes on all 'reasonably sized' new sites and to promote the initiative to first-time buyers in their area. Local authorities could also bid for a share of a £10 million Starter Homes Fund, which is part of a £36 million package to speed up the delivery of Starter Homes.

Brownfield sites identified on brownfield registers will get automatic planning permission in principle. The Bill will also give the Secretary of State further powers to intervene 'if local plans are not effectively delivered'.

Other measures include planning reforms to boost the self-build/custom build market. Local authorities must help allocate land to people who wish to build their own home. The Bill also extends Right to Buy to housing association tenants.

Speaking about the Bill the Prime Minister said: "A Greater Britain must mean more families having the security and stability of owning a home of their own. My government will do everything it can to help people buy a place of their own – at the heart of this is our ambition to build 1 million new homes by 2020."

IT'S ALL ABOUT IMAGE

Homebuilders must make the case for homebuilding

Speaking at the Build Show, part of UK Construction Week, Barratt Developments director of corporate affairs, Patrick Law said that homebuilders must 'get into the local community and make the case for homebuilding'. He believes that the industry must demonstrate to local people the real benefits the homebuilders and section 106 agreements can bring to existing communities.

He suggested that: "The industry has to work out its own reputation and win the case for new housing. If you look at opinion polls, people are getting more receptive to the idea of new housing. A lot of that is in the gift of housebuilders themselves. We need to make our case in a more proactive way."

A NATIONAL CRUSADE TO GET HOMES BUILT

David Cameron launches national crusade to get homes built

With the Conservatives positioning themselves throughout the general election as 'the party of working people' many housing commentators have been waiting to hear the Prime Minister explain how he intended to make the Tory dream of a property-owning democracy a reality.

The presumption in favour of residential development on brownfield land and the extension of 'Right to Buy' into the social housing sector were expected to form part of the Housing and Planning Bill. However, how was the government planning to accelerate property production and home ownership? This was partially answered, in advance of the publication of the Housing and Planning Bill, by David Cameron in his keynote speech at the Conservative Party Conference.

Using his speech to launch what he called 'a national crusade to get homes built' the Prime Minister said: "A greater Britain must mean more families owning a home of their own but the challenge is far, far bigger. The national crusade to get homes built means getting banks lending, government releasing land and planning being reformed."

"Increasing home ownership means something else. For years politicians have been building what they call affordable homes. But in many ways the phrase was deceptive – it basically meant homes that were only available to rent. What people want is homes they can actually own. So today I can announce a dramatic shift in housing policy in our country. Those old rules said to developers 'you can build on this site but only if you build affordable homes to rent'. We're replacing them with new rules. You can build here and those affordable homes can be available to buy. From generation rent to generation buy."

In theory this will see developers agreeing with councils to sell a proportion of each development as affordable homes at a reduction of 20 per cent of the market price. The amount each property can be sold for will be capped at £450,000 in London and £250,000 outside the capital.

The reaction to the Prime Minister's speech was swift and wide-ranging.

Home Builders Federation Executive Chairman, Stewart Baseley, welcomed the speech saying: "We supported the government's plans to deliver on its pledge to improve home ownership opportunities for young people. Over the past 25 years, as building new homes has become ever more costly and complex, output has fallen and the housing ladder has slipped further out of reach for many."

"Greater flexibility in the way affordable hous-

ing is provided should not only speed up the process of securing an implementable planning permission but also make more sites viable for new housing. This will in turn increase availability of homes of all types and help address the chronic shortage that has been allowed to develop. Housebuilders are committed to delivering high quality, low cost homes for a new generation of first-time buyers, if the policy environment allows them to."

Retirement houses

However, concerned that David Cameron's focus on affordable homes for the under forties ignores the needs of the older generation Churchill Retirement Living Chairman, Spencer McCarthy, said: "Measures to help young people get on the ladder and build more homes for them are vitally important. However, with so much focus on those at the start of the housing ladder, government must ensure an appropriate range of housing is also available to older people, and they are not left out of the housing mix."

"The Prime Minister's plans are an attempt to redress the chronic lack of housing supply in the UK. However, building more homes for first time buyers is not the only piece of this puzzle – another important part is bringing larger family housing back into the market to help 'second steppers' and house families."

"Older people can hold the key to this – by downsizing they free up larger family homes they no longer need – but they need specialist housing in the right location to move into."

"We've warned before that too much emphasis on building 'starter homes' will actually act as a barrier for this market, by creating too many homes of one type and not providing sufficient housing for older people."

"We look forward to seeing further detail – but hope common sense prevails when local authorities are making planning decisions, and they consider the needs of people of all ages, not just those at the start of the housing ladder. The PM's national crusade to get homes built must not exclude the elderly."

Financing smaller builders

Also commenting on the affordable housing part of the PM's speech and government's desire to build 200,000 new 'affordable' homes Funding Circle Head of Real Estate Finance, Luke Jooste said: "All of the political parties have failed to address a major issue holding back housebuilding, which is a lack of finance for small developers, who are the bedrock of a



healthy market.

"To meet demand, Britain needs to get finance to more small developers, whose market share has fallen from two-thirds in 1988 to just over a quarter in 2013. Large developers can only meet 50 to 60 per cent of demand, yet smaller developers continue to struggle to access finance through high street banks due to capital requirements and legacy issues from the financial crisis. More needs to be done to make small developers aware of the alternative finance options available to them. Online marketplaces are able to deliver the same level of credit assessment in a matter of weeks rather than months."

Developing affordable housing

Concerned about how the production of affordable housing will actually work Martin Clark, deputy CEO of Allia, a charitable organisation which supports organisations and people who develop affordable housing, said:

"Allia agrees that it is important to encourage people to build a stake in society. But it is already widely accepted that a discount of 20 per cent from market values – whether for sale or rent – does not do enough to assist those on lower incomes, especially in more expensive parts of the country."

"The only ways for government to create genuinely affordable housing – whether for sale or rent – are firstly to make public land available at a cost which allows a wider range of working families on lower incomes to start on the property ladder; and secondly, to create a planning category that zones such public land, and brings forward privately owned land identified as suitable, for the new affordable housing developments. Starter homes need to be available on a 'rent to buy' basis as well as outright purchase, in order to empower those who cannot yet make the jump to 80 per cent of market prices."

MORE INDUSTRY COMMENTS

Redrow: PM's housing reforms welcomed

National housebuilder Redrow Homes has welcomed reforms announced by the Prime Minister in his speech at the Conservative conference. David Cameron pledged to change "generation rent" into "generation buy", confirming the government's Starter Home initiative would go ahead and planning rules would be changed to allow housebuilders to build starter homes in place of affordable homes for social rent. John Tutte, Group chief executive for Redrow, said: "This announcement is a positive step towards ensuring enough homes are built to satisfy demand in the UK, including properties that first-time buyers can afford. Our aim is to provide housing for people at every stage of life."

BPF: Generation Rent should not be overlooked

The British Property Federation (BPF) has urged the government to focus on delivery of all housing tenures, not just owner-occupation, in response to Prime Minister David Cameron's announcement that national planning policy will be changed to allow developers to build and sell Starter Homes in place of affordable housing requirements.

The organisation has warned that, although initiatives to create more homes for sale are welcome, high house prices and the growing number of private renters in the UK means that more must be done to encourage the purpose-built rental sector, which has £30 billion ready to invest, and the potential to deliver a significant number of new homes.

BSRIA: a 'great British take-off' speech

Chief Executive of BSRIA, Julia Evans said: "The Prime Minister has set out a series of national challenges for the industry that BSRIA members will be able to identify with. It is encouraging to hear him making the housing crisis his focus with a pledge to a house-building programme including 200,000 new affordable houses a year – especially for first time buyers.

"BSRIA supports the Prime Minister's comments on 'growing our economy, especially in terms of infrastructure that will help create stepping stones for the greatness for our country'.

"Government must work closely with the industry to make sure the scheme works effectively for house-builders and prospective buyers alike."

SOCIAL HOUSING TENANTS' RIGHT TO BUY



Historic agreement will extend Right to Buy to 1.3 million more tenants

The Prime Minister recently announced a historic new agreement with housing associations and the National Housing Federation that will extend the Right to Buy to 1.3 million more families across the country.

working people.

"Right to Buy is a key part of this, offering a helping hand to millions of people who would have no hope of buying their own home without it.

"Today's historic agreement with housing associations and the National Housing Federation will extend that offer even more widely, while at the same time delivering thousands of new affordable homes across the country."

National Housing Federation Chief Executive, David Orr said: "This reflects our commitment to work in partnership with the government to deliver the commitment to extend Right to Buy, increase home ownership and boost the supply of desperately-needed homes across the country.

"This is a great offer for housing association tenants. It is also a great offer for the country, as our proposal means homes sold will be replaced, delivering an overall increase in housing supply.

"This is an ambitious sector that last year built more than one in three of the country's homes, matching each pound of taxpayers' money with £6 of its own. We will build more."

This would mean that every housing association tenant would have the right to purchase a home at Right to Buy level discounts (subject to the Right to Buy eligibility requirements). The presumption is that housing associations would sell the tenant the property in which they live.

The government would compensate the housing association for the discount offered to the tenant and housing associations would retain the sales receipt to enable them to reinvest in the delivery of new homes.

Housing associations would use sales proceeds to deliver new supply and would have flexibility to replace rented homes with other tenures such as shared ownership.

Speaking about the extension of Right to Buy to social housing, the Prime Minister David Cameron explained: "Some people said this would be impossible and that housing associations would never stand for it. Today we have secured a deal with housing associations to give their tenants the Right to Buy their home.

"That will mean the first tenants can start to buy their homes from next year."

Communities Secretary, Greg Clark said: "We're determined to ensure that home ownership is seen as a reasonable aspiration for

COMMENT



Crisis? What housing crisis?

Patrick Mooney of
Mooney Thompson Consulting
comments

Any housing association chiefs or council leaders who thought the new Housing and Planning Bill would set out a clear pathway for the housing sector have been cruelly disappointed.

With the country facing a real crisis of both housing supply and affordability, the government's reaction is to focus its efforts on promoting more new housing for sale. It is even playing a game with terminology, by changing the definition of affordability so private house-builders can avoid legal requirements to build social housing for rent at sub-market levels.

Housing associations have been bullied into offering their tenants a 'voluntary' right to buy their homes – with the discounts to be funded from an annual levy (or tax) on local authorities. The size of each council's levy will be based on assumptions made about how much they could get from selling their most expensive or desirable homes when they come empty.

With the National Office of Statistics expected to rule shortly on whether or not housing associations should be reclassified as public bodies and the Charity Commission worried about the status of many charitable housing associations, you can almost hear the noise of lawyers rubbing their hands with glee at all of the business that is going to come their way!

Confusion over RTB grants

The National Housing Federation was so alarmed at the possibility of the Tories going through with their plan to legally extend the RTB to association tenants, that it oversaw a voluntary deal – all sorted out with just seven days of consultation.

A majority of associations signed up to the deal on the understanding that they would be fully compensated with grants equal to the discounts, allowing them to build replacement houses on a like-for-like basis, only for the new bill's wording to seriously question this 'understanding'.

The new bill says associations will receive grants which ministers consider to be appropriate. More work for lawyers I think in terms of what constitutes "appropriate" in the terms and conditions of RTB grants.

Now remember, this comes on top of ministers scrapping rent convergence and then telling social landlords they have to cut their rents by 1 per cent a year, for the rest of this Parliament and you would forgive the HA chiefs and council leaders from feeling a bit under the cosh. They will also have to charge "upto market rents" to their 'high-

income tenants', or face the wrath of HMRC.

Many landlords are already planning on scrapping existing development deals which include new housing for rent at social or affordable rents – these would have been at between 60 and 80 per cent of market rents. Instead they are looking to convert these rental schemes into housing for sale, either outright to first time buyers, or on a shared ownership basis.

A small number of association chief executives have said they are seeking an exemption from the rent cuts programme on the basis that this would destroy their business plans, make them financially unviable and lead to cuts in services and job losses. This could also push more associations into mergers or other cost saving deals, to make themselves more competitive.

Brandon Lewis, the Housing Minister, has contributed to this debate by suggesting housing associations should look at sharing chief executives. So far a similar drive in the local government sector has resulted in very few shared executives, or joint senior management teams.

A good deal?

The NHF thinks it has negotiated a good deal on behalf of the sector, but we will not be able to pass judgement on their tactics until we see what the government is prepared to give the sector in return. This should emerge as the new bill makes its way through the Commons and Lords, but it's likely to be late 2016 before it is enacted.

Already there has been talk of more freedoms

and a lightening of the regulatory burden, but this has been promised before and to be honest, until the details are confirmed in an Act of Parliament, can we really set any store by them? One of the possible areas of relaxation has been removing the requirement to get the regulator's consent before disposing of any properties.

Perhaps stung by the reaction of some of his members to the deal with government, the NHF's David Orr has threatened to tear up the voluntary Right to Buy agreement if the government does not ensure full compensation for housing associations. He told the Communities and Local government select committee, the RTB deal "would fall apart" if the government does not uphold its offer of full compensation.

While the government is ramping up the pressure on councils to produce Local Plans and to focus on helping to deliver starter homes (for sale) through the planning system, the housing sector appears to be united in saying that all types and tenures of new housing are needed, not just new houses for sale.

We have not been building anything like the 250,000 new homes required each year to house the growing and changing population and it is far from clear whether this change in focus will deliver the additional 100,000 plus new homes over and above existing plans.

Where will we live

As housing pressures grow, a number of politicians and community leaders have turned their

Continued overleaf...



attention on middle-aged, middle-class home owners, whose children have grown up and left home, leaving their parents resident in houses far bigger than their needs.

This is being met with something approaching moral indignation by the home owners although this not-so-radical proposal was being suggested at least two years ago by Ann Widdicombe, the former Home Office minister and Strictly Come Dancing contestant, when she addressed the Chartered Institute of Housing conference in Brighton a couple of years ago.

She said it was quite normal in Victorian times for several generations of the same family to live together in a large property, and she criticised our modern way of living in smaller, single generation households but wanting more living space to enjoy ourselves and not be pestered by noisy neighbours.

BBC television news recently reported that Oxford, near to the Prime Minister's own constituency, is now the least affordable place in England with house hunters needing a minimum income of £70,000 to buy a property as house prices have risen to 16 times the local average salary. You can forget it if you can only raise a mortgage that is four or five times your salary and you are earning close to or just above the average!

Meanwhile attempts to build 170 new houses in the nearby village of Eynsham are being fought 'tooth and nail' by local residents, who object to

being treated as a dormitory community for the dreaming spires of Oxford

Key workers

One local employer in Oxford, which runs the city's bus service, is openly talking about building its own staff accommodation so that it has bus drivers living close to the depot. A local head-teacher said she was losing young teaching staff, who are moving to places like Suffolk, as they could not afford to start a family and live in Oxfordshire.

If this continues then communities all over the south of England will struggle to house the people who deliver society's infrastructure – whether it's the hospitals, schools, transport system, or other necessities such as the local supermarket, pharmacy, petrol station or other small business.

This is not a new problem and we have been here before. In the late 1980's and early 1990's the Housing Corporation helped in the development and funding of what was called 'Key Worker' housing. This was new housing built for both sale and for rent, but restricted for certain categories of workers. They were mostly employed in the public sector and filled essential jobs like teachers, junior doctors and even policemen.

However, there was a huge debate at the time about who or what constituted a key worker and in the end, it became clear that this did not include those in low paid jobs like the coffee

maker, or the cleaner, or fruit and vegetable picker. And who remembers Tesco saying that they would build accommodation above their stores, with priority given to their own shop floor staff?

In response to worsening economic conditions and competition from the discounters, Tesco is instead selling off many of its development sites (possibly for new housing) and looking to rein in its spending as it attempts to rebalance its books.

Their place might be taken by other new and unexpected developers, such as Transport for London (TfL) who recently announced plans to build 10,000 new homes in the capital over the next decade. London Assembly members have welcomed the move, while expressing some concerns about the type and cost of the housing to be built and what percentage will be affordable to "ordinary Londoners".

The first TfL sites are expected to become available early next year and offer "significant opportunity" for the private rental sector. Graeme Craig, director of commercial development, said TfL wanted to create long-term income streams through private rents to invest in the transport network. It remains to be seen how many new homes will be available to lower income groups.

Meanwhile all eyes will be on the Housing and Planning Bill as it makes its way through Parliament and onto the statute book. Will this legislation solve the current housing crisis, or merely replace the current one with a new one?

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ONLINE DEVELOPMENT MARKETING

Industry debate agrees that websites are essential lead generators

A debate, hosted by online housing hub provider New Home Finder and attended by 13 key new home decision makers including Redrow Homes, Bovis, Taylor Wimpey, Persimmon, Linden, Kier Living, Miller and Strata, recently discussed the power of online marketing. Representing 80 per cent of development currently being built or in the pipeline, with an estimated portfolio value of £1 billion, delegates concluded that website portals are essential lead generators and agreed that websites serve as a critical central resource of targeted market offerings for potential property purchasers.

The debate was held at The Ivy in London by New Home Finder and facilitated by Dave Bexon, Redrow Homes Group Sales and Marketing Director who said: "I enjoyed the debate enormously and in particular the opportunity to exchange ideas with old friends and peers across the industry. Portals are old school now but do have a place. The future will undoubtedly be about creating and sharing in addition to seeking

and finding and New Home Finder should be applauded in opening the debate and our minds to the possibilities."

The informed gathering also concluded that while apps continue to thrive as mobile and tablet friendly tools, the web browser is still king when it comes to more instant access to property information. The debate also explored the emergence of bespoke apps serving mobile and tablet devices and the wider availability of apps in the mainstream desktop arena.

However, it was concluded that the Internet was now a 'utility' that is often considered more important than landlines and even a gas supply.

The final debate explored the demand for a niche platform focused solely on the new homes market. Existing platforms continue to provide a strong return for homebuilders although none currently represent all brand new property available. It was agreed that in a world where potential property purchasers do not demonstrate brand loyalty a niche portal for new homes is only valuable if it can perform effectively for

Dave Bexon



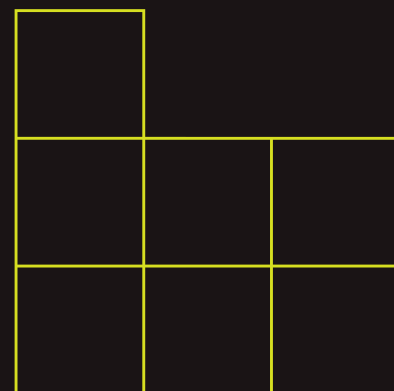
both homebuilders and their customers and provide comprehensive content information as well as property listings.

Martin Hoyle, CEO of New Home Finder said, "The discussion gave us an extremely valuable insight into the thoughts and visions of highly accomplished marketeers in the new house-building industry. New Home Finder has been borne out of demand for a dedicated new homes portal that can deliver tangible results for both the developer and consumer and, as we roll out the proposition to a national platform, we must take heed of what the industry experts are predicting."

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101

FIRST STEPS HOUSING SCHEME

52,000 Londoners helped into Mayor's low deposit shared ownership homes

More than 52,000 Londoners on modest incomes have moved into new homes all across the capital, as part of the Mayor Boris Johnson's First Steps housing scheme.

First Steps targets low and medium income Londoners and is designed to help people purchase a home at a lower cost than buying in the same neighbourhood on the open market. With large deposits being a major problem for many potential buyers, the scheme's deposits start from as little as £5,000, averaging at £13,000, with average household wages of £37,000.

The Mayor visited the new Gallery Court, Fulbourne Road development in Waltham Forest to meet residents who are in the final stages of buying shared ownership homes. The site, a former camera factory, is part funded by the Mayor and developed by Sanctuary Group. It includes a mixed tenure of 124 affordable rent, private and shared ownership new properties starting from £63,750 for a share of a one bedroom apartment. The 107 affordable properties at the site are targeted at local people on modest incomes.

The development is close to the Waltham Forest 'Blackhorse Road' housing zone, one of the Mayor's 20 designated zones. The Mayor announced that areas in Merton and Lambeth have been designated zones as part of his commitment for 20 housing zones across the capital, delivering over 53,000 new homes, and unlocking £21.6 billion in investment.

The Mayor also revealed plans for 10 more housing zones to be designated by the end of his Mayoral term.

Boris Johnson said: "More than 52,000 Londoners have been able to get on to the housing ladder, thanks to the First Steps scheme, and I am determined to help even more achieve their dream of owning their own home. Dynamic developments like Gallery Court are testament to this success and demonstrate why I've allocated millions of extra funding for shared ownership.

"The next wave of new housing will be kick-started by my 20 Housing Zones, which are set to deliver over 50,000 mixed tenure homes at a fast pace. The zones are regenerating huge areas of the city and that's why I am determined to create a further 10 delivering and continuing the investment, opportunity and much needed new housing across the capital."

The Sanctuary Housing Group has developed the new homes on Gallery Court, Fulbourne Road through its appointed contractor Ardmore Construction. The affordable units consist of 17

affordable rent houses, 35 affordable rent apartments, 13 intermediate rent apartments and 42 shared ownership apartments.

During the regeneration of the development Sanctuary Group prioritised offering training, apprenticeships and employment on the site to local people, particularly encouraging women into roles through the 'Women in Construction' scheme.

Ian McDermott, Chief Operating Officer for Sanctuary Group said: "Developments like Gallery Court are giving people the opportunity to buy homes they would never be able to afford on the open market. We want to help families fulfil their ambitions of owning their own home. That's why Sanctuary is committed to building 17,000 low cost homes home ownership over the next 10 years, including a significant number of shared ownership homes across London."

Having exceeded his manifesto to target help 50,000 people into intermediate homes, the Mayor wants to double the number of shared ownership units built in London by 2020 and again by 2025 to help an estimated 250,000 more Londoners access affordable homes to rent or buy.

Local resident Richard Twinn is purchasing a two bed shared ownership apartment at Gallery Court. He said: "My partner and I need a reasonable commute to work. We had been looking at buying our first home but the property market here meant that they were beyond our reach. Thanks to shared ownership we are now able to get our first step on the property ladder and we can't wait to move in."

The Waltham Forest Blackhorse Road zone will receive over £44 million for 2,477 new homes (1,881 private with 596 affordable units) unlocking £1.8 billion in economic development value and creating over 5,000 construction jobs between now and 2025.

Councillor Khevy Limbajee, Cabinet Member for Housing, Waltham Forest, said, "This development is one of many taking shape across the borough, helping us to achieve our commitment to build thousands of new homes in 2020 – half of which will be affordable.

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

SOLVING THE HOUSING CRISIS

New London Architecture and the Mayor of London select 10 winning ideas to help solve the housing crisis



New London Architecture, the capital's built environment think-tank, has revealed the 10 ideas that have been selected from an international ideas competition to help solve the London housing shortage. From living in shared homes to living on the water, building on top of public buildings and creating a megacity in the suburbs, the 10 ideas provide a radical rethinking of current housing delivery models.

The ideas will be presented to the Greater London Authority who will study their feasibility as options for the future of the London housing market. 100 of the entries to the competition will be on display in the New Ideas for Housing exhibition at the NLA Gallery in central London.

With over 200 submissions from over 20 countries, the 10 finalists present a wide array of thought-provoking ideas that could change the way we live. Baca Architects has proposed using the untapped resource of the capital's canal network as the solution and want to transform 'generation rent' into 'generation float'. The practice calculates that some 7,500 new homes could be quickly created in a mere 6-12 months and would provide young Londoners with a realistic option for getting a foot on the property ladder.

Peter Murray, Chairman, NLA said: "The way we are delivering new homes today just isn't working. London is only able to build half the number it needs each year. This competition shows how a bit of creativity, entrepreneurship and new thinking can help to fill that gap."

A New House of London, a shipping container house by Carl Turner Architects, Arup and The Building Centre, will also be on display in Store Street South Crescent alongside the exhibition.

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Enq. 103

COUNCILS MUST DELIVER PLANS



Prime Minister: Councils must deliver local plans for new homes by 2017

Councils must produce local plans for new homes in their area by 2017 – or the government will ensure, in consultation with local people, those plans are produced for them.

While 82 per cent of councils have published local plans – which should set out how many homes they plan to deliver over a set period – only 65 per cent have fully adopted them, and there are still almost 20 per cent of councils that do not have an up to date plan at all.

The Prime Minister is making crystal clear that he expects all councils to create and deliver local plans – making sure they take action to help reach the government's ambition of delivering 1 million homes by 2020.

The Prime Minister unveiled the proposals ahead of the publication of the Housing Bill which will help deliver 1 million homes by 2020 – a key part of the government's pledge to deliver security, stability and opportunity to the British people.

And it comes just days after the Prime Minister and housing associations reached an historic agreement to extend the Right to Buy to 1.3 million additional tenants from as early as next year – a clear signal of the government's plans to give all hardworking people the opportunity to unlock the door to home ownership.

The PM is also announcing that a temporary rule introduced in May 2013 allowing people to convert disused offices into homes without applying for planning permission will be made a permanent change – after almost 4,000 conver-

sions were given the go ahead between April 2014 to June this year.

And, thanks to a new website, prospective homeowners will now be able to go online to the gov.uk website to see what government schemes are available to open doors for them.

David Cameron said: "A Greater Britain must mean more families having the security and stability of owning a home of their own. My government will do everything it can to help people buy a place of their own – at the heart of this is our ambition to build 1 million new homes by 2020.

"Many areas are doing this already – and this is great – but we need a national crusade to get homes built and everyone must play their part.

"Councils have a key role to play in this by drawing up their own local plans for new homes by 2017. But if they fail to act, we'll work with local people to produce a plan for them.

Communities Secretary Greg Clark said: "Our homes don't just shelter us, they shape us – which is why most people want to own a home of their own.

"During the last five years we've brought housebuilding back from the brink, from its lowest levels since the 1920s, by reforming the planning system so we now have over 240,000 homes receiving permission.

"To maintain that momentum we all need to play our part and I'm determined to ensure that local as well as central government take the steps needed to deliver the homes this country needs."

HMI CONFERENCE

Ministers challenge industry at HMI conference



Peter Schofield

The government and Labour party both laid down challenges to the industry at Housebuilder's Housing Market Intelligence Conference.

Speaking at the conference in London, Peter Schofield, DCLG's director general of housing, posed four questions to delegates, reminding homebuilders that solving the housing shortage 'isn't a job for government alone'.

He asked the industry if it was doing enough to turn planning permissions into new starts. While acknowledging the 'complicated relationship' between the two, he said: "Now is the time for you to make the case for increasing volumes."

Secondly, he asked homebuilders to support the government's ambition to build 200,000 starter homes saying that: "This could help you increase sales as well as help people's aspirations to own a home."

He then suggested that homebuilders work with housing associations to reinvest funds from 'Right to Buy' into new ownership products. Finally he asked if the industry would invest in its supply base, particularly around skills and workforce issues.

Schofield told the conference: "We see you as our partners and we want to work closely with you. I hope you'll take all this as gentle advice from a partner."

Also speaking at the conference, shadow housing minister John Healey challenged the industry to think about three aspects of the current housing landscape. With the sector recovering, he questioned whether the 'Help to Buy' initiative was justifiable. He stated that: "No-one's mentioned the scale of taxpayer underwriting – £2.5 billion."

Healey pointed out the potentially negative effect of the government's reduced planning requirements on housebuilders saying that: "It's hard enough to win support to get planning permissions, but if the community benefit that development can bring is shrunken, it will be harder to get agreements."

LACK OF RESOURCES SLOW PLANNING APPLICATIONS

Planning system on the brink as local authorities suffer from lack of resource



Some of England's major cities are taking well over six months to determine major new planning applications with both developers and local authorities identifying a lack of resource within planning departments as a key barrier to development. The majority of developers believe higher planning fees might be part of a potential solution, helping local authorities shorten waiting times and improve performance.

The average submission to determination time for a major planning application is 32 weeks across London, Greater Manchester and Bristol and the surrounding area, over double the government target of 13 weeks. In addition to this, and despite a worsening housing crisis, the overall volume of major applications determined in London fell by 26 per cent, according to the fourth Annual Planning Survey from the British Property Federation and GL Hearn, part of Capita plc.

Both public and private sector respondents to the survey expressed concern with the lack of resources available to local planning authorities. Over half (55 per cent) of local authorities say under-resourcing is a significant challenge and half (50 per cent) believe the planning system is not operating as well as it was in 2010.

A significant 75 per cent of applicants are dissatisfied with the length of time a planning application takes – up from 71 per cent last year. The survey found that nearly two thirds (65 per cent) of applicants would be happy to pay more if it would shorten determination times.

Key regional findings include:

- In London, the average submission to determination time is 34 weeks – six weeks longer than last year's study (28 weeks) but a modest improvement from 2011/12 when it stood at 37 weeks;
- The average submission to determination time is 27 weeks in both Greater Manchester, Bristol;
- The volume of major planning applications determined has fallen by 26 per cent in London, increased by 19 per cent in Manchester, and stayed the same in Bristol and the surrounding area;
- In line with diminishing land opportunities in the capital, densification is a more prevalent priority for applicants in London (47 per cent) compared to applicants in the North West (14 per cent)

MORTGAGE MISCONCEPTIONS

Barratt poll reveals mortgage misconceptions

More than half of 25 to 34 year olds have abandoned the idea of buying a home as they do not think they will be able to raise the deposit, according to research from Barratt Homes.

Barratt's poll of 2,000 UK adults showed that 54 per cent of respondents had given up trying to access the property ladder. One in ten believed they needed a deposit of more than 25 per cent and there was a general belief that the average deposit necessary to buy a new home was 15 per cent when under Help to Buy only five per cent is required.

Barratt confirmed that this was just one example of the misconceptions and confusion around the house buying process that the research revealed. It would appear that consumer attitudes to buying homes are not keeping up with the recovery in mortgage lending and is hampering aspirations.

The homebuilder said that while the majority of mortgage offers were processed in less than three weeks, on average people thought that they would have to wait five-and-a-half weeks to hear

back from their bank.

Almost a third of respondents expected to have to show a year's worth of bank statements when attempting to buy a new home when most applicants simply need to demonstrate their spending habits via a budget planner form.

Barratt Developments Head of Mortgage Lender Relations, Adrian MacDiarmid said: "Our research highlighted that consumer attitudes have not kept up with the fact that the mortgage market has recovered strongly.

"But also it reveals misconceptions about what is needed when it comes to applying for a mortgage, from deposits through to questions asked as part of the mortgage process. We have lots of advice available to help buyers navigate the mortgage process – from online tools to our panel of recommended independent mortgage advisers.

"We believe that now is a great time to consider buying a home. From the Help to Buy scheme to our Deposit Boost programme, there are lots of ways to get onto the property ladder with a mortgage that you're comfortable with."

WATER INDUSTRY DEMANDS

Water industry demands cause site delays

Speaking at the Home Builders Federation National Utility Conference the Federation's senior consultant, Steve Wielebski, explained that water and sewerage companies are using the planning system to secure 'homebuilder funded payments', and are increasingly making requests for improvements to offsite water supply infrastructure.

Suggesting that there was also a growing demand for homebuilders to pay for foul sewer network analysis, with typical costs for this activity to range from £25,000 to £65,000 per site, he explained: "There has been unrest within the housebuilding industry about the commercial realities of what we're operating. We've seen Grampian-style planning conditions becoming commonplace. Some of these demands have caused delays on site."

He suggested that the industry should challenge the water industry's requests, saying: "Some housebuilders don't question water company demands. Housebuilders are also failing to challenge demands in the interests of commercial expediency."

ECOBUILD

Ecobuild evolution given seal of approval by construction industry

Ecobuild has received a record number of potential visitors pre-registering to attend following the launch of the event's evolved proposition. Passing the 10,000 pre-registrations mark with six months to go until the 2016 event reflects the success of Ecobuild's strategy of refreshing the event to focus on growth and market priorities, and align with its audience's key topics.

In 2015, 96 per cent of the top UK architectural practices attended Ecobuild, as well as 84 per cent of the top 25 UK contractors and homebuilders. As well as a networking opportunity for

visitors and a chance to see the latest technical and product innovations in the market first hand, the exhibition is a crucial chance for companies to meet decision makers, with 65 per cent of visitors authorising or specifying products, and 71 per cent at managerial level or above.

For 2016 Ecobuild has identified key growth areas for the industry including wellness, housing, energy efficiency, infrastructure and technology and has tailored the conference programme and exhibition around these areas. The conference's three themed days cover homes, architecture and 'next generation', which will look at a broad range of future challenges for construction.

A high profile speaker lineup on the first housing-dedicated day includes Tony Pidgley, Chairman of leading homebuilder Berkeley Group and Richard Sheridan, Chief Executive of developer Keepmoat. Highlights of day two will include Design Panel chair of HS2 Sadie Morgan, and outspoken architect and broadcaster, Jonathan Meades. The final day will include key sessions looking at future design approaches from architects Alex Smith of [Y/N] Studio and Sam Martin, director of Exterior Architecture, and social entrepreneur Anna Hill, founder of Space Synapse.

Ecobuild's exhibition features two major new features for 2016 to engage visitors. SMART showcasing intelligent building technology and

DISCOVER featuring cutting edge products, materials and construction methods both bring fresh approaches to enabling visitors to interact with and experience innovations at the show.

Ecobuild Director, Martin Hume explained: "It's fantastic that the industry has responded so positively to the proposition that we have driven forward for Ecobuild focusing on key growth areas and future drivers, while retaining sustainability at its heart. The record numbers of registrations tells us that we are on the right track in making sure Ecobuild gives industry suppliers and buyers what they need."



Ecobuild Director Martin Hume

SOUTHERN HOUSING TOPPING-OUT

Double celebration for Southern Housing Group



The Southern Housing Group held a traditional topping-out ceremony to celebrate the delivery of one of its biggest new multi-tenure developments in London, Bow River Village and mark the 10th anniversary of the launch of the Group's open market sale arm, Southern Space.

Guests to the event included John Biggs, the Mayor of Tower Hamlets; Fiona Duncan, Head of Area at the Greater London Authority; Tom Dacey, Chief Executive at Southern Housing Group and Tim Richards, Chair of Southern Space Board.

The Group has worked with Higgins Construction PLC and Southern Space to deliver the first phase of the project that will offer 219 new homes and 10,000 square feet of commercial space.

Having presided over the topping-out ceremony Tim Richards said: "We're thrilled with how this first phase of the development has gone and we're already looking forward to Phase 2, which will deliver another 112 homes.

"Southern Housing Group has been involved in the regeneration of the Bromley-by-Bow area for the last 10 years working with local

landowners, businesses, Tower Hamlets Council, the Greater London Authority and the London Legacy Development Corporation to bring about substantial change in Bow. As one of our biggest developments in Tower Hamlets and London as a whole, Bow River Village showcases our commitment to providing quality affordable and open market sale homes and represents our desire to positively impact local communities."

Since it was first launched, Southern Space has delivered almost 400 homes across London and the South East, generating more than £105 million in revenue and returned more than £35 million back to Southern Housing Group to be reinvested in building more homes for people who need them.

Speaking at the event John Biggs explained: "A key priority for me as Executive Mayor of Tower Hamlets is to find workable solutions to one of our biggest challenges - the shortage of local housing options.

"The hundreds of quality and affordable homes that Southern Housing Group and Southern Space will deliver through Bow River Village in coming years will contribute to addressing this issue."



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PERMITTED DEVELOPMENT RIGHTS

Permitted development rights to be made permanent

Housing and Planning Minister
Brandon Lewis



Housing and Planning Minister Brandon Lewis has announced new measures that will make it easier to turn underused office buildings into new homes.

The move is designed to provide thousands of new homes, and make the best use of existing buildings, which could include some that are currently underused and neglected.

Discussing the new measures Brandon Lewis said: "We're determined that, both in Whitehall and in town halls, everything is done to get the homes we need built."

"Today's measures will mean we can tap into the potential of underused buildings to offer new homes for first-time buyers and families long into the future, breathing new life into neighbourhoods and at the same time protecting our precious green belt."

First introduced in 2013, temporary permitted development rights have enabled offices to be converted to new homes without having to apply for planning permission. It has meant that

between April 2014 and June this year, almost 4,000 conversions were given the go-ahead.

However, these rights were set to expire on 30 May 2016 – potentially introducing a raft of unnecessary red tape and bureaucracy that would have hampered the conversion of underused office buildings and slowed down the delivery of thousands of new homes.

The Minister has announced that these permitted development rights will now be made permanent. In addition those who already have permission will have three years in which to complete the change of use – ending potential uncertainty for developers and enabling the development of much needed homes.

To further support the delivery of new homes, the rights will in future allow the demolition of office buildings and new building for residential use. In addition, new permitted development rights will enable the change of use of light industrial buildings and launderettes to new homes.

DEVELOPMENT FUNDING

Funding Circle property division reaches £100 million

Funding Circle, the UK's leading marketplace for small businesses and small developers, has continued to grow its property team since it was launched in April 2014 and has announced that its investors have lent more than £100 million of property finance loans. The £100 million lent so far has helped small developers build over 600 new homes across the country.

In the summer Funding Circle launched a new short-term bridging product in response to an increasing number of enquiries relating to shorter-term loans, all of which are available via intermediary channels.

Businesses can now choose from a full suite of commercial property and development finance loans on the marketplace, including commercial mortgages, development and investment loans. The Funding Circle dedicated business development team works closely with introducers to find the right product for their client.

CBS CLIENT PORTAL

CRL and Capita launch innovative building services portal



Steve Mansour

Structural defects insurance provider CRL and Capita Building Standards (CBS), have joined forces to create a new client portal that streamlines building regulations and warranty services.

The CBS Client Portal will provide a consolidated service for building regulation and warranty requirements to revolutionise the current building standards procedure.

Launched at UK Construction Week, the ground-breaking portal will combine CRL's 10 year structural defects insurance and Capita's Approved Inspector building control services in a single online product for public and private sector clients.

This combined service will not only provide the end user with the confidence that their application is progressing, but will provide a significant time saving from application submission to completion.

At present the end user would hear nothing from submission until their application was either rejected or approved typically between five

to eight weeks later.

The CBS Client Portal will speed up this entire process at the same time providing its users with constant communication as to the progress of the application.

CRL's 10 year structural defects product was selected as the preferred warranty and for the first time will be available direct from the portal.

Steve Mansour, CEO at CRL Management Limited, said he is delighted CRL were appointed as Capita's preferred ten-year structural defects provider and predicted a high level of take-up for the product.

He explained: "For CRL, this partnership means considerable growth – putting CRL directly in contact with local authorities and Capita's Approved Inspector customers."

"The opportunity for CRL to work with Capita also brings cutting-edge technology and key strategic partners together to provide a greater service and transparency for all consumers. Our strong relationship with Capita is borne out of congruent principles of high quality

services, exceptional products, innovation and a venturesome spirit. Our offerings go hand-in-hand to provide a full building standards product that will change the face of the industry."

Capita Building Standards director, Chris Jones added: "We have created a holistic building standards product that is both transparent, functional and efficient to satisfy the requirements of an ever-increasing competitive marketplace."

"The portal will provide all clients and local authorities access to building standards related services, offering complete transparency of the building regulations application and inspection process. This pioneering technology not only eases the clients' headaches with its single point of contact for all building standards needs - but allows customers greater control over their individual building projects, with the ability to view the process and progress of their individual submissions."

"We look forward to working with CRL to provide customers with a leading product offering."

BROWNFIELD LAND

The danger of automatic planning permission on brownfield

Euan Hall



Automatic planning permission on brownfield may boost homebuilding for short-term wins, but what will its long-term effects be? Euan Hall, Chief Executive Officer of the Land Trust believes that relaxing the planning process could have long-term detrimental impacts on society.

The Land Trust welcomes the government's announcement in its bill to propose automatic planning permission in principle on brownfield sites to speed up development. However, we are concerned that by relaxing the planning process on brownfield land, it removes the crucial decision making process to ensure that the use of land is appropriately balanced.

It is true that brownfield sites are valuable sources of land for development. However, they are also extremely valuable when transformed into sustainable green open spaces. There must be a balance in the use of brownfield for development and for green space to create sustainable places for people to live, work and play.

If the planning process is 'relaxed', who will champion the green spaces and decide the most appropriate use for land?

Brownfield sites, particularly in urban areas can have substantial value by serving different purposes including:

- Creating healthy new developments
- Supporting climate change mitigation and adaptation measures, such as soakaways for flood prevention, counteracting heat islands and reducing pollution.
- Providing existing communities in densely urban areas with access to green open space

Research has proven the benefits of green space on both mental and physical health. It also encourages social cohesion, provides space for educational opportunities and are free local amenities for families. As a result, this can have significant benefits to the UK economy.

Without a system in place, these important elements could be overlooked.

I find it is disappointing that the bill is not tackling the actual issue, which has to be to have a joined up approach to land use across the country. Relaxing the planning process is a short-term win, and will have long-term detrimental impacts on society.

The Land Trust has demonstrated that where brownfield, which is not suitable for development, can have greater value as green open space.

Canvey Wick in Essex has been hailed as a 'brownfield rainforest'. The disused power station, Oliver Road Lagoons in Thurrock, is a wildlife haven, with wildflower-rich habitats, supporting over 1,300 species, 50 of which are classified as endangered

Sites like these have Site of Special Scientific Interest (SSSI) status and are nationally recognised for their ecological importance, supporting key ecosystem services, and in turn, supporting our economy.

If there is no organisation to administer the correct use of land, then the balance between the built environment and green spaces could be lost and this will be detrimental to society.

Taking on board the benefits that different uses of brownfield land can have to society, the planning process is important for ensuring that conditions are put in place and land is used appropriately, to carefully create places where people want to live, work and play, whilst supporting the environment and important ecosystems.

There needs to be a joined up approach to land use in the UK with a process to identify the suitability of the land, whether this is for development, for public open space or both.

CONSTRUCTION SECTOR GROWTH

Housebuilding set to boost construction industry

Reflecting new figures released in the New Home Statistics review by the National House-Building Council (NHBC), showing an increase of 11 per cent in the number of new homes registered, the construction sector has recently gained significant momentum.

After last year's low building statistics, this considerable increase in registered homes is a strong indicator for a continued rise, which follows a series of good news stories in the construction industry.

Simon Hay, CEO of the Brick Development Association comments, "After a difficult few years for brick manufacturers in the UK it is heartening to see how quickly and how dramatically they have increased production to meet demand [and contribute to the rise in housebuilding]."

"It is also fantastic to see this vibrant and forward-thinking industry prepared to invest in re-opening mothballed plants and the recent news of an entirely new plant further demonstrates the brick manufacturers' readiness to respond to the increase in housebuilding volume."

This recognition only adds to the current emphasis on the need for housing, as has been demonstrated in recent speeches by housing minister, Brandon Lewis. Lewis has promised to build 1m homes by 2020, to bridge the gap in recent years between houses built and houses required, which should lead to further growth in the sector.

REGENERATION

New homes within Reach as first phase of Blackwall regeneration launches

Recently, local residents joined the Mayor of Tower Hamlets, Swan Housing Group and the Greater London Authority to celebrate the first wave of new homes from the £300 million Blackwall Reach regeneration project. The properties in Camellia House and Blashill Court have now been handed over to residents, many of whom were previously living on the adjoining Robin Hood Gardens Estate.

The new phase has delivered 98 properties. Of these 79 have been let to social housing residents, a further eight homes have been made available to people living and working in Tower Hamlets and the remainder to leaseholders from Robin Hood Gardens to enable them to remain in the local area. The development has been built on land held jointly by Tower Hamlets and the Mayor of London.

Designed by award winning architects Carey Jones Chapman Tolcher with interiors by YOO Design, the tower has been built to the twelfth floor and the mixed-use building has been topped out. MACE is the lead contractor on the project. In the final phase of development, the tower is scheduled to reach the 20th floor by January 2017, with final build completion scheduled for April 2017.

The development is based around the concept of sky gardens, which provides residents in both buildings with 'floating' green spaces. Gillespies, the team behind 20 Fenchurch Street's Sky Gardens, has designed the gardens for all year round usage, with temperature and humidity controlled to ensure maximum enjoyment.

HOUSING BILL

BPF welcomes bold Local Plan measures but warns of home ownership preoccupation

The leading trade body for the property industry has applauded the government for taking the bold step of introducing deadlines for the creation of Local Plans for all local authorities across the UK.

The British Property Federation (BPF) has welcomed measures that will be part of the Housing and Planning Bill that mean that government will intervene if local authorities do not have Local Plans in place by 2017, which it deems imperative for growth.

The organisation welcomed further measures that will be outlined in the Bill, including an extension of the office to residential permitted development right and automatic permission in principle on brownfield sites.

It has warned that government must not be too focused on owner occupation however, and that it must encourage development of other tenures

if it is to deliver new homes at scale. It has also outlined how new housing schemes must be accompanied by commercial development, such as shops and leisure facilities, to ensure that they are places where people really want to live.

Melanie Leech, Chief Executive of the British Property Federation, commented: "The housing challenge facing the UK is acute, and government is being fairly punchy in the reforms it wants to make to the planning system to deliver new homes. The fact that it is prepared to take on the responsibility of Local Plans is particularly welcome as these are crucial to creating sustainable development in local communities.

"There are two things that government must not forget in its headlong pursuit of creating new homes, however. One is that homes for owner occupation are not the only option. The build to rent sector has the potential to deliver a huge

number of additional homes and to drive up standards in the rental sector, and must not be disregarded in favour of homes for sale – there is room for both.

"The other is that thriving communities need a mix of amenities to be a success. In order to create places where people want to live, there need to be places for people, to work, shop, and enjoy themselves, and planning policy must reflect that accordingly."

Melanie Leech's Key Comments:

- **If councils fail to produce and bring into force an up to date Local Plan for new homes by 2017, government will work with local people to ensure one is drawn up.**

"This is a potentially game-changing announcement, and one we whole-heartedly support, since Local Plans are fundamental to growth. Local Plans provide certainty, which is the Holy Grail for investors, and by ensuring that all local authorities have them in place will undoubtedly have a positive effect on investment. We look forward to the Local Plan Expert Group's work in this area."

- **The government will legislate to make a permanent permitted development right for office to residential**

"We have long championed the extension of office to residential permitted development right, believing the policy to be a useful tool in breathing life back into underused commercial space. The policy was never designed to deliver a huge number of new homes, but any trip through our suburbs soon exposes redundant office space that with the best will in the world is never going to be brought back into commercial use, and for such situations this policy is helpful."

- **A new legal duty will be placed on councils to guarantee the delivery of Starter Homes on all reasonably sized new development sites**

"Starter Homes is a welcome initiative, and we are supportive of the intention to create more housing for young people. It is crucial that the government does not overlook other forms of tenure in its desire to create new homes for owner-occupation, however, and that it recognises the additional homes that can be delivered by the Build to Rent sector."



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Believe in better

BUILD TO RENT

London leads the way with Build to Rent, delivering twice as much as the rest of country

Figures show that Build to Rent development in the capital is over double that in the rest of the UK, with over 14,276 units in planning, completed or under construction in London compared to 7,112 in the rest of the country.

The figures have been compiled by the British Property Federation (BPF), which has launched an interactive map tracking Build to Rent development in the UK. It shows that there are at least 3,404 completed units in London, compared to 240 in the rest of the UK.

The organisation has published an accompanying manifesto for the Build to Rent sector, in which it urges government to follow the lead of the Greater London Authority (GLA), and change national planning policy to stress that the appropriate affordable housing on new Build to Rent developments should be discounted market rent. This helps development viability, but also allows the investor to manage the 'affordable' and 'market rented' elements as one, in a tenure-blind manner.

The BPF has long championed the role that Build to Rent has to play in expanding housing delivery, attracting long-term investment that has the potential to significantly boost housing supply.

Recent research has shown that Build to Rent can deliver homes at 2.5 times the speed of developments for sale, and that there is £10 billion of firm commitments and as much as £30 billion that the sector has ready to invest this Parliament. The £10 billion of investment identified for Build to Rent would create around £28 billion of wider economic benefit.

Melanie Leech, chief executive of the British Property Federation, commented: "It has felt for a long time that Build to Rent has been on the cusp of becoming a sector in its own right. Today, we are proud to show that the sector has really taken off, and it is great to see how many fantastic projects are either underway or completed, and that residents have quality rented homes.

"There is more that can be done to encourage the sector to grow, however. The GLA has paved

the way for Build to Rent, introducing both ambitious targets and supplementary planning guidance, and the map launched today shows that this has really paid off. Government has everything to gain from encouraging this sector, which will attract significant institutional investment into UK housing supply, deliver new homes quickly, and drive up standards in the private rented sector, and we hope to see it continue to support it."

Andrew Stanford, residential fund manager at LaSalle Investment Management and chairman of the BPF's Build to Rent Committee said: "The momentum behind Build to Rent continues. It is moving firmly beyond theory and into reality. With continued support from both national and local government this progress can continue. The growing number of long-term institutional investors in the sector will then find a suitable home for their capital, ensuring that housing supply and tenant choice can increase."

FRASERS PROPERTY LTD

Sky Gardens in Vauxhall is 35 per cent build complete and entering its penultimate phase

Sky Gardens in Vauxhall, a developed by Frasers Property (UK) Ltd is now 35 per cent build complete and is entering its penultimate phase of development.

Situated at the gateway of Nine Elms, the Sky Gardens scheme consists of a 36 storey tower facing Wandsworth Road and an eight storey mixed use building on Wyvil Road. There are a total of 239 homes, comprising of a mix of one, two, three and four-bedroom apartments. Over a third of the scheme is affordable and all private apartments have been allocated.

MACE is the lead contractor on the project. In the final phase of development, the tower is scheduled to reach the 20th floor by January 2017, with final build completion scheduled for April 2017.

Simon Lear, CEO Developments of Frasers Property (UK) Ltd commented: "Sky Gardens in Vauxhall is one of the first sites to be developed in the Nine Elms regeneration area. There is a real energy in this part of town and the team is delighted with the progress made.

"All the private sale apartments are already forward sold so commercially the project is already a major success. The Tower, once complete, will provide residents with two sky gardens overlooking Westminster and Chelsea, a 24-hour concierge service and a state of the art communal gym overlooking the communal garden. Completion is set for April 2017 and we look forward to welcoming new residents."



Industry movers

The latest movements and appointments within the housebuilding industry

CRASH

CRASH, the construction and property industry's charity for homeless people, has announced several exciting developments as it prepares to celebrate its 20th anniversary in 2016. In November, Ian Tyler will be stepping down after 10 eventful years as Chairman of CRASH to focus on his duties as Chairman of Bovis Homes PLC amongst other commitments. He will be succeeded by Alan Brookes, Chief Executive of Arcadis UK, whose thirty-year career has seen extensive management experience in the UK and Asia. A veteran business leader, Alan joined EC Harris through the acquisition of Povall Flood Wilson in 2000. He served as Regional Managing Partner for the UK division, including 19 offices outside London.

LARKFLEET



Bourne-based housing and development company Larkfleet has appointed David Richardson as financial director. His new role will cover all of the Larkfleet businesses and comes at a time when the company is expanding rapidly into new geographical areas and new technologies. Larkfleet has recently announced it has established two new housebuilding companies which will extend operations across England, from Cornwall in the west to Norfolk in the east. David's role will be to oversee the financial management of the company.

CLA

Matthew O'Connell joined the CLA, which represents landowners, farmers and rural businesses, in October to lead on housing policy and the provision of advice on rural housing for CLA Members. Matthew previously spent two and a half years as a Senior Policy Officer at the British Property Federation, specialising in Residential and Sustainable Housing. He said: "Coming to the CLA from a membership organisation, I am excited to have the opportunity to use my experience in advising on housing issues with a more rural focus. Lobbying for fair housing legislation on behalf of rural communities is more crucial now than ever, as highlighted by the lack of detail on rural specific issues in the Housing and Planning Bill."

HOME GROUP



Home Group, one of the UK's largest providers of affordable housing, has announced the appointment of a new Board member. Lady Rhona Bradley has joined the Board bringing considerable experience and expertise in health, criminal justice and substance misuse services, performance and change management, partnership working and strategic planning to the position.

BIDWELLS

Leading property consultancy Bidwells has appointed a senior project manager to its growing Oxford team which continues to secure significant high profile contracts in the city. Derek Farrow, Head of Project Management at Bidwells Oxford, said: "Nigel is a highly-experienced project manager and we are delighted that he has joined our team. He brings with him a wealth of experience and knowledge in all areas, including commercial management in which he has worked on a wide-range of projects. The Oxford team although still relatively new, continues to expand in size as our portfolio of work grows."

PERSIMMON



The new sales boss at Persimmon has spoken of the "huge opportunity for development and growth" in the East Midlands. Steven Allenby has also held senior positions at Morrison Homes and Fairview New Homes and was managing director of Rowland Homes. Steven said: "This is an exciting period in house building with a huge opportunity for development and growth."

CIPHE

Keith Westcott, a member of the CIPHE Technical Committee since 2011, has been ratified by BSI (British Standards Institution) as Chairman of RHE/O24 with David Matthews, Chief Executive of IDHEE as Deputy Chairman. The scope of the group includes: general performance requirement for heating systems; general requirements for design of heating systems, water based cooling systems and power generation systems; requirements for installation and commissioning, including testing on the system as a whole. In Keith's new role, he recently hosted one of the largest gatherings of EU heating experts in the UK at BSI's London headquarters. Around 40 experts from 20 different countries attended meetings over three days.

STORY HOMES



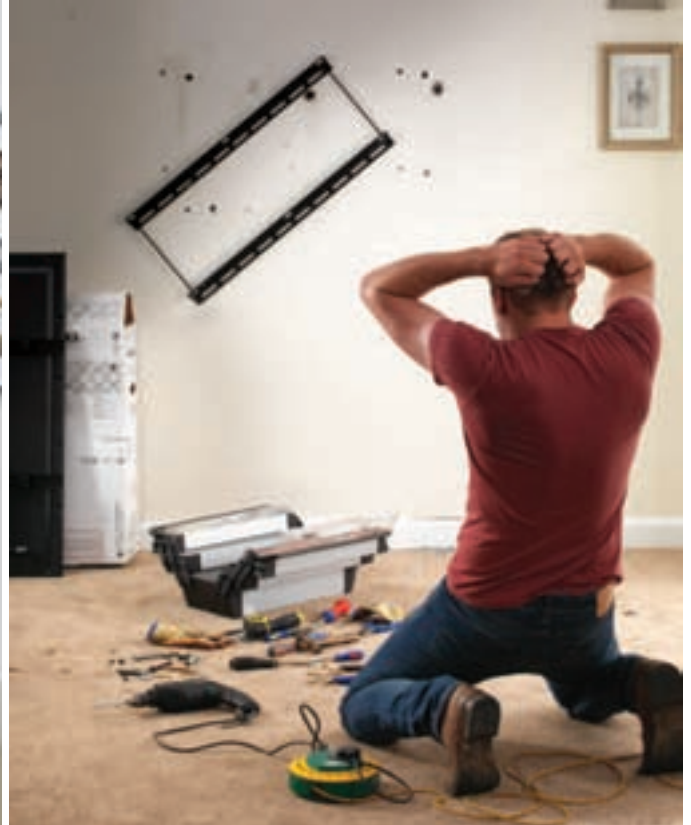
A new managing Director has been appointed to head up Story Homes' North East operations. In a new role for the company Ian Worgan will oversee Story Home's growth in the North East region from its Newcastle regional head office. Ian, who has joined from Taylor Wimpey North Yorkshire where he worked for 12 years said: "I am thrilled to be joining such a vibrant and growing company and I look forward to my role developing the business in the North East. Story Homes is a growing business with a great product."

GGF

The Glass and Glazing Federation is pleased to announce that Steve Rice has been appointed as GGF Director of Technical Affairs. Giles Willson, GGF Managing Director said: "Leading the GGF's technical department is both challenging and rewarding. We are very fortunate that Steve, with his vast industry experience and technical knowledge, takes over this responsible position". Steve commented: "The GGF Technical department is one of the Federation's greatest assets and this is clearly evidenced by the high quality of our technical publications and how they are used as reference documents throughout the industry and in the wider construction sector. It is a genuine honour to have been appointed Director of Technical Affairs."



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ST IRVYNES CASE STUDY

A community that enjoys both countryside living and links to London



St Irvyne's is the second collection of family homes at Countryside's Wickhurst Green development near Horsham in West Sussex. The properties combine colonial and traditional architecture with contemporary styling, which creates light and spacious living spaces.

At Wickhurst Green, Countryside has embraced traditional values to create a real community that offers residents an outstanding quality of life. The development has been planned to seamlessly integrate with the surrounding countryside and the existing landscape of Broadbridge Heath.

As a result the new community provides an ideal location for those who are looking to enjoy a countryside lifestyle without losing connections to London and the continent. By road, the A24 provides direct access into London to the north and Worthing to the south. Gatwick is only 17 miles away and Heathrow just under an hour.

Complimentary architecture

The homes at St Irvyne's include 81 two, three

and four-bedroom cottages as well as four and five-bedroom executive homes, all thoughtfully arranged in a picturesque village style development.

To enhance this village style the development's homes have been designed with special attention to detail. They feature light exteriors, with slate hung tiles and weather boarding, which integrate with the distinctive character of nearby, existing West Sussex properties.

To further compliment the local vernacular all the homes have decorative window detailing, porches, tall feature chimneys and spacious double garages, which integrate into the house with access via the utility room.

The homes also have grand entrance halls, impressive oak staircases and feature glazing to both front and rear elevations. Quality and attention to detail is evident in every home, with a luxury specification that reflects the aspirations of the residents.

Interiors

The Colonial Collection of four and five-bed-

room homes offer between 2,600 and 3,100 sq. ft. of well thought-out living space for the modern family. The spacious, light filled rooms flow from one to another, with French doors opening out onto beautiful gardens, making them ideal for both entertaining friends and family living.

Every home benefits from a selected specification with individually designed, contemporary style kitchens and a range of integrated appliances.

Well-appointed kitchen/dining areas come with a high quality specification with 'A' rated appliances including two brushed steel single ovens, ceramic hob and integrated extractor fan, brushed steel, integrated full height fridge and freezer and integrated dishwasher.

Some of the master bedroom suites enjoy balconies, separate dressing areas fitted with large wardrobes and large en-suites finished with white sanitaryware and chrome accessories.

Many of the homes also feature light-filled conservatory areas and studies, as well as guest bedroom suites, some of which occupy the entire



second floor.

In addition to the Colonial Collection, St Irvyne's also offers a range of two, three and four-bedroom cottages, providing an impressive choice for everyone.

Sustainability

All the homes at St Irvyne's were measured against the government's Code for Sustainable Homes and were rated as Code Level 3.

The properties are, therefore, extremely energy and water efficient, allowing homeowners to reduce their environmental footprint and save money on fuel bills. A new home at St Irvyne's is, on average, 6.5 times more energy efficient than a property built just 30 years ago.

Also, to support the development's sustainable features, wherever possible, materials used in construction is from renewable, sustainable or recyclable sources and are acquired locally where available or commercially feasible.

Mature planting

The development has created a tranquil environment with homes positioned along attractive tree-lined avenues, enhanced with extensive planting, ponds and mature oak trees. Once the planting is complete and established the residents of St Irvyne's will enjoy a number of landscaped public open spaces and two large neighbourhood play areas with sports pitches and social facilities.

Homeowners at St Irvyne's will soon also benefit from the range of new amenities planned for the wider Wickhurst Green development. These include a new primary school, village centre and recreation and sports facilities.

Residents will be able to enjoy two large outdoor play areas, several formal sports pitches and courts with changing and parking facilities.

Recognition

Recognising the development's design exemplars St Irvyne's picked up Development of the Year, in the 26-100 homes category, at the Sunday Times British Homes Awards 2015.

Speaking about the awards, Graham Cherry, Chief Executive of the New Homes & Communities division at Countryside said: "We were delighted to receive this Sunday Times British Homes Award, which recognises the design quality of St Irvyne's. We know that our customers want homes that offer excellent design, high quality finishes, convenient locations and great amenities, and those are the key elements that underpin all of our schemes. St Irvyne's is a fantastic example of us succeeding in what we set out to achieve."



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RICS AWARDS

RICS Awards 2015 – The Grand Final

RICS has named the Advocate's Close project in Edinburgh as the national Project of the Year at the RICS Awards 2015 Grand Final held at the Dorchester Hotel in London.

The RICS Awards celebrate the most inspirational initiatives and developments in land, property, construction and the environment from across the UK. Broadcast journalist Sian Williams, hosted the lunchtime event at the Dorchester, which was attended by 400 guests from across the construction and built environment industries. Awards were also presented in the categories of building conservation, community benefit, design through innovation, regeneration and infrastructure. All entrants had won their respective categories in the regional RICS Awards held across the UK earlier in the year.

Advocate's Close occupies an historical site within the heart of Edinburgh's Old Town. The development which was delivered by Thomas & Adamson surveyors and Morgan McDonnell Architecture Ltd for the Chris Stewart Group, successfully created a vibrant new quarter within a previously run down and unloved part of the city. Having rehabilitated the existing buildings on the site, the team were also commended for being extremely sensitive when inserting more contemporary additions to the location – this helping to breathe a new lease of life into what is a World Heritage site.

Guy Morgan, Director at Morgan McDonnell, said: "We are honoured to have been recognised for our work on the Advocate's Close development. To have won an Award from such a prestigious organisation like RICS is a really great achievement for all involved in the project. We want to continue our award-winning work in the built environment sector, and hope that this win will inspire other professionals in the industry to reach the very highest standards in their own work and benefit the local communities they serve."

Chairman of the RICS judging panel, David Tuffin FRICS, said: "Careful conservation, coupled with sensitive interventions and a clever use of new material and finishes, has produced an imaginative mixed-use scheme, including a new hotel, 50 serviced apartments with views over the city, offices, restaurants, cafés and bars combining to produce a commercially sustainable and elegant addition to the Old Town. An exceptional regeneration, Advocate's Close is a very worthy winner of the 2015 RICS Awards – Project of the Year."

Lynn Robinson, RICS Regional Director South, commented: "The Advocate's Close development is a shining example of how a once neglected part of a city can be truly transformed for the better of the surrounding community. Not only has this part of the city been restored in relation to its historic buildings and architecture, it's been brought right up-to-date with contemporary additions."

Grand Final category winners for the RICS Awards 2015

Building Conservation

Winner: St Giles House, Wimbourne St Giles
Highly Commended: Lincoln Castle Revealed, Lincoln

Community Benefit

Winner: Heritage and Outreach Project, Nottingham
Highly Commended: The Forum, University of Essex, Southend

Design through Innovation

Winner: Crome Court, University of East Anglia, Norwich
Highly Commended: the Hadyn Ellis Building, Cardiff University

Infrastructure

Winner: Walham 400KV Electricity Substation Flood Defence Project, Gloucester
Highly commended: Scarborough Bathing Water Scheme, Scarborough North and South Bays

Regeneration

Winner: Longbridge Town Centre Phase 1, Birmingham
Highly Commended: Birley Campus, Manchester Metropolitan University

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

Private Rented Sector Event

16 December, London
www.cih.org/CIH/displaypages/events

Risk Conference

14 January, Birmingham
www.housing.org.uk/events/browse-events/risk-conference

Ecobuild

8-10 March, London
www.ecobuild.co.uk

National Homebuilding & Renovating Show

14-17 April, Birmingham
www.homebuildingshow.co.uk

North England Build Expo

27-28, Manchester
www.northenglandbuildexpo.com

Grand Designs Live

30 April - 8th May, London
www.granddesignslive.com/excel

RESI Awards

11 May, London
www.resievent.com

London Homebuilding & Renovating Show

23-25 September, London
www.homebuildingshow.co.uk

The Build Show

19-21 October, Birmingham
www.ukconstructionweek.com/build-show

UK Construction Week

19-21 October, Birmingham
www.ukconstructionweek.com

London Build Expo

26-27 October, London
www.londonbuildexpo.com

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UK CONSTRUCTION WEEK

UK Construction Week takes the NEC by storm

Featuring nine shows under one roof, the UK's biggest construction event in decades arrived with a bang – as more than 85,000 visitors and over 1,000 exhibitors flocked to UK Construction Week at the Birmingham NEC.

Organised by Media 10, the inaugural six-day event spanned five halls of the exhibition centre and attracted visitors from across the entire spectrum of construction – from high-end architects, interior designers and infrastructure engineers, to self-builders and home renovators.

Providing an event for everyone in the construction industry to be proud of, UK Construction Week began on 6 October with eight strictly trade events: the Build Show incorporating Civils Expo, Timber Expo, HVAC 2015, Smart Buildings 2015, Energy 2015, Kitchens and Bathrooms Live, Plant & Machinery Live and the Surface and Materials Show. Grand Designs Live then opened on 8 October, providing a unique crossover experience with the trade element of UK Construction Week. The trade shows closed on Thursday 8 October, leaving Grand Designs Live to run until 11 October.

Visitors eagerly attended the numerous seminar theatres where well-known TV personalities and industry stalwarts Kevin McCloud, George Clarke and Craig Phillips were among the names taking to the stage to debate the hottest issues facing construction today. Hosted by leading journalists John Humphrys, Steph McGovern and Krishnan Guru-Murthy, the UKCW Main Stage in particular saw some lively and thought-provoking discussions.

Meanwhile, with a combined purchasing power of around £8.5 billion, the 25,000+ trade attendees included more than 60 per cent of the UK's biggest names in construction, such as Wilmott Dixon, Travis Perkins, Redrow Homes, Balfour Beatty, Galliford Try and Saint Gobain, as well as over 7,000 individual companies, all discussing current and future projects, with numerous high value orders being placed at the show.

One happy exhibitor, Safedoor, Tweeted: "Our busiest day yet, here at @BuildShow! We've just had an enquiry for over 500 doors! The best has been saved for last!"

Richard Morey, Group Events Director at Media 10 commented: "It's an exciting time to be involved in the construction industry. Construction growth is continuing to drive the UK's economic recovery and with more than 2.2 million people employed in this sector, output and productivity is only set to increase. We recognised that there is a very real desire for an event like this brings the whole industry



spectrum together, providing a much needed opportunity to network, learn and do business – as well as simply celebrating the industry at a time of renewed optimism.

"It was an ambitious undertaking but we couldn't be happier with how the show turned out. There was a real buzz throughout the three days and the quality of visitors has been excellent. We're also pleased that so many of our house-building and architectural visitors really recognised the value and the synergy between Grand Designs Live and the more trade-focused shows. We're looking forward to developing the show even further over the next few years – we've already confirmed the NEC until 2019."

Feedback from exhibitors and visitors alike has been positive, with a high number of re-bookings for the 2016 show already received. Some of the companies confirmed so far for next year include Easytrim, Bryson, Swiftec group, Johnson Tiles, Ranger Equipment, Airflow, VPS UK Ltd, Genpower / Hyundai, HDL UK and Home of Technologies, Rotho Blass, Collecta, Vudlande and Just Swiss.

Sarah Gyde, Marketing Manager at Build Show exhibitor Mila, commented: "There is a real buzz about the Build Show which I think is exciting for visitors and exhibitors. We've been impressed with both the quality and quantity of people coming to our stand and the response to our new product launches has been fantastic.

We'll be back next year."

Howard Flood, Projects Director at HVAC 2015 exhibitor Warmup Plc also commented: "UK Construction Week has provided an excellent platform for us to meet all the right people. We were able to raise the profile of Warmup as a brand and generated a real interest in our products such as the 4iE Smart WiFi Thermostat and Total-16 Low Profile System. The atmosphere was brilliant and Warmup is delighted to have exhibited at UKCW this year and will return in 2016."

Fellow HVAC 2015 exhibitor Alan Siggins, Managing Director at Airflow Developments Ltd commented: "UKCW has enabled us to reach key specifiers, contractors and installers in the field. Everybody at UKCW was extremely professional and helpful, and we've thoroughly enjoyed meeting so many customers face to face at the event."

HDL Automation (@HDL_UK), a Smart Buildings 2015 exhibitor, Tweeted: "A massive thank you to UK Construction Week for a great show."

UK Construction Week has now firmly established itself as the must-attend event for professionals working in all aspects of residential and commercial construction planning and design. UK Construction Week 2016 has been confirmed for October next year.

GARDEN CITY DESIGN CHALLENGE

The Sunday Times British Homes Awards 2015

Over 500 guests gathered at the London Marriott to celebrate the best of property design and development, demonstrated by the winners at the Sunday Times British Homes Awards.

Confirming the event's commanding position in the housing construction industry's calendar event organiser, Mike Gazzard said: "Challenging convention and inspiring innovation the British Homes Awards has been pivotal in providing a catalyst for change in the way we design and construct our homes, recognising and showcasing exemplars of best practice."

Helping provide that catalyst the award's 2015 'Homes for Britain' design competition challenged architects to design a house type suitable for Garden City developments.

This year's winner of the challenge was the ArcHouse designed by McInnes Gardner, a century old Glasgow Studio which made its name fitting out ocean liners. McInnes Gardner senior partner, Alastair MacIntyre, described the design with its arching roofs made of prefabricated curved panels coated in metallic zinc as: "A romantic geometry and landscape."

The ArcHouse will now be evaluated by Redrow Homes for possible volume development.



Other winners included:

One-off house or extension

- Up to 2,500 sq ft - Sandpath: Adrian James Architects
- Between 2,500 and 5,000 sq ft - Broombank: SOUP Architects
- Above 5,000 sq ft - Bighton Grange: ADAM - Architecture - R J Smith

Best house design

- Up to 50 house types - The Highfield: Redrow Homes and The Byfield: St James Group
- Over 50 house types - Oakgrove Village: Gardner Stewart Architects - Crest Nicholson

Interior design - In partnership with The British Institute of Interior Design

- One Tower Bridge: Honky Interior Design - Berkeley Homes South East London

Apartment building

- One Smithfield Square: Mark Weintraub/Ryder - Muse Developments

Age-restricted development

- Courtyard Housing: Patel Taylor Architects - London Borough of Barking & Dagenham

Conversion, restoration or refurbishment of existing building(s)

- Hop House: Brimelow McSweeney Architects - Dukelease
- The Barns at Lynch Farm: Jeremy King Architects - Emerys of Bath
- Hulme Hall: Core Design- PH Property Holdings

Affordable housing development

- William Street Quarter: Maccreeor Lavington/Allford Hall Monaghan Morris - London Borough Barking & Dagenham

Mixed-use development

- Spring Mews: The Manser Practice - CLS Holdings
- Advocate's Close: Morgan McDonnell - Chris Stewart Group

Development of the year

- Up to 25 homes - Asquith: Chassay & Last - Landview Properties and The Firs, Wimbledon Hill Park: JTP - Berkeley Homes Central London
- 26-100 homes - St. Irvyne's: FBB Architects - Countryside

- Over 100 homes - One Tower Bridge: Squire & Partners - Berkeley Homes South East London and St Michael's & Bure Place: Hopkins Homes

Housing project

- For a scheme of homes with planning consent but not more than six months into development
- Agar Grove: Hawkins\ Brown/Mae Architects / Grant Associates - London Borough of Camden
- Creekside Wharf: Assael Architecture - Essential Living

Homebuilder of the year - presented by SMET (UK)

Awarded to the homebuilder or developer whose portfolio of entries across the categories most impressed the award's judges.

Berkeley Homes





Recycling space and structures to create new homes

Jess Unwin learns how clever and flexible design is helping to create much-needed modern rented apartments that integrate with existing communities

Canny architectural design should be able to help meet both the UK's desperate need for more affordable homes and ease the qualms of those with reservations about change in their neighbourhood.

Those are the goals architects are committed to achieving on a £5.25 million project to build 34 one- and two-bed flats for rent at a site owned by Riversmead Housing Association (part of Network Housing Group) on the eastern boundary of east Hertfordshire town Ware.

Architectural, property and construction consultancy Pellings was originally set the task of looking at the housing association's numerous properties for possible redevelopment. Against a

backdrop of lengthening waiting lists for houses and flats to rent, Riversmead wants to build 500 more affordable homes for local people in Hertfordshire and the surrounding Home Counties.

With the price of land at a premium, it and other such organisations are re-examining their existing housing stock that was built in the '50s, '60s and '70s. Many are concluding that associated garage blocks, many of which are no longer being used for cars, are not the optimal use of land in the 21st century.

One Riversmead site that was identified was a block of 27 garages in Cozens Road in Ware, but it was soon recognised that there could be an

opportunity to expand the development. Neal Penfold, urban designer with Pellings, explains: "With a typical garage site you'd achieve maybe 4-6 homes, and this site would have been the same."

He continues: "Next to the garages were 12 maisonettes – three blocks each containing 4 homes – with very big back gardens. We put it to Riversmead that we would have the opportunity to create a more substantial development by incorporating those properties into the site."

Riversmead agreed with the new idea, which would involve buying out leaseholders and rehousing tenants at the existing maisonettes. However, while the housing association's wider



© Philip Durrant

building programme elsewhere in the town got under way, the Cozens Road proposals proved more difficult to realise.

Consultation with planners and local residents continued after concerns were raised about the number of proposed flats, extra vehicles entering and exiting the site and visual impact on the street as a whole. The plans were adapted to accommodate one road onto the site instead of two and to resolve access issues for residents neighbouring the development. Neal says: "We've also adjusted the number of parking spaces as we've progressed with the proposals. We started with a one-to-one ratio (one space for each flat) but through consultation with planners and residents that provision has steadily increased to address concerns about street parking. The final total is 52 parking spaces."

"Against a backdrop of lengthening waiting lists for houses and flats to rent, Riversmead wants to build 500 more affordable homes for local people in Hertfordshire and the surrounding Home Counties"

Criticism over visual impact centred on one section of the development: the two flat-roofed and three-storey blocks of flats, known as blocks A and B, which front onto Cozens Road. Neal says: "The planning authority felt that our three-storey plans for blocks A and B would be overly dominant in the street scene so we moved to a design where the top storey was recessed, reducing the mass and impact of building on street scene. This means the top floor is set back between 2–4 metres from the front and sides of the building, producing an inset floor."

The willingness to accommodate all these design changes reduced the original proposed number of flats from 38 to 34, with blocks A

Riversmead Housing Association has already completed the building of new homes (pictured this page and next page) in other parts of Ware. They feature designs and materials that will be put to use in the Cozens Road development

© Philip Durrant



and B providing 13 flats each, and blocks C and D – which are two-storey and feature pitched roofs – providing four flats each at the rear of the development.

Riversmead's proposals were approved on appeal earlier this year. The planning inspector's appeal decision noted that affordable flats were acknowledged by the local council as being of the "highest level of need in Ware". It continues: "...residents, along with the council, have raised concerns relating to the flat roof design for

block A and B and I acknowledge they would introduce a new design feature not found elsewhere along Cozens Road. However, I consider that due to the third-storey set-back it would be a relatively muted feature in the context of the two lower projecting storeys. At street level, these front elevations, rather than the flat roof elements, would be the focal point and principal attracting features in drawing the eye..."

Construction work in Cozens Road should now get under way this autumn. Ahead of that,

Continued overleaf...



Neal says: "Our brief was to provide modern homes and not be too constrained by any architectural influences close by. However, we've obviously referenced materials so, for example, we're using traditional brickwork, but we are using the materials in a modern way. We talked about this with planners and the principle of adopting a modern approach was what was agreed." He adds: "The building's street facades are broken up into distinct sections so they're residential in appearance and scale and the contrasting materials, yellow and grey brick and also the lightweight metallic panels for the recessed floor, create a depth and interest in the street scene."

“To meet environment and sustainability building regulations, the development will follow a ‘fabric first’ approach: energy efficiency through how the flats are constructed rather than bolting on extra features. It’s planned that the homes will also have mechanically ventilated heat recovery”

It's an approach praised in the planning inspector's appeal decision. It says that with "...use of yellow brick, glazing and grey panels to punctuate the principal frontages...the proposed development would add to local distinctiveness and complement the character and appearance of the area."

Structurally, the four new buildings will feature load-bearing masonry, precast concrete floors and trussed rafters. Photovoltaic solar panels and green sedum roofs are planned for blocks A and B. To meet environment and sustainability building regulations, the development will follow a 'fabric first' approach: energy efficiency through how the flats are constructed rather than bolting on extra features. It's planned that the homes will also have mechanically ventilated heat recovery, which recycles heat within the residence. Conditions for the approval of the development also include sustainable surface water drainage and an inspection to check if bats use the site for roosting.

Neal is pleased with the landscaping plans for the development: "We're introducing significant tree-planting and as much green as possible throughout. We've certainly made a big improvement to the space in front of blocks A and B in terms of public realm. There will be an attractive planted area in front of these blocks that's not dominated by cars."

"Each flat has its own balcony or dedicated private terrace for the ground-floor units. We've introduced planting as a buffer between the terraces and parking and pathways."

Inside, the flats will be compliant with guidelines set out by the Homes & Communities Agency, the UK government's housing, land and



© Pellings

regeneration agency, which is also the regulator of social housing providers in England.

Neal explains that the internal designs also need to be lifetime homes-compliant – a set of design criteria intended to make homes more easily adaptable over time. “It’s future-proofing them. For example, providing the drainage for a wet room in bathrooms instead of bath.” He continues: “While these homes won’t be set up for people with disabilities, the aim is to make them flexible enough for design changes to accommodate changing needs because of age or health.”

When the flats are completed, Riversmead, which is a not-for-profit organisation that owns and manages over 4,300 homes across Hertfordshire, Bedfordshire and Buckinghamshire, will work with the local council and the Housing Needs Register to find tenants.

Paul Huckstep, Riversmead’s executive director, says: “With the huge demand for affordable rented property, we needed to look creatively at providing local solutions. The Cozens Road development is a great example of us working well with architects and development partners

“Inside, the flats will be compliant with guidelines set out by the Homes & Communities Agency, the UK government’s housing, land and regeneration agency. Neal explains that the internal designs also need to be lifetime homes-compliant – a set of design criteria intended to make homes more easily adaptable over time”

to consider the local landscape and people’s need for good quality affordable homes. We’re passionate about providing the homes that people really want in this part of the South East.”

Neal says the Cozens Road project is one he’s enjoyed working on: “The garage sites in general are quite challenging design-wise. They’re often leftover spaces that weren’t originally intended to have houses on them so from that point of view it is interesting to find ways to make them work.

“In many cases these garage sites are just not being used for the purpose they were designed for. A lot is said about the extent of displaced cars that will be parked on the street but the reality is that 80 per cent of these garages blocks don’t have cars in – they’re too small for modern cars and are just used as storage areas.

“What we’re doing is recycling space and

structures and getting much better use out of them. I feel this is effective use of brownfield land, creating much-needed new homes. It’s an understandable and common strategy among housing associations because land values are so high. This represents much better use of their existing resources.”

Project Details

Architects:

Pellings (to planning consent)

Aros (post-planning consent)

Main contractor:

Bugler Developments Ltd

Structural Engineers:

M Pegram & Associates

Editor's Focus

Saniflo

The latest addition to the range of Kinedo shower cubicles from Saniflo is the Kineprime Glass model which features new, sleek interior glass panels. The attractive white-framed cubicle combines glass interior and exterior panels and joins the extensive range of Kineprime models with plastic interiors that have proved immensely popular in social housing, universities, colleges and worker accommodation. It comes complete with an integrated shower tray and thermostatic shower valve. Super quick and easy to install and available in a number of sizes and configurations – including corner, recessed and quadrant – this is a highly adaptable, attractive self-contained cubicle. **Enq. 109**



Consort

The very latest collection of Consort Claudgen's designer panel convector heaters offer so much more with its cleverly designed features. The white and stainless steel panel heaters now have strengthened grilles to increase durability. The wall mounting system features a new snap-on bracket which allows easy installation and mounting on/off for cleaning and decorating. With wireless control option available, this slimline and energy saving range makes a perfect choice for both commercial and domestic use where space saving and efficiency with style are paramount. They are ideal for hotels, offices, bedrooms, kitchens, bathrooms and laundries. **Enq. 110**



Burnham Environmental Services Ltd

The Biodigester 'T' range caters for 6-42 people and larger Biodigesters are available for up to 2000 people. All Biodigesters are suitable for variable loading. The 'T' range Biodigester has been tested to EN12566 Pt 3 and has a CE Mark. Owners are impressed by the limited maintenance required, infrequent emptying intervals and the 'Odour Free' totally aerobic process. The 'T' range Biodigester has the significant advantage of continuous recirculation without any underground moving parts. The Biodigester range is backed over 40 years experience and full details may be obtained from Burnham Environmental Services Ltd. **Enq. 111**



ET Clay Products Ltd

ET Clay Products Ltd, the largest independent brick merchant in the South East of England, an independently owned Company established since 1994 with an unrivalled knowledge of bricks due to the depth of the range they stock or can source for you. Working closely with the leading brick manufacturers in the UK and Europe and all sectors of the UK construction industry, they can offer independent advice and guidance on your specification requirements, whatever the size of your project and budget. Products include cast stone, creasing tiles, reclaimed tiles, sandstone paving, block and clay paving. **Enq. 112**



NoMorePly

NoMorePly is a system of fibre cement and insulation boards used as better alternatives to plywood or plasterboard to provide extra strength, waterproofing, soundproofing and insulation. Boards come in 6mm, 12mm and 22mm thicknesses and can be used to over-board any surface - inside or out - even below the damp proof course. These boards also absorb heat and slowly release it, plus are non-combustible, so their application is wide and varied. All are BBA approved, carry the CE mark and this system is first to come with a lifetime guarantee. Visit the company website for further details **Enq. 113**



Come Home to Copper

Come Home to Copper provides ideas and information on the uses of copper; for plumbing and heating pipework, sheet for cladding and roofing and decorative and artistic design objects. Designers use copper, and brass, when creating pieces for the home, e.g. light fittings and door handles. Architects specify copper for its long life and its ability to change appearance over time. Copper's ability to withstand very high and low temperatures make it an ideal material for plumbing and heating. Copper heating systems also have the benefit that central heating pumps can work at a lower pumping rate. Plumbers love copper for its reliability and versatility. **Enq. 114**





Real time facts mean real time action

Martyn Walley, national technical manager at Aico Ltd., looks at the rise of the Carbon Monoxide Alarm and how latest technology developments provide added value

Carbon Monoxide (CO) is a silent killer. You can't see it, smell it or taste it. It is a by-product of burning any combustible material such as coal, oil, wood and gas. These can be emitted from a number of appliances such as cookers, boilers, wood burners and open fires.

CO leaks can be emitted from faulty appliances or from one that has been incorrectly installed, but it could also be a result of poor ventilation and blockages or cracks in chimneys or flues. Even if appliances are regularly serviced, and even if you fit the new generation of gas boilers with all sorts of safety devices built in, there will always remain the danger that something could go wrong afterwards either with the appliance or with the flu vent.

CO has been known to kill in seconds. Where large CO leaks are present the victim often becomes disorientated too fast to realise what's happening and may fall unconscious or even die within minutes. The results of even relatively low exposures over time can be permanent lung damage, heart damage or brain damage. CO can cause headaches, sickness and dizziness and the victim – and even their GP – may well think they have flu.

According to the Council of Gas Detection and Environmental Monitoring (CoGDEM), the issue is a serious one. They report that A&E research at Frimley Park Hospital estimates over 4,000 near misses of CO deaths in the UK every year.

The only way to detect CO is with a working CO alarm: CoGDEM says there has never been a fatality related to CO where there has been a correctly installed audible CO alarm.

In England, under Building Regulations, Approved Document J 'Combustion appliances and fuel storage systems' CO alarms are mandatory for where a new or replacement fixed solid

fuel appliance is installed within a dwelling. Sadly, this does not apply to gas appliances. It's disappointing and organisations such as CoGDEM are working hard to improve this.

Regulations are more progressive in Scotland and Northern Ireland, where CO alarms are required in all homes which have a new or replacement combustion heating appliance installed; in Scotland that also covers gas cookers.

"Where large CO leaks are present the victim often becomes disorientated too fast to realise what's happening and may fall unconscious or even die within minutes. The results of even relatively low exposures over time can be permanent lung damage, heart damage or brain damage"

CO alarms have been available in the UK for decades and there have been a number of key developments recently that provide users with added value. Top of these is data availability.

The new generation of CO alarms have the ability to supply a great deal more information than ever before; this includes detection levels of CO, including background CO, with details of when it occurred; alarm battery life; alarm sensor status; number of times tested and removed from its installed location. Being able to detect background CO is particularly important as long periods of exposure to low levels of CO can cause long term health issues.

The key message here though is the ability to quickly and easily extract the data from the CO

alarm, otherwise its value is compromised, more so if the alarm has to be removed from its location and the data analysed using a special machine, or even worst, sent to the manufacturer for analysis.

Having the ability to extract the alarm data there and then, in real time, is far more effective.

With only one fifth of homes estimated to have a CO alarm in place and regulations for CO alarms in England and Wales lagging behind those in Scotland and Northern Ireland, we have a way to go until we catch up with the success enjoyed by smoke alarms (80 per cent of homes in the UK have smoke alarms). However, with CO alarms becoming ever more sophisticated in their data provision and increased awareness of the dangers of CO in the home, progress is being made.

Enq. 194



Hanson Building Products announces name change to Forterra



Leading building materials manufacturer rebrands with a new name and a fresh, forward-thinking look and feel

Hanson Building Products has changed its company name to Forterra, following a recent divestment by former owners HeidelbergCement.

The rebranding brings with it a new logo and a fresh identity to the established business, which has a trading history spanning back several decades, while its wide selection of products and services will be unchanged.

The company, which operates in North America and the United Kingdom, makes a diverse range of concrete and clay building products with instantly recognisable UK brands, including clay bricks, Thermalite blocks, aggregate blocks, Red Bank chimney, roofing and flue systems, precast concrete, Jetfloor and Formpave permeable paving. Struchterm, the subsidiary specialising in external wall insulation, is unaffected by this rebranding.

Forterra employs approximately 5,000 people, 1,600 of whom work in the UK at 18 manufacturing facilities and the new Northampton based head office.

Stephen Harrison, UK managing director of Forterra, said: "The Hanson name and logo may have been replaced by Forterra, but this is a change of branding only.

"We remain committed to the excellence and integrity recognised by our customers and the construction industry in general, and we want to use this rebranding to reinforce our values.

"We will continue to be a leading building



products manufacturer in the UK, and a key player within the construction industry. As Forterra, our business enters an exciting new era."

Forterra is a name that clearly states what the company stands for and how it creates value – giving form (For-) to the earth (-terra). The company logo was inspired by the shapes and forms of Forterra products, with a strong wordmark that exemplifies the fortitude and solidarity of the company.

The new name is effective immediately, and will be implemented across the company's products, services and communications over the

coming months. Company emails and web addresses will also change to reflect the Forterra name.

These changes only apply to Hanson Building Products, while Hanson Cement, Hanson Quarry Products and Hanson Contracting will all continue to be part of Hanson UK, which remains within the HeidelbergCement Group. There will be no ongoing connection between Hanson UK and Forterra.

01604 707631
www.forterra.co.uk

Enq. 115



Howarth Timber secures fourth factory



Howarth Timber Engineered Solutions has acquired a fourth factory, extending its reach into the South West, having completed the purchase of Gloucestershire-based Paul Timber Engineering Ltd. Paul Timber Engineering supplies Boise I Joist, metal web floor joists and roof trusses to regional builders and merchants and has

built up an enviable reputation in the process. Following the purchase, the Paul Timber Engineering site will become Howarth Timber Engineered Solutions' fourth factory, sitting alongside its current sites in the North West, East Yorkshire and Suffolk.

Enq. 116

Marley wins in prestigious roofing awards



Marley Contract Services is celebrating success after winning in the UK Roofing Awards 2015 for its work on a community housing development in Aberdeen. Run by the National Federation of Roofing Contractors (NFRC), the awards recognise outstanding standards of workmanship and safety across the roofing industry. Marley Contract Services won

the best Single-Lap Tiling & Slating category for its intricate tiling of Scotia Homes town houses, in adherence to tight timescales and stringent health and safety regulations.

0141 761 4321 www.marleycontractservices.co.uk

Enq. 117

Caspian Concealed hides light under bushel



Smith's Fan Convectors has launched the Caspian Concealed fan convactor to join its range of Caspian commercial fan convectors. The Caspian Concealed will meet the needs of contractors and installers who require all the benefits of a fan convactor but need to hide them discreetly within the fabric of the building they are heating. The new model is

incredibly versatile with different accessories to enable it to be fitted literally anywhere, to face any direction and be positioned in the optimum place the M&E contractor or installer needs to fit it.

01245 324900 www.smiths-env.com

Enq. 118

Silva Timber unveils new showroom



Silva Timber Products has invested a five-figure sum in a new showroom to exhibit its growing range of products at the headquarters in Widnes, Cheshire. It features dozens of products displayed in a gallery format, a 50-inch TV screen for educational videos, computers to make it

easier for customers to place orders and browse Silva's website, and books

containing case studies and images showing how the firm's products are used. Silva staff are on hand to provide expert design and technical advice, and timber product samples are available to take away.

0151 495 3111 www.silvatimber.co.uk

Enq. 119

VEKA UK Group builds new literature suite



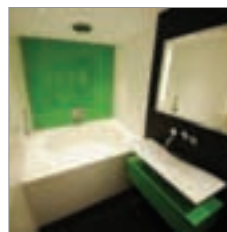
As an industry-leading systems company, The **VEKA UK Group** regularly updates its literature to reflect the latest industry legislation, newest products and up-to-date services. The company has now unveiled an updated suite of literature, advertising, direct mail and more for the new build sector. This includes a new and improved 20-page brochure tailored

toward specifiers, architects and fabricators. This latest 'new build' brochure highlights the many benefits of working with such a well-established organisation.

01282 716611 www.vekauk.com

Enq. 120

DuPont™ Corian® round bath from CD UK



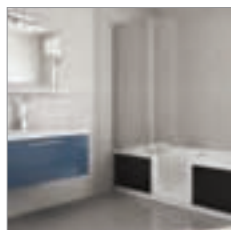
CD UK and solid surface fabricator Solidity have used DuPont™ Corian® in a bespoke bathroom design in London. The stunning scheme by Kirsten Wain at West One Bathrooms has a round bath centrepiece, walls clad in feature colour panels, impact lighting and a sculptural hand basin. Based in Leeds, CD UK is the exclusive distributor of the solid surface

material DuPont™ Corian® to fabricators across the UK. Available in more than 90 colours, Corian® is a unique blend of minerals and acrylic that can be shaped to meet the requirements of almost any design.

0113 201 2240 www.cdukltd.co.uk

Enq. 121

Saniflo launches Kineduo 3 walk-in bath



Available in three sizes - 1600 x 750, 1700 x 750 and 1800 x 800 - the new Kineduo 3 easy access shower bath from **Saniflo** is constructed from fully-encapsulated acrylic, making it extremely robust and long lasting. It features a unique adjustable feet system and is available in both right and left hand versions, making it suitable for almost any bathroom and user. As

standard, the Kineduo 3 is supplied with a door, a cushioned headrest and pop up plug. Offering more choice to the consumer than ever before, the new Kineduo 3 also boasts numerous optional features.

020 8842 0033 www.saniflo.co.uk

Enq. 122

Redring water heating products get A-rating



Redring, one of the UK market leaders in instantaneous hot water solutions, has received the highest A-class energy efficiency rating for its popular range of electric showers and instant water heating units, based on criteria set by the new Energy-related Products Directive (ErP) legislation. A-ratings cover the new best-in-class Redring Expressions Revive

electric shower, and Dash, Redring's new entry-level electric shower. All Powerstream instantaneous water heaters, instant hand wash units and the compact new instant electric hot water taps are also A-rated.

0844 372 7750 www.redring.co.uk

Enq. 123



Everyone likes
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Water efficiency and the bathroom market – building a water efficient Britain

Barbara Osborne, product manager at Methven UK, discusses the challenge of water efficiency, what it means for the bathroom industry and how developers can make more economical choices when planning their build

Heightedened awareness of the importance of water efficiency, increasing numbers of newly installed water meters and new building regulations mean that it is now more important than ever for developers to factor in a property's water usage – but is this enough to meet the government's challenging water reduction target?

On average, each person in the UK uses approximately 150 litres of water every day, a figure which has increased annually since 1930. Taking into account the water that is used in the production of the food and everyday consumables which most people use, the figure rises to almost 3,400 litres. Every day, each household in the UK uses, on average, around 50 per cent more water than in many other northern European countries.

Water and all its applications, from personal hygiene and cleaning to food and drink, is largely taken for granted as an abundant and never-ending source. However global concerns such as water-stress – the lack of sufficient water resources to meet demand – are now having an impact across Europe.

Ignorant to the link between energy savings and water conservation, consumers persist in using high-consuming showers, letting the water run while brushing teeth, having fuller baths and washing up with running water – leaving the building industry faced with the challenge of how to convert consumers to saving water.

Energy-efficient products have been welcomed in other areas of commercial and residential properties, but developers have been slower to embrace the same level of change in the

bathroom, despite it accounting for almost two thirds of daily water consumption, according to the Water Label scheme.

Many people tend to assume that switching from baths to showers is enough, despite some power showers using double the amount of water than an average bath. Others are reluctant to switch to water efficient showers assuming they will have a negative impact on the showering experience. Historically poorly designed, unattractive and noisy, it's not surprising that the building industry as a whole has found it difficult to convert consumers to more water efficient options.

“Water and all its applications, from personal hygiene and cleaning to food and drink, is largely taken for granted as an abundant and never-ending source. However global concerns such as water-stress – the lack of sufficient water resources to meet demand – are now having an impact across Europe”

However, with developments and strict building regulations, such as the Code for Sustainable Homes and changes to Part G, the building industry is now under pressure to specify and install environmentally-friendly products that meet customer demands for high quality.

Leading manufacturers in the bathroom market have embraced this philosophy and have worked hard to produce aesthetically-pleasing eco alternatives which help to create a luxurious bathroom environment. Recent years have seen a great deal of green technological development in the bathroom – particularly the transformation from unattractive and functional showers and

Continued overleaf...





taps to beautifully finished, stylish products.

New innovations in shower technology and smart water controls, such as ceramic disc brassware, combine water saving credentials with stylish good looks but equally important is raising consumer awareness. Benefits need to be communicated in plain terms, not just in relation to the environmental impact, but how leaking pipes and the common dripping tap is potentially costing them money. It is important that developers make buyers aware of these issues when purchasing properties and what has been done to negate their impact.

According to the Future Water Report the government's Water Strategy for England, a single dripping tap wastes 15 litres of water a day, or almost 5,500 litres per year. Ceramic disc technology is a clever solution for the eco and money-conscious consumer. The discs can be used in mixer showers, bathroom and kitchen taps, potentially saving thousands of litres of water every year and have a direct positive impact on the consumers bank balance. By saving up to 5,500 litres of water per tap, per year, end users will benefit from a reduction in both their water and energy consumption. This is particularly essential for water-metered properties and, while the technology is hidden inside a tap, a key message that needs to be conveyed by developers.

Times are changing and, gradually, the world

"New innovations in shower technology and smart water controls, such as ceramic disc brassware, combine water saving credentials with stylish good looks but equally important is raising consumer awareness. Benefits need to be communicated in plain terms, not just in relation to the environmental impact, but how leaking pipes and the common dripping tap is potentially costing them money"

is waking up to this very serious issue of water wastage. Strict building regulations will continue to be implemented and the number of water meters being installed across the UK will rise. In order to not fall victim to increased water bills, consumers need to be informed by developers that there are bathroom products available for new properties that enable them to reduce consumption without compromise.

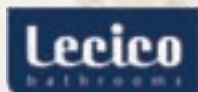
The voluntary Water Label scheme is gaining ground, providing easy access to a database of bathroom products that use less water, save energy and save money. Members of the bath-



room industry are positive that with increased awareness, consumers, developers, specifiers and installers can be confident in choosing products that can make a difference.

Enq. 195

It's time to check us out



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

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Enq. 125

Wetrooms made easy



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www.wetroominnovations.com
01629 815500

Enq. 126



Softly, softly.

Introducing the Cabo Soft Close Shower Door System

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

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

For more information
00 800 0421 6144

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



Enq. 127

Extra care in helping people be independent



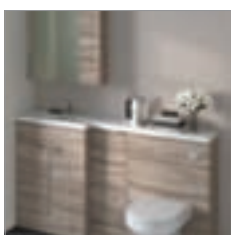
The Council and partner Saxon Weald have designed and built 508 Seaside. The five ground floor flats have been purpose-designed to be fully wheelchair-accessible, for people with severe physical disabilities; four of these now include **Clos-o-Mat** Palma Vita wash and dry toilets in the wetrooms. Looking like, and capable of being used as a conventional WC, the

Palma Vita has in-built washing and drying. Users achieve improved hygiene and gain dignity and independence, as they do not need a carer to wipe them clean.

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

Enq. 128

The perfect bathroom combination



The new Medley range from **Balterley Furniture** offers a unique space-saving storage solution for the smaller bathroom. This selection of slimline and L-shaped polymarble basins complement the vanity and WC units, giving you the flexibility to add additional storage to even the smallest of bathrooms. With a choice of

countertops and cabinets, you can tailor your chosen look. The Medley range is available in 4 stylish finishes: classic Gloss White and Gloss Oyster, or Driftwood and Hacienda Black for those who prefer a more natural finish.

01282 418012 www.balterleybathroomfurniture.co.uk

Enq. 130

New Axor One interactive shower control



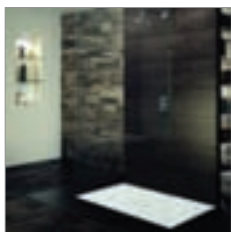
Axor, the designer brand from **Hansgrohe**, has launched Axor One - the first all-in-one interactive shower control element - with Barber and Osgerby. A masterpiece of intuition, and a confident yet unobtrusive statement, Axor One is easy and intuitive to use. It is based on conscious interaction: Multiple shower outlets can be activated separately or all at

once by tapping the control paddles with a finger, back of hand, or even elbow. Generously proportioned but clean, it is a haven of tranquillity in tomorrow's shower space. Contact Hansgrohe for stockists.

01372 465655 www.hansgrohe.co.uk

Enq. 132

New sizes for Scona shower surface



Made of **Kaldewei** 3.5mm steel enamel, the Scona floor-level shower surface offers a modern design with superior material quality and a highly attractive price to performance ratio.

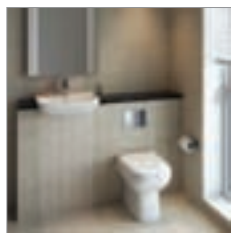
Now available in 44 sizes, from 75 x 80 cm through to 100 x 180 cm, Scona is a flexible solution for different spatial

requirements, featuring a central circular waste set within the perfectly square or rectangular surface. For stockist information contact Kaldewei.

01480 498053 www.kaldewei.co.uk

Enq. 134

Slick styling at a new price with Origin 62



RAK Ceramics' new Origin 62 sanitaryware offers premium design and quality at a new price level. The new market model features a sleek contemporary format, which has been designed to meet the huge demand for affordable, yet stylish sanitaryware. The range includes close coupled and back to wall WCs, which feature a soft close seat

and quick release button for easy cleaning. Both Origin 62 WCs share a compact design so are ideal for small cloakrooms and en-suites, as well as larger bathrooms, in residential and commercial environments.

01730 237850 www.rakceramics.co.uk

Enq. 129

New Stonetto shower tray from Duravit



The new Stonetto shower tray from **Duravit** has been made using DuraSolid Q - an innovative 'stone' material with the look and feel of stone. Duravit has brought this natural wonder to the bathroom by collaborating with the designer trio EOOS. Thanks to its non-slip properties, DuraSolid Q offers class B slip-resistance without any additional

coating, ensuring safe showering. Stonetto is available in the typical stone colours: White, Beige and Anthracite, with tiny speckles that reinforce the natural appearance. For stockists contact Duravit.

0845 500 7787 www.duravit.co.uk

Enq. 131

New electric showers from MX



MX continues to be a growing influence in the Electric Shower marketplace. Its QI - Quick Installation - range of electric showers, which sets new standards for simple installation, has grown with the addition of a number of exciting new models.

Featuring eight entry points for water and electric, these showers offer the simplest shower installation available. Take a closer look at MX Group - its impressive website is a good place to start.

01684 293311 www.mx-group.com

Enq. 133

No more stinky, soggy socks



Tired of stinky, soggy feet? Then the new **Scruffs** range of GORE-TEX® footwear with new Micro-Fresh® technology will be your winter saviour! Whether battling rain, snow or sleet on site this winter, your hard-working feet can produce up to half a pint of sweat per day. Micro-Fresh® prevents the growth and spread of harmful bacteria by 99 per cent, and is free from

restricted substances, ensuring it's kind to sensitive skin. Tested rigorously in all conditions, Micro-Fresh® lasts for the lifetime of the product.

0115 938 9000 www.scruffs.com

Enq. 135



Innovation made to be seen

The ability to invent, envision and create something new is central to ITW Construction Products customer-backed innovation culture. Encouraging new ideas from housebuilders, fabricators, engineers and members of our own team and providing a supportive, entrepreneurial framework, has produced our strong culture of sustainable differentiation through innovation.

In partnership with housebuilders, fabricators and installers, ITW Construction Products has gained a deep knowledge and understanding around their key needs and pain points, resulting in the development of an innovative I-Joist end seal.

For housebuilders, an end seal which can be visible for post installation inspection is essential. In response to this requirement, Cullen's new Hi-Vis Gripper* is available in a range of vibrant colours (assigned to different joist widths) with an innovative design ensuring parts are easily discernible from background for ease of post site inspection.

ITW Construction Products has invested significantly in testing to ensure the Cullen Hi-Vis Gripper exceeds the performance requirements resulting from changing industry standards and regulations. Independent air leakage testing proves that our new Hi-Vis Gripper can achieve an improved performance of 209 per cent when compared with the NHBC detail with mastic

(minimum requirement); ensuring a reduction in air leakage to meet existing and future building regulation requirements. Independent testing results achieve a minimum 60 minute fire resistance from either face (internal or cavity) when installed with either a 90mm or 100mm bearing, ensuring Part B compliance. Crucially, the new Hi-Vis Gripper attains lower thermal conductivity than its predecessor, reducing cold bridging.

A demand to speed up the build process is addressed with a simple bend and push fit part with no mortar to front face. Flexible tabs top and bottom hold the Hi-Vis Gripper in place, forming a seal. Site costs are reduced by removing processes with no need to mastic or trim joists to fit. Colour coded parts to correspond with joist layouts and product code (including joist depth and flange size embossed on every part) avoid

picking and installation confusion, ensuring installation is right first time.

The Hi-Vis Gripper is made from 100 per cent recycled material, reducing waste into landfills and meets customer's increasing needs for sustainable products, without compromising product performance.

Trudi Stewart, Cullen Product Manager comments: "Development of the new Cullen I-Joist end-seal is another example of our continued drive to work closely in partnership with housebuilders and fabricators to develop innovative products to meet their needs. This is an on-going process and we welcome the opportunity to work with our customers to find the next solution to satisfy their needs".

For all enquiries please call 01592 771132
www.hi-vis-gripper.co.uk Enq. 136



*Patent Pending

Cedral specified to create striking new housing development in Chelmsford

Marley Eternit's Cedral weatherboard has been specified by Countryside Zest to create visually striking and inspirational new homes at its Beaulieu development, one of Essex's largest new housing projects that is set to help usher Chelmsford from a prosperous town to its recently awarded 'City' status. Countryside Zest is a 50/50 joint venture partnership between Countryside Properties and London & Quadrant.

Beaulieu is a new district in Chelmsford that will provide up to 3,600 high quality homes to suit a variety of housing requirements. Cedral Lap from Marley Eternit was chosen by project designers for this exciting new development, Beaulieu Heath, to create real stand out architecture, providing unique and individual new homes that would both attract buyers and complement the inspiring landscape.

Cedral is an external fibre cement weatherboard cladding material, making it extremely durable, long lasting and rot free. Offering a visually striking 'New England' style appearance, this highly attractive and low

maintenance solution comes in a wide range of colours and is simple to install to save house-builders time and money.

As part of the specification process for the latest phase of homes, Countryside Zest wanted to ensure that they complemented the style of the existing homes at Beaulieu, whilst also creating the separation required to treat this as a new development.

The contemporary interpretation of the 'New England' vernacular was chosen as the solution. This provided the opportunity for Cedral to be used on the properties incorporated with traditional masonry and rendered dwellings. The development aspired to create a sense of place and character, setting the scene for future phases.

Alex Cook, Development Manager at Countryside Properties, commented: "We have been very pleased with the finished result that Cedral created, the combination of all materials used at Beaulieu just goes to show how well modern materials can be used to produce traditional architecture. The overall quality of the build can



be felt when entering the site.

"Cedral provided quick installation which meant we could stay on programme for delivery as well. The low maintenance cladding solution appeals to many homeowners as they know their property will look as good as new in years to come."

01283 722588
www.cedral.co.uk

Enq. 137

Give wet feet the boot



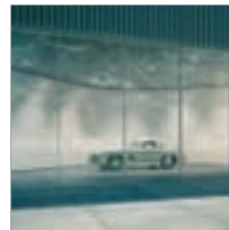
Scruffs is launching a brand new GORE-TEX® Safety Footwear range in the Autumn/Winter 2015-16 catalogue. The high-performance GORE-TEX® Laminate is 300-times more waterproof than the minimum industry standard. In conjunction with the heavy-duty spec, the footwear also provides ultimate breathability. With over 9 billion pores

per square inch, it ensures that water won't get in, while allowing sweat out. Fully waterproof and oil resistant, the footwear features steel toe caps, composite midsoles and heat-resistant outsoles.

0115 938 9000 **www.scruffs.com**

Enq. 138

New Schueco slimline facade system



The continuing drive by **Schueco** to combine the slimmest possible face-widths with the highest possible thermal performance is demonstrated by the UK launch of the Schueco FWS 35 PD Panorama Design facade system. This innovative new aluminium facade has a uniquely slim face-width of just 35 mm, yet the SI version is officially certified by

the Passive House Institute with a Ucw value of 0.79 W/m2K. Visually very attractive, the system is ideally suited for low-rise, high-end residential and commercial projects, and comes in various options.

01908 282111 **www.schueco.com**

Enq. 139

Snickers 'FLEXI Work' Trousers

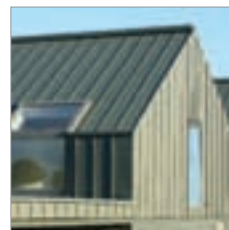


While fabric, functionality and fit are hallmarks of **Snickers**' 'Next Generation' working clothes, it's the innovation and technology in the design of these garments that really set Snickers apart from other brands. The Snickers FLEXI Workwear range has advanced work trousers made from a durable, stretch and rip-stop fabric with a body-mapped design

and polyamide reinforcements. As well as their fashionable looks, they're packed with comfort and functionality and designed for the fast-paced professional craftsman who's always on the go, always delivering top class work and always a step ahead on site.

Enq. 140

Green VMZINC for designer home



VMZINC PIGMENTO Green double and single lock standing seams have been used on the roof and facades of East Bankhead Farm, Monikie. Designed by Graeme Hutton, Dean of the Dundee School of Architecture, with the late David Jameson of Leasingham, Jameson, Rogers and Hynd, the contemporary structure has a distorted roof that

responds to the gently rolling landscape while the subtle colour complements the rural environment. It has received RIBA Design and Scottish Design awards for housing in a rural context.

01992 822288 **www.vmozinc.co.uk**

Enq. 141

British Thermally Modified Timber – closing the sustainability gap

Tom Barnes, managing director at Vastern Timber looks at the growing use of Thermally Modified Timber and explains how new British products can ensure sustainability for your project

Changing the nature of wood using heat sounds like a very new idea, yet it has been used for many years in the manufacture of musical instruments, where the technique is used to replicate the highly desirable tones and inherent stability of aged guitars and violins.

Due to the many benefits of thermally treated woods, it has become increasingly popular within the construction and interior design industries.

As the name suggests, thermal modification involves using intense heat to change the structural properties of wood. At temperatures of 180 to 210 degrees centigrade the wood's structure and colour are permanently changed. The combination of high heat and steam 'cooks' the sugars and resins out of the wood, leaving nothing for mould, fungus and bacteria to feed on, resulting in significantly higher levels of durability than non-modified timber.

"Thermal modification converts species that would otherwise rot quickly outside into inherently durable products that can be used externally without any further treatment. Tests carried out in Europe have demonstrated that thermally modified hardwoods reach at least class 2, and in some cases class 1 under the EN350 classification system"

Depending on the intended use of the thermally modified hardwoods, both the temperature and the modification period are varied. For external use, where durability is important, the wood is cooked at a higher temperature (210 degrees centigrade) and for a longer period.

The thermal modification process involves no chemicals and does not rely on impregnating the timber. Unlike most other treatment processes, thermal modification reaches to the core of each

piece, rather than simply treating the surface.

The most impressive outcome of the thermal modification process is that products are significantly more stable than non-modified timbers, meaning they expand and contract less when faced with changes in ambient temperature and humidity. Additionally, the stability results in significantly less cupping and distortion when used outside. The full modification of thermally modified hardwood allows for cutting and re-working without a loss of performance and without the need for additional treatment.

Thermal modification converts species that would otherwise rot quickly outside into inherently durable products that can be used externally without any further treatment. Tests carried out in Europe have demonstrated that thermally modified hardwoods reach at least class 2, and in some cases class 1 under the EN350 classification system as the intense heat modifies the cell structure of the wood making it highly resistant to all common causes of above ground decay.

Thermally modified hardwoods are also lighter than most natural timbers and other modified timbers, making them easy to move and install. And due to the lack of resins and oils in thermally modified hardwoods, they are relatively easy to work. Tools will stay sharp for a long period of time and will remain clean. The change in structure also results in an excellent machined finish.

These are all compelling performance attributes that have helped to drive the growing popularity of thermally modified timber. However, aesthetics have also been a key factor.

The thermal modification process not only changes the structure of the wood, but also changes the colour to a shade of walnut brown. Thermally modified timber has an exotic appearance similar to tropical species such as Teak and Ipe, but without any of the environmental concerns that come hand in hand with these species.

The shade will depend on the species, the temperature and the treatment period. The colour of modified hardwoods darkens according



Continued overleaf..

to the temperature and length of the thermal process, so timber destined for outdoor applications such as cladding and decking tends to be a darker brown than those destined for interior use. Not only is the colour of products darker, it is more consistent than the original timber and when compared to other cladding species such as western red cedar. External products are best suited to contemporary designs where dark colours and sharp lines are desired.

Anecdotal evidence shows that thermally modified wood silvers more quickly than natural wood. Additionally the weathering is more consistent than the more reactive unmodified timbers such as oak, sweet chestnut and western red cedar. The inert nature of thermally modified timber also means that the boards are less likely to react with pollution or become discoloured in shaded areas.

With so much going for thermally modified timber, it would be easy to think it is a problem-free solution. However, there remains an issue regarding sustainability as, until recently, thermally modified wood was only available as an imported option.

There will always be a question mark over the sustainability of imported timber. People increasingly expect to extract the full sustainable value of the wood they use, yet importing timber will always devalue its sustainable credentials. The



actual transportation of thousands of tonnes of timber across the globe has an obvious environmental cost, although it is fair to say it is less than most people would expect. The real concern lays in the origin of the raw product and whether it is truly sustainably and responsibly sourced, and whether its production benefits local communities. But perhaps the key issue surrounds our own native forests and woodlands and the communities here in the UK which have been negatively impacted by the growth of imported timber.

Now, the first commercially available thermally modified British timber range has been developed to expressly address this situation. Creating value for our domestic woodlands and the principal of local sourcing has been a central

driver for development of the product and all timber used originates in British woodlands, as Dougal Driver, Director of Grown In Britain explains: "If we want to improve and protect our woodlands we need to create a woodland economy that creates a financial incentive to manage woodlands. The thermal modification project is a key part of this plan."

Using domestically grown ash, sycamore and poplar, British thermally modified timber offers designers a range suitable for multiple uses, but which crucially closes the sustainability gap found in imported products. In this way thermal modification could potentially change the fortunes of British mixed woodlands. Sustainability begins at home.

Enq. 196

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Enq. 142



Alumasc Insulation Transforms Homes

Switherm External Wall Insulation (EWI) from Alumasc Facades, has been part of the major refurbishment of Seagate Court in East Wittering. Although the scheme was originally solid cavity wall construction, the relentless climate and saltwater air had resulted in significant erosion to the exteriors, requiring the management company to embark on a complete refurbishment programme. An insulated render solution was required that could withstand the rigours of the inclement coastal weather whilst also providing an improved, contemporary appearance to the scheme. 2200 square metres of Switherm EWI was installed to all exterior facades of the four blocks by Alumasc's Registered Installer Primars Coatings of Middlesex. The system was insulated with a 90mm EPS and finished with Alumasc's high performance silicone render. The system is certified by the Energy Savings Trust.

Enq. 143

Easy Document Q compliance with VBH



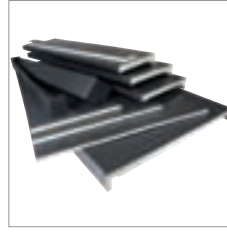
Rob Norman explains how **VBH** makes compliance to Document Q very simple: "It's the subject that the window and door industry's been talking about for some months and it's finally here. VBH are producing a selection of Document Q Compliance Packs that will support our fabricating customers in achieving compliance. Our product portfolio of

own brand greenteQ and major market partners such as Maco, Roto and Yale, among others, enables us to offer our customers a tailored Document Q solution for all their products for new-build installations."

01634 263263 www.vbhgb.com

Enq. 144

Swish extend Foiled Gale Grey range



Swish Building Products have extended their new Foiled Gale Grey range to include fascia and soffit in addition to cladding, architraves and window trims which complement the growing demand for contemporary grey woodgrain UPVC windows. Swish Gale Grey is a perfect match for RAL number 7016 (Renolit 7016 05-116700), which is often referred

to in the industry as Anthracite Grey. Also available in the Foiled range are Irish Oak, Mahogany, Rosewood, Light Oak, Cream, White and Black. All foiled products are available with a 10-year guarantee.

01827 317 200 www.swishbp.co.uk

Enq. 145

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. 146

New Evolve range of sash windows



If you are looking to upgrade old and draughty wooden sash windows, take a look at the new heritage range of Evolve sliding sash windows from **Synseal**. Combining excellent thermal retention with beautiful design and high levels of security, the Evolve range is a fantastic choice for homeowners seeking the very best vertical slider solution for their

property. Catering for window spans of up to 1500mm wide by 2500mm high, Evolve sliding sash windows are available in fifteen design styles and sixteen colour options.

01623 443200 www.synseal.com

Enq. 147



Luxury Scottish homes love Vicaima Doors

Vicaima quality interior doors have been fitted to enhance Lovers Loan, a select development of four- and five-bedroomed luxury family villas in the picturesque Scottish village of Dollar, located east of Stirling. Award-winning homebuilder, Mactaggart & Mickel Homes Ltd, chose to fit the properties throughout with Vicaima Exclusive Range Dekordor Cross Directional Woodgrain (CDW) in an Oak finish. The doors added a design twist with their mixed horizontal and vertical grain pattern, and came supplied complete with frames via Perth Door Sets. Dekordor CDW is just one of the many attractive and inspirational models that can be found in Vicaima's new Interior Door Selector brochure, a copy of which is available to download from the Vicaima website or posted on request. Vicaima offer an extensive range of design options, with fire, acoustic and security performance for luxury housing and modern apartment living space.

01793 532333 www.vicaima.com

Enq. 148



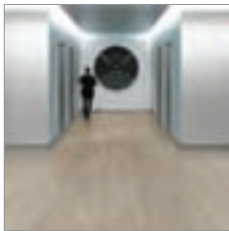
Hot stuff from Garador

Garador's newly launched FrontGuard Plus range of entrance doors is the perfect answer for the coming winter weather. Along with eye-catching modern looks, the FrontGuard Plus range is all about outstanding thermal performance and substantial energy saving; vital aspects in modern builds. Garador's FrontGuard Plus doors are available in Modern and Contemporary ranges, both designed to complement progressive and forward thinking building projects. Each FrontGuard Plus door features durable, water-proof rubber seals on all four sides and the door leaf itself is filled with 65mm thick high-density polyurethane foam, providing fantastic thermal efficiency with overall U-Values down to 0.81 W/m²k. The door is constructed around a sturdy aluminium frame, which has a thermal break and insulating polyurethane foam built into the frame to further minimise heat loss and eliminate thermal bridges.

01935 443709 www.garador.co.uk

Enq. 149

Fresh shades of Polysafe Wood fx flooring



Polyflor is pleased to announce the relaunch of its popular Polysafe Wood fx PUR sheet vinyl safety flooring, with the addition of brand new high clarity wood effect designs. Building on the established success of the classic designs within Polyflor's Wood fx range, a new series of six on-trend wood styles have been introduced, some featuring a wider plank

format for more contemporary look. The fresh additions to the enlarged collection are Oiled Oak, Sun Bleached Oak, Roasted Limed Ash, Tropical Pine, Aged Oak and Nero Oak.

0161 767 1111 www.polyflor.com

Enq. 150

Wood burning stoves from trusted brand



Leading wood heating supplier, Euroheat, has launched a new website to sell stoves directly to installers and their customers. Featuring the full range of Euroheat's exclusive brands, stove fitters, heating engineers and builders can now shop online and benefit from significant savings, with the confidence that they are buying from a trusted and well-respected

brand. For installers, partnering with Euroheat is not just about the end product. Euroheat offer a range of HETAS approved training courses to ensure their stoves are fitted safely.

01885 491112 www.euroheat.co.uk

Enq. 151



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Enq. 153



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Enq. 154



David Wilson Homes uses Vortice Leto Fan

A prestigious new development called Grey Towers Village in Nunthorpe near Middlesbrough will feature Vortice's Leto fans in its three, four and five bedroom houses. The Vort Leto is an energy efficient centralised mechanical extract unit suitable for kitchens plus three wet rooms, and is SAP Appendix Q listed. Roy Brown, Vortice Area Business Manager said: "Quite apart from its energy efficiency, the customer was particularly pleased with the quiet running of the Leto and the fact that it only required one breakout from the building." Grey Towers village by David Wilson Homes combines the best of village life with the conveniences of modern living. It is built with a traditional village feel about it, including features like a beautiful pond, woodland and nature trails. The houses are spacious and incorporate energy efficient build methods. For further information about the Leto fan and other Vortice ventilation products visit the company website.

01283 492949 www.vortice.ltd.uk

Enq. 155

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Enq. 156

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RIFENG

Enq. 157

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Enquiry
158

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TECHNOLOGY

Timólean OMNIE offers total controllability



Timólean's holistic OMNIE range encompasses a comprehensive selection of control units to help you achieve energy efficiency and fuel savings from renewable technologies. The company's recently launched offering brings together heat pumps, mechanical ventilation with heat recovery (MVHR), surface cooling and its renowned range of underfloor heating

systems; all optimized by state-of-the-art controls. The entry level sees programmable room thermostats as well as simple dial thermostats for underfloor heating, both flush mounted and modern in appearance.

01392 363605 www.omnie.co.uk

Enq. 159

Panasonic unveils new digital controller



Panasonic has launched its latest controller, an innovative and easy to use interface that offers full functionality with an integrated schedule timer and system controller, making managing heating and cooling systems easier than ever before. The CZ-64ESMC3 will be available from November 2015, and includes Panasonic's popular schedule timer. Users can adjust

the system for holidays, pausing operations for long periods of time so that energy isn't wasted heating/cooling an empty home or office. The controller also allows six operations per day to be programmed, including operating or stopping units.

Enq. 160

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. If anything does go wrong, home owners can simply call a dedicated phone number.

Enq. 161

Recticel goes European



Leading UK PIR insulation manufacturer **Recticel** has played host to its second VIP in almost as many weeks. Anthea McIntyre, MEP for the West Midlands, toured Recticel's 175,000ft² state-of-the-art factory in Stoke-on-Trent on 7 September. Her visit came just over two weeks after one by Rob Ffello, MP for Stoke-on-Trent South. Mrs McIntyre's

personal assistant and office manager Helen McMillan said afterwards: "Anthea found the tour of the factory most interesting. It is great to know that the company is successful and investing for the future."

01782 590 470 www.recticelinsulation.co.uk

Enq. 162

Reginox combines high-end design & value



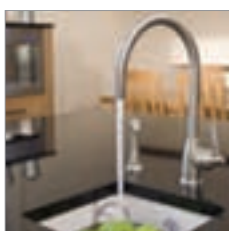
Reginox's Madison 1.5 bowl sink offers a high-end look at a very competitive price. Manufactured from 0.9 stainless steel, the sink's square main bowl is contrasted by a round pop-up waste, while the contemporary curved drainer features an eye-catching fan-shaped design that benefits from a drain-off point. Suitable for inseting into a 600mm base unit,

Madison is supplied complete with waste, overflow and fitting kit and is available with accessories including a stainless steel colander, wooden cutting board or wire basket.

01260 280033 www.reginox.co.uk

Enq. 163

Belthorn from Shaws of Darwen



Inspired design and superb craftsmanship are combined in the **Shaws of Darwen** Inset and Undermount range, an elegant collection of 'made in England' fireclay ceramic sinks in both white and biscuit finishes. The Belthorn undermounted sink features the Shaws logo on the back of the sink but has no overflow. It has a central 3½ inch waste outlet suitable for a

basket strainer or waste disposer. The sink works perfectly with granite, marble or wooden work surfaces. Visit the company website to see the complete range of sinks, taps and accessories available.

01254 775111 www.shawsofdarwen.com

Enq. 164

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Or call our offices: CLEOBURY MORTIMER, SHROPSHIRE: 01299 271143
NORTHWICH, CHESHIRE: 01606 41292

Enq. 165

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.

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the **Hultafors** range of saws – now with the addition of the HBS model. It's a great value saw for universal use with a fiberglass reinforced handle, rubber grip plus 45° and 90° angle guides. The saw blade is made from 1mm thick steel.

Enq. 167


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. Now in its eighth year, the BAI scheme serves to offer specialist help to paving contractors.

Enq. 168



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Enq. 171



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Electric heating – the future has arrived

Richard Brown, managing director of Electrorad, considers the advances in electric radiators over the years, and explains why they are fast becoming a number one choice with housebuilders and developers



As energy efficiency remains a critical factor when designing a new home or developing an existing property, housebuilders and developers need an affordable and energy efficient heating solution that combines safety with versatility, comfort and control.

As energy efficiency remains a critical factor when designing a new home or developing an existing property, housebuilders and developers need an affordable and energy efficient heating solution that combines safety with versatility, comfort and control.

Thanks to new innovations, technologies and legislation, the electric radiator market has evolved significantly over recent years, with design and functionality now firmly in line with the demands and needs of the housebuilding industry. With a range of radiator styles and even colour options to choose from, they can also create a statement piece and become a key part of the interior design. But just what makes electric

radiators the hero of energy efficient heating?

Energy savings: Today's electric radiators can give traditional gas central heating systems a run for their money. They can be cheaper to install and maintain than gas systems, and can also deliver on running costs.

"Thanks to new innovations, technologies and legislation, the electric radiator market has evolved significantly over recent years, with design and functionality now firmly in line with the demands and needs of the housebuilding industry"

There is no need for inflexible electrical tariffs; today's modern electric radiators are 100 per cent efficient at the point of use, meaning that there is 100 per cent conversion of electrical

energy input to heat output. Thanks to sophisticated programming devices and controls, they use only the electricity that's needed to maintain comfortable temperatures.

Controls and comfort: Due to advances in electric radiator technology, accurate energy saving digital controls are commonplace for both time and temperature flexibility – some being $\pm 0.1^{\circ}\text{C}$. Each radiator is individually thermostatically controlled so they can be left to run independently, or the whole system can be connected together, linked to a central room controller and programmed to meet specific heating needs.

Wireless radiators are also becoming extremely popular due to their fully programmable RF controls. This feature allows the system to be divided into zones, automatically turning the radiators on and off according to the temperature requirements of each zone. Multiple zones may be set up within the home to control separate

Continued overleaf..



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floors or areas. This can save energy as a result, as no heat is wasted warming unused rooms/areas unnecessarily.

A new and revolutionary smart control system is also now available for electric radiators that offers wireless integration of thermostat and wireless control built into each radiator, and will provide the ultimate control of electric heating across the home. A central touchscreen will act as the wireless home control and wi-fi gateway to enable smartphone/tablet app control of any room in the house from anywhere in the world.

In terms of comfort, electric radiators produce both radiant and convection heat – convection warms the air and circulates it around the room, while radiant heats people and objects directly. It is quite typical for a thermostatically controlled electric radiator to be drawing power for around 30-50 per cent of the time in order for a room temperature to be maintained. This means a 1.5kw radiator may only use up to 750 watts per hour (depending on the room heat loss), while keeping the room and the occupant(s) warm.

“Unlike early electric models, today’s radiators are far safer as the hot elements are sealed within the metal casing and are actually immersed within fluid. As both dust and objects cannot fall onto to the elements, this makes them safer to run and safer to touch”

Safety: Unlike early electric models, today’s radiators are far safer as the hot elements are sealed within the metal casing and are actually immersed within fluid. As both dust and objects cannot fall onto to the elements, this makes them safer to run and safer to touch.

Such safety features, along with the use of the highest quality components, means that some electric radiators can offer guarantees for up to 30 years and cover all internal components (i.e. electric elements, thermal switches and wiring) excluding thermostat.

Versatility: Electric radiators are now simple and fast to install and can be sited almost anywhere in a property, with larger units capable of warming sizeable rooms with ease. They can be retrofitted independently from any existing hot water system, for example in conservatories and extensions, removing the need for any additional pipework or a higher output replacement boiler.

They are particularly suitable for apartment blocks where gas is often not accessible or not allowed. And, if additional heating needs to be introduced at a later date, electric radiators can be added to the system accordingly. Electric radiators are also a perfect replacement for night storage heaters as they utilise the existing wiring, causing minimum disruption at installation.

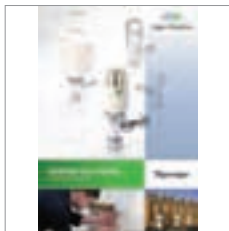
Aesthetics: Electric radiators have come a

long way since the days of bulky storage radiators that burned dust and left brown marks on walls, or dimpled panel convector heaters that provided minimal heat. Instead, we now have sleek, minimalist and coloured radiators that are in keeping with latest style trends in the home and which now pose more of a threat to traditional gas central heating systems than ever before. Driven by innovative manufacturers and imaginative interior designers, there is now a wealth of sizes and designs available; from sleek vertical models to small towel radiators for cloakrooms.

A number one choice: The demand for electric radiators has grown exponentially over recent years, and it looks set to continue. With increasing sales, more product choice and availability, it’s clear to see why they appeal to housebuilders. For property developers looking to refurbish existing electric systems, or even replacing traditional gas systems, it’s simply out with the old and in with the new. The future of electric heating has indeed arrived. **Enq. 197**



New Terrier brochure - insightful information



The company behind the UK's leading brand of radiator valves, **Pegler Yorkshire**, has launched a new Terrier brochure designed to not only provide product information but to include system design considerations, benefits and cost savings of TRVs, installation instructions and flow charts. The new style brochure is created with installers in mind, the information

included offers a comprehensive overview of valves, how and why they should be incorporated into a heating system and what savings they can provide homeowners. The Terrier brochure includes manual, thermostatic, programmable and decorative valves.

Enq. 174

New focus from Stelrad: The Aqua Series



With the launch of its new Aqua Series, **Stelrad** is offering a range of highly reliable, high-performance and good-looking radiators to grace any bathroom or kitchen. The Aqua Series is firstly made up of the Decorative Collection – five stylish yet cost-effective radiator designs – and secondly, the Designer Collection – six product options for the homeowner

looking for an individual statement radiator that delivers aesthetic distinction to a room as well as warmth and comfort from the performance levels associated with it.

01709 578 950 www.stelrad.com

Enq. 176

Extra care for former slum



A £4+ million redevelopment of a former slum area in the Midlands is delivering extra care, through to the roof. Creating the space for all the accommodation took the building to the limit allowed by planners, so a flat roof of **Protan** SE single ply membrane has been installed.

Established some 75 years ago, and still privately-owned, Protan is one of the top 3

membrane manufacturers in Europe. Manufactured at the company's headquarters in Norway, Protan has roofs that have been in place for 30+ years without performance-affecting degradation.

01925 658 001 www.protan.co.uk

Enq. 175

Luxury development uses Edgemere tiling



Marley Eternit's Edgemere slate effect interlocking tiles and full dry fix system have been used in a luxurious AJC Homes Scotland housing development. Marley Eternit tiling was chosen for the 26-family home Castle Park to meet the demands of extreme weather and planning requirements of the picturesque yet exposed village Aboyne in Aberdeenshire.

AJC Homes were able to deliver a contemporary slate look, in compliance with planning regulations, at a much lower cost with the use of Marley Eternit's Edgemere interlocking tiles.

01283 722588 www.marleyeternit.co.uk

Enq. 177

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Enq. 178

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Enq. 179



Could modular roofing be the solution to the housing crisis?

The housing crisis is something that has been discussed extensively in the media over the last few years and the ambitious target of 200,000 houses per annum means that we will need to employ new methods of construction if we hope to make any headway in the coming years. David Patrick, head of marketing at Redland, discusses modular roofing systems and analyses their viability as an alternative method of building

During the build up to the general election, Brandon Lewis, Housing and Planning Minister, was vocal about his intention to explore and potentially adopt new and innovative building practices with the aim of improving the levels of speed and efficiency at which we are able to build homes.

Modular construction is not a particularly new concept, however, recent advancements in the technologies that are used, both in the manufacturing and design process, make this viable alternative to the traditional methods of building.

In the past modular construction was mainly used for the mass construction of generic buildings such as chain restaurants to save both time and money. There was no need to put thought into individualising each building because they were a part of larger branding plans. When it comes to building the family home, there needs to be a certain amount of unique style to make it a more appealing to a prospective buyer. Since the

design of a house is different for every project, there is no one-size-fits-all solution in the house-builder market. Having to manufacture individual houses on a project-to-project basis makes modular construction as equally complex as the current methods in a lot of ways.

Applying the principals of modular construction to pitched roofing is a much newer practice and it had piqued the interest of housebuilders and contractors all over. The main benefit of this method is the time that can be saved during the installation and the reduction in time it takes to waterproof the buildings onsite. The importance of this would be most appreciated in the parts of the UK where the weather conditions are unpredictable and speed is vital.

There are currently multiple methods of modular roofing being used on various projects. One such method, recently adopted by Medical Architecture on the multi-award-winning psychiatric hospital, Hopewood Park, was to use roofing cassettes where the tiling was completed

at ground level before being lifted onto the roof.

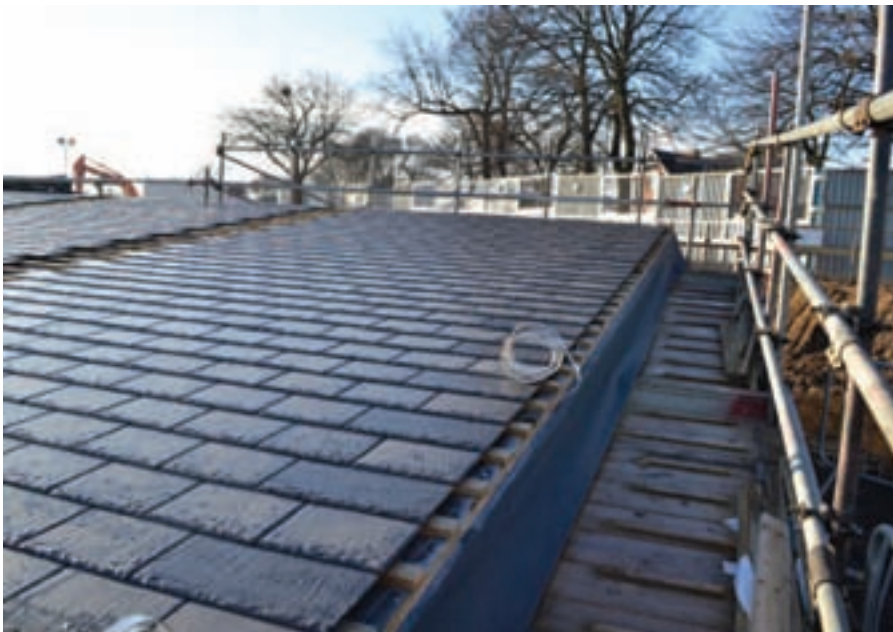
The Senior Architect on the project, Paul Yeomans, was trialling modular roofing in an effort to reduce the amount of time that was spent working at height and reduce the risk of accidents on site. A design for the roof was drawn up whereby the structure could be installed without the use of scaffolding.

Paul explains: "We decided to use pre-tiled cassettes that could be lifted up to the roof and fixed together with minimal time spent on the roof itself. We felt that this was the best way to deliver a visually appealing roof whilst minimising the opportunity for injury to the workforce."

Constructing the majority of the roof at a ground level reduces the risk of injury, which is a big benefit to the industry considering the most common cause of accidents in the work place between 2013/2014 was falling from heights, with nearly three in 10 resulting in death.

However, the method of modular roofing that was used on Hopewood Park was not a

Continued overleaf...



seamless process in terms of logistics and practicality. The main problem being that the current tiles on the market are designed to be laid using traditional roofing practices and getting them to fit together in a different way is very difficult.

Speaking about the project, Paul Trelease from Barclay Roofing Ltd. said: "This was a very challenging project. It was crucial that the cassettes were tiled to millimetre precision to ensure the interlocks of the tiles were maintained when they were lifted onto the roofs. It takes a lot of extra work to get the roof up to the standards imposed in BS 5534, the new code of practice for roof slating and tiling. There isn't enough awareness within the industry about the methods of roofing proposed in the new code of practice, never mind incorporating it into modular construction. My own view is that modular roofs can work, just not in every situation."

"Modular roofing certainly has a place in the industry and with a bit of time spent on research and development, we can perfect the methodology. In a time where speed is of the upmost importance, we are in desperate need of alternatives and modular roofing provides a great opportunity"

Like most new ideas, there are lessons to be learnt before there can be a clear solution. Trial and error is an important part of change and modular roofing is no different. There have been projects where modular roofing was a big success.

When Fife County Council undertook the task of converting their existing housing stock into new housing and flats, they used modular roofing to combat the harsh and unpredictable weather conditions, as well as reduce the amount of time needed to complete each house. The runaway success of the project has prompted other housebuilders in the region to adopt this system, proving that it can provide a viable alternative to traditional roofing.

Modular roofing certainly has a place in the industry and with a bit of time spent on research and development, we can perfect the methodology. In a time where speed is of the upmost importance, we are in desperate need of alternatives and modular roofing provides a great opportunity. Though it is still in its infancy, it wouldn't take much to take it to mainstream roofing. One of the biggest barriers is that the tiles are not designed for this method of roofing and getting them to work in line with modular construction takes a lot of additional work.

Only time will tell and it will be interesting to see where the industry is at with modular roofing in a decade or so.

Enq. 198

Low rise for Blackpool



A £22 million Lovell redevelopment programme is delivering best value at all levels for its commissioning affordable housing developer and residents. Each of the two apartment blocks, their associated balconies and the car ports for the nine additional two bedroom houses are covered and made watertight using 2,000m of **Protan** single ply membrane.

Roofing contractor Kynaston Contract Services chose Protan for speed and performance in one of the UK's most exposed coastal regions. Protan membrane achieves durability for up to 30 years.

01925 658 001 www.protan.co.uk

Enq. 180

Low roofline installation from FAKRO



Dualchas Architects' design shows the benefit of being able to install **FAKRO** roof windows at varying depths. The visual aesthetic is greatly enhanced by their low profile in a structure which takes the timber from the roof into the walls with no visible rainwater goods. Eight non-vented, triple-glazed FTV U5 centre pivot windows were used with thermal

combination flashings and XDP fitted underfelt collars around each window. Architect Alasdair Stephen commented: "The Fakro windows were used because of the wide range of sizes and the customisation."

01283 554 755 www.fakro.co.uk

Enq. 181

GRP material for roofing installations

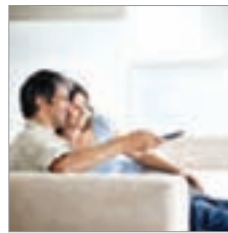


Following the lead of the Egyptians who used glass fibre reinforcement, GRP or "Glass Reinforced Polyester" was developed for a wide range of applications by the British military during WW2. **Hambleside Danelaw** think GRP is ideal for roofing as it is a strong, lightweight material which is naturally watertight, aesthetically pleasing and has great

longevity. Its bulk strength and weight being better than many metals mean that it can be readily moulded into complex shapes and can be used for a wide variety of roof coverings. It also benefits from being fire retardant, easy to handle and UV resistant.

Enq. 182

LivingCom partners up with Sky



Sky has teamed up with LivingCom, a subsidiary of CableCom Networking which services the private rental market, to offer residents a package of high quality digital TV services. LivingCom provides developers with a high quality managed internet service, fully supported by their 24 x 7 UK-based service centre in Bristol. A tailored Pre-Arrival Registration facility

will enable residents to sign up to the package when they arrive at their new home, so that they can benefit from instant access to broadband from LivingCom and Sky TV service as soon as they move in.

08442 411 335 www.sky.com/communalTV



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Axter specialises in the design and specification of multi disciplinary waterproofing systems, including green roofs, reinforced bituminous and synthetic membranes. A prestigious development successfully utilised three of Axter's systems - Wilotekt Plus®, Ecoflex PVC and Starcoat. Striking architecture, a variety of homes and amenities, as well as enviable landscaped outside space with access to the Thames makes Fulham Wharf a much sought after development. With such a range of requirements, and the necessity for expert materials to ensure a build that would not fail, Axter knew they were the right waterproofing designers and manufacturers for the project. Axter's waterproofing met all the demands of this challenging project. Careful design consideration and bespoke intricate details were provided to ensure Axter's driving philosophy of the right system in the right application was employed successfully.

01473 724056 www.axter.co.uk

Enq. 184

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Enq. 185

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Medite adds life to balcony screens & gates



Medite Tricoya Extreme and Accoya wood has been used in the full-scale refurbishment of Woodward Place social housing scheme in Manchester. Manufactured using an Accsys Technologies technique that increases the amount of 'acetyl' molecules in the wood elements, both Medite Tricoya Extreme and Accoya wood offer exceptional

resistance to the effects of moisture, are dimensionally stable and are virtually rot-proof. Medite Tricoya Extreme panels are also ideal for use as a facade, cladding or exterior applications.

01322 424900 www.medite-europe.com

Enq. 187

Waterproofing simplified with Multi-Tight 2K



Remmers Multi-Tight 2K is a new, flexible, mineral-based waterproofing product which has all the performance properties of older technology polymer-modified thick bitumen emulsions, whilst being "bitumen free". Using unique rubber granulate filler technology, Multi-Tight 2K has a crack-bridging capacity which is five times more effective than standard

flexible mineral-based waterproofing systems. It is very quick and easy to apply by trowel or spray application, has fantastic levels of adhesion to most substrates including old bitumen and dries very quickly.

01293 594 010 www.remmers.co.uk

Enq. 188

Sapphire brings beautiful balustrades

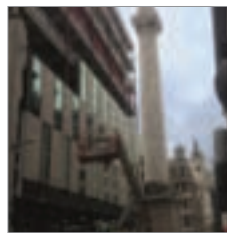


Beautiful balustrades by **Sapphire**, featuring custom-coloured glass, are bringing a sense of light and space to a brand new retirement development in Bracknell. Located off Sandy Lane just north of the town centre, Clement House offers 65 well-appointed apartments and communal facilities for older residents. Sapphire's solutions include glazed

balustrades to projecting balconies and around three upper floors of the building's magnificent galleried atrium. Sections of the faceted glass infill panels are screen printed in blue and green to echo the corporate colours of Bracknell Forest Homes.

Enq. 189

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. 190



FDS Consult provides for luxury towers

FDS Consult, a leading expert on fire engineering in the UK, has provided a unique fire safety solution for one of London's most recent luxury residential projects. Developed by Galliard Homes and designed by award-winning east London-based architects, STOCKWOOL, Capital Towers is a high-end development located in Stratford. The scheme comprises two separate towers; the 14-level City West Tower and the 32-level Sky View Tower, with a combined total of 174 apartments. Appointed to the project by design consultants Whitecode Design Associates, FDS Consult was asked to deliver an appropriate fire strategy to save space and minimise costs, while also meeting all relevant British Standards and regulation documents. Through the creation of a fire design strategy which featured 0.5m² mechanical smoke shafts, FDS Consult's engineers were able to save space within the building with the necessary smoke-clearance.

01322 387411 www.fdsconsult.com

Enq. 191



New energy-saving smoke and heat alarms

Low energy consumption is high on the agenda for the new **Kidde Firex** range of smoke and heat alarms, alongside a host of other advanced features ideally suited to all types of housing. For many years, Firex® has proved itself as a popular range of cost-effective hard-wired, interconnectable alarms, satisfying Building Regulations and British Standards requirements. The latest generation of Firex® optical and ionisation smoke alarms, and heat alarms offers Standard, Long Life and Rechargeable battery back-up versions of each sensing technology, giving nine options in all. The latest range is fully compatible with all previous Firex® alarms and highlights several new advanced features. A particularly important benefit is the substantially lower, maximum mains energy consumption of less than 15mA. Up to 23 Firex® alarms can be interlinked creating a network for protection throughout the home. Firex® can also form part of Kidde's 'Smart Interconnect' feature.

01753 766392 www.kiddesafetyeurope.co.uk

Enq. 192



Smoke and fire protection

Protection from smoke and fire is a key responsibility for housebuilders and installers to ensure the correct fire safety measures are in place. Lack of consideration to essential aspects of fire safety could not only result in fatalities or property damage, but those held responsible may also face consequences. Mike Ward, managing director at JELD-WEN, a leading manufacturer of timber windows, doors and stairs, discusses the latest regulations and key considerations housebuilders should be aware of

Fire doors are usually the first thing identified as a means of protection, when it comes to fire safety. It needs to be remembered that a fire door is no ordinary door, it is an engineered safety device and an essential fixture in both commercial and public buildings.

Around 3 million new fire doors are purchased and installed every year in the UK and they play an essential part in providing a means of escape and to prevent the spread of smoke and fire. Although industry professionals are well aware of the importance of fire doors, mistakes are still being made when specifying and fitting fire doors.

Specifying fire doors

It is often the case that fire doors are one of the first products to be downgraded during speci-

cation, but it's vital that housebuilders insist on the use of third-party certified fire doors, such as doors that adhere to the BWF-CERTIFIRE Scheme. Products with the BWF CERTIFIRE stamp of approval have undergone rigorous tests and are regularly audited, giving you the confidence that your specified fire doors or doorsets, are all fit for their rated purpose.

Building Regulations

It is important to consult your local regulations, but typical Building Regulations stipulate that any new build or renovated property with three storeys or more, must be fitted with FD30 fire doors from the third floor to the outside of the building. Fire doors should also be used when adding doors to a loft conversion, so that a safe corridor from the loft to the outside of the build-

"It needs to be remembered that a fire door is no ordinary door, it is an engineered safety device and an essential fixture in both commercial and public buildings"

ing is created. In addition, internal garage doors that lead into a house must also have a fire door fitted, similarly with any cupboards containing electrical or gas services.

Windows also play an important role in providing a safe exit in the event of a fire. Approved Document B Building Regulations specify that bedrooms and other first floor habitable rooms, such as bedrooms, must bear a window wide enough to provide means of escape. A fire egress window should have an

unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. Also, the bottom of the openable area should be no more than 1.1m above floor level.

Fire protection: taking the right steps

A staircase is often the first thing that visitors see when they enter a property, so making it a central feature in a home can really make a positive impact on the value of a project. However, it's important to remember that stairs also act as a crucial escape route in the event of a fire.

"Domestic properties of two storeys are not typically required to have fire protected stairs, but in the case of multi-occupancy buildings such as an apartment block or a dwelling which has a shared entrance, communal stairs may act as one of the main routes of escape. It is crucial that the staircase is designed to resist the effects of the fire by staying intact and remaining fully load bearing after the fire has been extinguished"

The benefit of using timber stairs for fire protection is that timber behaves predictably in a fire, forming a charred surface, which protects its inner structure, allowing it to retain its integrity. Fire protected timber stairs boast a number advantages over concrete stairs, which have long been used for fire protection, including improved aesthetics, lower cost and short lead-times for production.

Domestic properties of two storeys are not typically required to have fire protected stairs, but in the case of multi-occupancy buildings such as an apartment block or a dwelling which has a shared entrance, communal stairs may act as one of the main routes of escape. It is crucial that the staircase is designed to resist the effects of the fire by staying intact and remaining fully load bearing after the fire has been extinguished.

The load bearing characteristics of trunks and handrails are greater in communal stairs, compared to those of domestic flights. Manufacturers supplying fire protected stairs must be able to prove that the product complies with BD2569 Fire Performance of Escape Stairs Guidance Document (Department of Communities and Local Government, 2009).

The Loss Prevention Certification Board (LPCB), which is part of the BRE Group, audits the manufacturing process and quality assurance throughout production to ensure that the timber stairs are serviceable as an effective means of escape, after a fire.



Mistakes cost lives

In an inspection sample by the Fire Door Inspection Scheme of 677 doors across 34 different sites, it was found that over 61 per cent of fire doors had a problem with smoke or fire seals. Other common issues found in the inspection included fire doors with gaps bigger than 3mm between the frame and the door, unsuitable hinges and damages to the door leaf. Fire protected products should always be installed by an expert, while consulting the manufacturer guidelines, as well as being checked by the Building Control Officer. Safety should always come first, as even if a 30 minute fire door is hung, it may only provide five to 10 minutes of fire resistance, if fitted incorrectly. The safety of people should always be taken into consideration, so keep this in mind for all your future projects. **Enq. 193**



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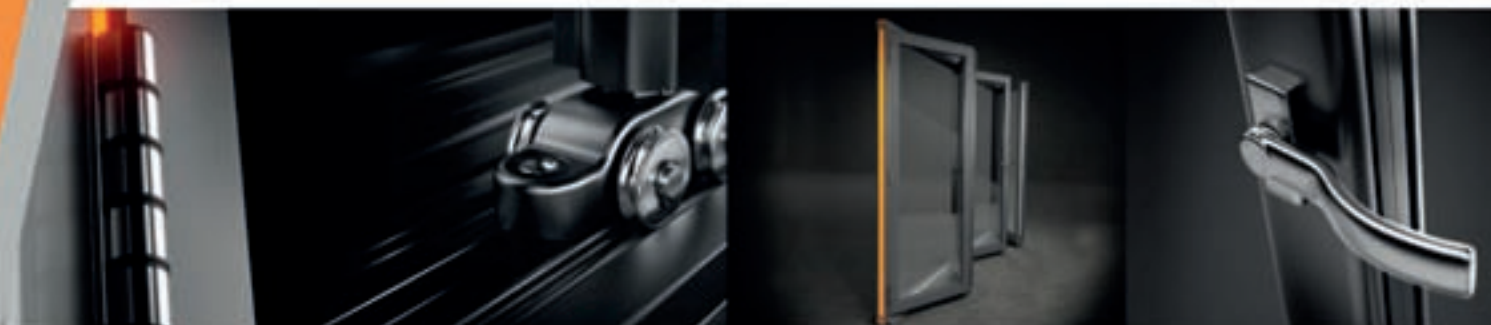
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