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Housebuilder & Developer

December 2015

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of digital construction**

**Housing features
strongly in Autumn
Spending Review**

**What impact is our
ageing population having
on the housing sector?**

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Floors & Floor Coverings
Heating & Renewable Energy
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**David Mote,**
Housebuilder
& Developer
news editor

Editor's comment

Housing certainly appears to be one of government's flavours of the month with the Housing & Planning Bill flying through its second reading in the commons and new homes featuring strongly in the Chancellor's Autumn Statement.

Unfortunately we went to print just before the public bill committee, which has scrutinised the Housing & Planning Bill, reported back to government.

However, we were able to hear the Autumn Statement which the Chancellor concluded by saying: "So this Spending Review delivers a doubling of the housing budget – 400,000 new homes with extra support for London – estates regenerated – 'Right to buy' rolled out, paid for by a tax on buy-to-lets and second homes. All delivered by a Conservative government committed to helping working people who want buy their own homes – for we are the builders."

Actually new home developers are the builders and we are still to see if government actions will actually help them build the homes the country needs.

HOUSING & PLANNING BILL

Housing and Planning Bill survives second reading



Communities Secretary Greg Clark

The government's Housing and Planning Bill comfortably negotiated its second reading stage in the Commons.

The bill is the first to be dealt with under the new rules, which means only English and Welsh MPs can vote on the bill as its measures do not apply in Scotland, was debated for nearly seven hours.

There were still concerns from across the commons including Conservative housing minister Mark Prisk who voiced concerns over planning department staffing saying: "In some authorities, the system is grinding to a halt because of the lack of planning officers able either to produce a local plan or to drive forward negotiations with experienced developers."

However, Communities Secretary Greg Clark insisted the government's proposals would make sure that the planning system was: "Speedier and more accommodating of the need for more homes, especially on brownfield sites."

"We have built 260,000 affordable homes, nearly a third of them in London, and in the next five years we will build 275,000 more, the most for 20 years."

ECOBUILD

Ecobuild announces UK-GBC as lead partner

UK-GBC is collaborating with Ecobuild on the development of compelling content for visitors to Ecobuild 2016, and will be hosting thought-provoking Leaders' Debates on each of the three conference days, which focus on Homes, Architecture and Next Generation.

In each debate Chief Executive of UK-GBC Julie Hirigoyen will pose five future challenges for the construction industry to a panel of Industry Leaders and Future Leaders, including major housebuilders, consultants, architects, main contractors and developers who will respond with practical ideas on delivery. UK-GBC will also be providing more bite-sized content in several fringe conference sessions around the main arena.

Julie Hirigoyen explained: "It has never been more important for the industry to lead on demonstrating the business case for implementing higher sustainability standards and to share that across the different segments of the industry. Ecobuild is the biggest platform for getting our message across and we will be using this important opportunity as lead partner at Ecobuild 2016 to disseminate key messages including the need to decouple growth from adverse environmental impact."

AUTUMN STATEMENT & SPENDING REVIEW

Good news for housing in the Chancellor's Autumn Statement and Spending Review



The Chancellor in his Autumn Statement and Spending Review stated that: "We choose to build - to build the homes people can buy."

However, he also confirmed that: "We have not done nearly enough so it's time to do much more."

He went on to say: "Today we set out our bold plan to help families who aspire to buy their own home."

"First I am doubling the housing budget to £2 billion a year and we will deliver, with government help, 400,000 affordable new homes by the end of the decade. And affordable means not just affordable to rent but affordable to buy as well. That is the biggest housebuilding programme by any government since the 1970s. Almost half of them will be starter homes sold, at 20 per cent off market value, to young first-time buyers. 135,000 will be our brand new 'Help to Buy' shared ownership, which we announced today, which will remove many of the restrictions on shared ownership - who can buy them, who can build them and who they can be sold on to."

"The second part of our housing plan delivers on our manifesto commitment to extend the

'Right to Buy' to housing association tenants. I can tell the house this starts with a new pilot, and from midnight tonight tenants from five housing associations will be able to start the process of buying their own home."

"The third element involves accelerating housing supply. We are announcing further reforms to our planning system so it delivers more homes more quickly. We are releasing public land suitable for 160,000 homes and re-designating unused commercial land for starter homes. We'll extend loans for small builders, regenerate more run down estates and invest over £300 Million in delivering at Ebbsfleet the first Garden City in nearly a century."

"Fourth: the government will help re address the housing crisis in our capital city with a new scheme 'London Help to Buy'. Londoners with a five per cent deposit will be able to get an interest free loan worth up to 40 per cent of the value of a newly built home."

"The fifth part of our housing plan addresses the fact that more and more homes are being bought as buy-to-let or as second homes. Many of them are cash purchases that are not affected by the restrictions I introduced in the Budget on

mortgage interest relief. And many are bought by those who are not resident in this country. Frankly people buying a home to let should not be squeezing out families who cannot afford a home to live. So I am introducing new rates of stamp duty, which will be three per cent higher on additional properties like buy-to-let and second homes. It will be introduced from April next year and we will consult on the details so that corporate property development is not affected. This extra stamp duty will raise almost £1 billion by 2021 and we will reinvest some of that money in local communities in London and places like Cornwall, which are being priced out of home ownership. The funds we raise will help building these new homes."

"So this Spending Review delivers a doubling of the housing budget - 400,000 new homes with extra support for London - estates regenerated - 'Right to buy' rolled out, paid for by a tax on buy-to-lets and second homes. All delivered by a Conservative government committed to helping working people who want buy their own homes - for we are the builders."

AUTUMN STATEMENT RESPONSES

Housing sector responds to the Autumn Statement and Spending Review

The Chancellor's Autumn Statement and Spending Review revealed the government's five-part plan to boost housing delivery and create thousands of starter homes. However, there were both housing sector winners and losers.

Speaking on behalf of the private home building industry HBF Executive Chairman, Stewart Baseley, said: "The government is clearly committed to increasing both housing supply and home ownership."

"Measures introduced in recent years have led to a big increase in housebuilding levels but the scale of the challenge requires further action to close the gap between demand and supply. The Chancellor's announcements could provide the necessary impetus."

"The industry has been gearing up to boost its capacity to a level where it can deliver the increases in housing supply that are so desperately needed."

"Over the past two years the industry has initiated a huge recruitment and training drive, taking on tens of thousands of new staff to achieve the 30 per cent increase in output seen over that period. Today's announcement could lead to thousands of new jobs and apprenticeships created in the sector."

However, much of the proposed plan is to be funded by increasing Stamp Duty by three per cent on second homes and potential buy-to-let properties. Even though the Chancellor promised to consult with corporate property developers the announcement did not impress other parts of the sector. Chief Executive Officer and Founder of Property Partner, Daniel Gandesha said:

"Britain does face a housing crisis but home ownership is not the only concern - there is a chronic shortage of rental stock that must also urgently be addressed."

"Raising the stamp duty for buy-to-let landlords is not the answer - it's a blunt tool and fails to take into account the millions of Britons who need affordable homes to rent."

"The Chancellor should work with industry to deliver innovation to the sector, to back small builders and to support a responsible and sustainable buy-to-let market."

The government's preference to create starter homes as opposed the conventional social housing allocations also attracted some concern. Paul Butterworth, Partner and Head of Social Housing at UK law firm TLT said:

"The Chancellor is releasing a significant bulk of publicly owned land to generate capital and

create room for some of his housing plans, which is a welcome move. With prisons, HMRC offices and job centres for the chop, it will be interesting to see what planning changes come through to support the quick conversion of this land for housing. Could we see the democratic process around planning for housing partially circumvented to deliver on the Chancellor's commitment to build by for example including residential development on such land within permitted development rights?"

"The lines between social housing providers and private housebuilders will blur further following today's announcements on Right to Buy and shared ownership. With the widening of shared ownership to include housebuilders as providers they will need to look at managing rent on the properties they have built - something unlikely to be popular with housebuilders used to seeing 100 per cent returns on sale and not equipped to manage periodic tenancies. It will likely lead to the speeding up of housing supply though."

"As regards Right to Buy, five housing associations go live with a pilot from midnight. We can see that this will be opened up to the sector as a whole in the not too distant future. Housing associations will need to organise themselves as a

Continued on page 8...

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Continued from page 5...

priority to administer the process and sell to avoid the government taking further legislative action to compel them to comply."

Not mentioned in the housing section of the Autumn Statement but a measure that could affect homebuilders is a new apprentice levy.

BSRIA Chief Executive, Julia Evans explained: "A new apprentice levy of 0.5 per cent will be introduced for employers by 2020 which will raise £3 billion a year to fund three million apprenticeships.

"However, for construction and building services, the priority must be delivering high quality apprenticeships, viewed positively by employers. And although we finally have clarity over the threshold of the apprenticeship levy, it will trouble corporate businesses who will have to pay what is, in essence, a payroll tax. It is important that the delivery of the levy doesn't dent other types of vocational training, which could be better suited to some businesses in the industry. Otherwise this is simply another example of 'robbing Peter to pay Paul' on behalf of business that will not have the desired result."



OTHER INDUSTRY COMMENTS

MAB

Andy Frankish, New Homes Director at Mortgage Advice Bureau (MAB), commented: "Today George Osborne acknowledged the problems facing the housing market as a growing crisis. With homeownership levels in decline and levels of supply far outweighed by demand, it's fantastic to see policies that encourage homeownership and give customers more choice. Further commitment to shared ownership through the Help to Buy scheme is brilliant for buyers, as this presents a very affordable route onto the property ladder.

"London is renowned for its high house prices, so a dedicated Help to Buy scheme for the capital is a golden opportunity for those who have been frozen out of buying in the region altogether. London is a unique market, and the increased 40 per cent equity loan reflects the higher cost of buying in the region. The 200,000 Starter Homes pledged is not new, but is another step in the right direction to improve affordability and consumer choice.

"With good news for the residential market comes another blow for landlords. Imposing higher stamp duty on buy-to-let properties will act as a further disincentive to landlords following the changes to mortgage tax relief announced in the previous Budget, and will be a bitter pill to swallow. However, for residential buyers that are currently competing with investors for desirable properties – particularly new-builds – this will act as a leveller to ensure they aren't missing out on becoming homeowners because of buy-to-let. By imposing this change, the government have made their stance in support of homeownership very clear."

Private Finance

The Managing Director of Private Finance said of the statement's implications: "One of the most welcome developments from this year's Autumn Statement is the Chancellor's decision to provide 400,000 new homes which will go a long way to address the UK's urgent need for more affordable housing. The Chancellor has quite rightly made housing 'a priority' in this year's Statement and by declaring his intention to provide a further £7 billion for housebuilding, he has demonstrated a genuine commitment to addressing this issue at its core. The Government has declared its support of housebuilders in delivering these initiatives with additional funding as well as the extension of policies such as Help to Buy which will ensure that demand remains strong. Buyer demand will also be supported by underlying economic factors at play, such as the fact that GDP growth has been significant and stands among the strongest in the G7 since the last Statement. Unemployment is greatly reduced and wage growth is not only sustained but also looks set to rise further across the country in the foreseeable future. In addition to the building of new homes, supply will be further maintained by the fact that local councils will be incentivised by new powers to retain assets from the sale of residential property to spend on other vital public services. A combination of all of these factors paint a very sunny picture for the future of our housing market and mean that following today's announcement, we can all look forward to enjoying a buoyant market that ensures supply finally keeps pace of ongoing and pent up demand."

CIOB

David Hawkes, Chartered Institute of Builders (CIOB) Policy Officer, commented: "With the £120 billion commitment that has been announced for supporting infrastructure projects, the Government appears to have warmed to the importance of capital spending, which underpins both growth and productivity. However, we need to see a longer-term demand model to support even greater investment, from both the UK and abroad, going forward.

"The CIOB recognises the scale of the housing shortage and therefore supports the measures highlighted in the Spending Review and Autumn Statement 2015. However, we emphasise that new homes must not fall short on build quality and do not believe that either the desired level of housing or infrastructure will be achieved without first curtailing the skills gap that currently exists across the construction sector. There is a need for an average of 100,000 new recruits across the built environment per year between now and 2022 so greater support for Further Education institutions is needed, alongside recognition of the value of high quality apprenticeships and training.

"Although we welcome the news of a further 3 million apprenticeship starts by 2020, shifting the emphasis on firms to train their own staff, the government must work closely alongside professional bodies and employers to design and implement high quality, robust standards that meet the needs of the construction industry. Clarity on the role of the CITB moving forward must be made to give confidence to employers."

MORE INDUSTRY COMMENTS

British Property Federation

Responding to the Chancellor's Autumn Statement, the British Property Federation (BPF) has urged government to take forward these ambitious proposals in a sensible way.

The organisation also pointed out that there is £30 billion investment ready to enter the Build to Rent sector, and that government must not lose sight of this sector in blind pursuit of building homes for owner-occupation.

Melanie Leech, chief executive of the British Property Federation, said: "This could be a seminal moment for the government, and the start of a building programme that actually delivers. By committing billions of pounds to building new homes, government is really putting its money where its mouth is, and has set itself some ambitious targets that it must not fall short of.

"Government must understand that new homes must be built in locations with good transport links, social infrastructure such as hospitals and schools, and leisure and employment facilities. No one wants to live in a new house built in the middle of nowhere, with no shops, jobs or community facilities nearby. Great places are also those which have a variety of housing types to suit different demographics, and the Build to Rent sector must not be pushed aside in blind pursuit of making us a nation of homeowners."

PERSIMMON WELCOMES CHANCELLOR

Persimmon Homes plans for further growth

Persimmon's group CEO, Jeff Fairburn, welcomed the Chancellor of the Exchequer, George Osborne to one of the company's developments in Essex.

Speaking in South Ockenden, George Osborne said: "One of this government's top priorities is backing working families who aspire to own their own home. So we've got to get Britain building, and I'm encouraged to hear about Persimmon's plans to build 80,000 homes.

"We made a start tackling the home ownership crisis in the last Parliament - but there's much more to do to turn Generation Rent into Generation Buy.

"My Spending Review sets out our plan to deliver 400,000 affordable new homes - the biggest such building programme by any government since the 1970s."

Since 2012, Persimmon has increased the number of homes completed each year by nearly 50 per cent.

This year it has made further progress, starting work on 250 new developments across England, Wales and Scotland. The business currently employs 4,500 people and envisages creating a further 1,000 jobs as part of its five year plan.

Mr Fairburn said: "Home ownership continues to be an aspiration for the majority of British people and these latest initiatives announced by the Chancellor should help that dream

become a reality for many more people.

"Persimmon prides itself on building homes that people can afford to buy in quality locations. Most of our buyers are looking to stay in their local area and this is exactly what we deliver.

"Now is a great time to buy, with lenders increasing the number of mortgage products available. The new schemes announced yesterday, which include Help to Buy Shared Ownership, London Help to Buy and the Starter Home initiative will all help even more people into home ownership."

Persimmon has opened two new regional businesses in 2015 - Durham and central Birmingham and plans to open a further two businesses in 2016 - Cornwall and Perth.

Jeff Fairburn said that to help the business meet demand, the company had increased its apprenticeship intake and had also introduced new schemes such as Combat to Construction and Upskill to Construction.

He explained: "We are fortunate to have a committed and very experienced team at Persimmon. We have taken on 140 ex-service personnel this year in addition to 200 young apprentices. In 2016 we will be turning our attention to people who feel they missed out on a traditional apprenticeship and will be offering fully-paid apprenticeships to more mature workers through our Upskill to Construction programme."



PROPERTY PERFORMANCE EVALUATION

BSRIA conducts performance evaluation at Hanham Hall

Construction test, instruments and research organisation BSRIA, as part of the HCA (Homes and Communities Agency) Carbon Challenge Brief, has been contracted by Barratt Homes to conduct a performance evaluation at their Hanham Hall development in Bristol. The evaluation will investigate whether the expected standard of energy efficiency is achieved by the 'as-constructed and occupied buildings'.

Hanham Hall is a development of 185 new homes built on the site of a former hospital on the outskirts of Bristol and is the first significant example of this type for Barratt Homes. It represents a further stage in their development of a specification for modern, energy efficient homes. Construction started in 2012 and will continue until late 2015.

The dwellings, designed to comply with the zero carbon homes definition, incorporate a number of features that are not commonplace in the UK house design including such as mechanical ventilation with heat recovery (MVHR) systems, photovoltaics (PV) and solar shading systems.

The overall objective of the evaluation work BSRIA is undertaking is to demonstrate if the 'as-

built and occupied dwellings' achieve the predicted design performance. To achieve this, a full evaluation of the process was proposed, through basic investigations for all 185 dwellings and a more in-depth study of a sample of up to ten. The evaluation work includes construction stage assessment, early occupation assessment, occupant satisfaction surveys and face-to-face interviews, energy and environmental monitoring and assessment and building fabric testing.

Dr Sarah Birchall, BSRIA Sustainability Engineer, said: "The results from the dwelling evaluation work undertaken by BSRIA at Hanham Hall have so far been promising. There has been a lot of positive feedback from the residents and the energy data is generally in line with the expected performance. Issues highlighted by the residents are being fed back to Barratt Homes for future design and projects and in addressing improvements on site."



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ECOBUILD DIGITAL CONSTRUCTION

Ecobuild launches major review of digital construction

Ecobuild, in partnership with Building magazine and Building Design (BD), has launched the most wide-ranging review of the impact of digital construction ever seen in the UK construction industry and called for papers from professionals across the sector.



A high-level construction industry audience heard Ecobuild Event Director, Martin Hurn, explain the scope of the review, which will be published in the run-up to Ecobuild 2016 and distributed to pre-registered attendees. The review will gather views from companies, associations and individuals on how digital construction methods including BIM, procurement, on site technologies and smart building systems are impacting on their businesses.

Over 100 leading contractors, developers, architects, industry bodies and consultants, including representatives from Wates Group, Laing O'Rourke, UK-GBC, Barratt Homes, HTA Architects, Education Funding Agency, Turner & Townsend and Ryder Architecture, also had a sneak preview of some exciting new features that are being introduced at Ecobuild 2016. Those in attendance were also given a snapshot of the major industry speakers confirmed and an explanation of how the event has evolved for 2016.

Martin Hume



Martin Hurn also outlined the event's key focus on infrastructure, digital construction and off-site. There will be three themed conference days covering the growth sectors of Homes, Architecture and Next Generation, and the new exhibition feature areas including SMART focusing on smart technology and DISCOVER featuring innovative construction materials.

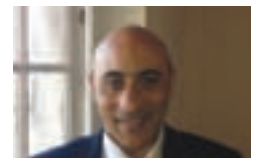
Martin Hurn also explained: "The Leaders Reception was a crucial opportunity to bring our high calibre audience of industry leaders together to not only tell them about this ground-breaking review of digital construction methods, but also to give them an enticing glimpse of what we have planned for Ecobuild 2016."

"The attendees responded warmly to the fact we have initiated a major piece of cross-industry research which will be captured in a comprehensive State of the Nation report. There was also strong approval for the themes and features we have developed for Ecobuild's evolved proposition for 2016."

COMMENT

An obvious way to sustainably solve the UK's housing crisis

Managing Director of sustainability and energy efficiency experts Darren Evans Assessment, Darren Evans has worked with both large commercial developers and smaller private organisations. He now discusses one way to sustainably solve the UK's housing crisis



The Housing Minister Brandon Lewis has said that the government wants to build 1 million homes by 2020 to solve our housing crisis of skyrocketing demand matched with a lack of supply. The need to address this is now acute, and there will be a concerted effort in the industry over the next few years. However, with many reasons why building on greenfield sites is not the most advisable option, a far more sustainable alternative is presented by the hundreds of thousands of existing buildings lying empty across the UK.

Following their re-election the government published its house building policy saying it would make public sector land available to build a further 150,000 houses, which is laudable. It also announced the creation of 30 Housing Zones on brownfield sites, which would provide a vital stimulus for building in urban areas. However, there seems to be precious little in terms of national policy when it comes to unlocking the potential of reusing and refurbishing our unused buildings to create energy-efficient, good quality housing that could kill two birds with one stone.

This plentiful opportunity is being left to ad hoc initiatives by enlightened housing associations and developers when it could be a much more effective way to help solve the UK housing crisis.

Across our public sector there are swathes of empty buildings which are being maintained but are standing empty, and which could provide the raw materials for a sustainable refurbishment revolution. Even the City of London recorded vacant property rates around the 16 per cent mark in 2005 (the DCLG has not been able to publish figures since then due to budget cuts), and if a case is not being made for releasing such assets even in an area of such premium real estate then clearly something is wrong. The NHS revealed in 2014 that it is spending up to £60m annually on maintaining empty buildings, which is a fairly shocking figure. Additionally, the bar does not seem to be being raised for refurbishments when it comes to building performance by using Building Regulations in the same way as it is for new builds, which might force some of these buildings to be addressed.

The fact is upgrading empty buildings into

modern fit for purpose housing would be a sustainability double whammy. We would firstly be reusing existing resources in terms of land, building materials and their embodied energy. And while many of these buildings might provide a useful base in terms of building fabric to work from, whether they are Victorian or 1990s construction (in fact the latter might prove less energy efficient in some cases), upgrading them would produce sustainable assets from wasteful empty shells.

Clearly incentives such as tax breaks for companies investing in refurbishing empty buildings need to be looked at in order to encourage innovation and bravery, however the opportunity is clear. In many cases such schemes would answer urgent housing needs in one fell swoop. They could create sustainable, quality environments where people want to live. This could be the low hanging fruit that we urgently need to pick as a nation, and it is crucial that the government looks at a thorough review of our public assets to see where the opportunities are.

NATIONAL HOUSING SERVICE

Arcadis calls for National Housing Service



Simon Light

Arcadis has called for the creation of a 'National Housing Service' to tackle the housing crisis.

In its new report, 'Solving the housing crisis: THE BIG IDEA', the design and consultancy firm sets out a 14-step plan of action based on a politically neutral, independent delivery agency, which is at the centre of its recommendations to boost both private and public housing.

Arcadis believes that 'The National Housing Service' could deliver almost 1.5 million new homes of all tenures across England, generating up to 97,500 new jobs and 80,000 trainee placements. It could also trigger GDP growth of £1.307 trillion, with investment returns for the taxpayer worth up to £38 billion over the next 30 years.

The service would operate through a self-sustaining, non-taxpayer funded direct delivery model, bringing together the public and private sectors. The delivery agency would take into account the difference between the sale price of a property and the cost of development, and use the surplus generated to develop more homes.

In theory homes are built, surpluses and the revenues generated from rental properties would be sufficient to repay any early borrowing, offering long-term certainty of return on investment.

Arcadis' UK client development director, Simon Light explained: "It is clear that the current housing model isn't working. The influence of the wider economy and market cycles as a barrier to long term planning is why we can't have a strategy solely reliant on private sector-delivered homes-for-sale.

"This needs to be augmented by a public-sector led or enabled supply, spread across affordable and social rent, shared ownership, private rent, private-for-sale and later living products. A National Housing Service would relieve pressures on supply and affordability. It would also be wholly supportive of the continued growth of private sector output through the free market mechanism."

RANKING SUSTAINABILITY PERFORMANCE

Crest Nicholson named number one housebuilder for sustainability

Award-winning developer Crest Nicholson has been named the number one UK housebuilder for sustainability by a recent industry assessment.

NextGeneration, the benchmark which assesses and ranks the UK's 25 largest homebuilders on their sustainability performance, has today released its annual report, revealing that Crest Nicholson has come out on top. The Report also reveals the home building industry as whole continues to break new ground in sustainable home delivery.

The NextGeneration report, assesses housebuilders on a wide range of criteria relating to high-quality, sustainable housebuilding. All house builders are given an overall percentage score out of 100, with Crest Nicholson leading the way with a top score of 83 per cent, well above the industry average of 37. The report is administered by JLL and overseen by executive committee members UK Green Building Council (UK-GBC) and the Homes and Communities Agency (HCA).

Commenting on the NextGeneration report findings, Chris Tinker, Chairman of Regeneration and Board Director responsible for Sustainability, Crest Nicholson, said: "To be named best performing housebuilder in this year's NextGeneration benchmark is testament

to Crest Nicholson's ongoing commitment to sustainable best practice. Our internal campaigns, including 'Make Waste History', are providing real business benefits by improving the use of our materials and ultimately, delivering high quality homes responsibly. It is also positive to see the sector as a whole is improving its performance. Initiatives like NextGeneration continue to facilitate improved sustainable practices, together with sharing best practice and aiding collaboration across the housebuilding industry."

Alex Edds, Head of UK Sustainability, JLL, said: "It is really encouraging to see that members are clearly benefitting from participating in the benchmark. Members have already made significant headway in improving the efficiency of new homes, in spite of a changing regulatory environment and key material and skilled worker shortages. We have seen continued innovation in construction methods, supply chain engagement and labour standards. For example, this year, 33 percent of all homes delivered by members included low carbon technologies while 676 apprentices were appointed. Home building is clearly a hot topic in UK society, and I for one am glad that the NextGeneration members continue to focus on delivering quality sustainable homes for future generations."

Crest Nicholson's Oakgrove Village



PROPERTY INVESTMENT

Barratt predicts rise in property investment following pension changes

Research from Barratt Homes has revealed that almost 60 per cent of people have their money in a savings account and 48 per cent said they would continue to invest their money in a bank if they had £25,000 to spare.

The One Poll research revealed that only 8 per cent of people currently invest in property but that 39 per cent of people would consider property if they were looking to invest £25,000. More than 43 per cent believe property is a safer investment than shares.

However, the housebuilder believes that recent pension changes have given people greater freedom over how to invest their pension and this could see a rise in investment property purchases.

Sales Director at Barratt Homes West Mid-

lands, Graydon Worthing said: "Although property investors are in a minority the fact that almost 40 per cent would consider bricks and mortar is positive news. The survey also revealed that more than 60 per cent are looking for a regular income which suggests that property would fit their bill perfectly.

"A good rental property makes a compelling investment that can not only offer a monthly rental income but provide the investor with a capital growth and realise a potential return if and when they choose to sell.

"People also believe that bricks and mortar are a safer investment than shares, so our role now is to ensure that people can easily be guided through the property investment process."

CITB APPRENTICESHIP AWARDS

William Davis commended for apprenticeship commitment

William Davis has been commended by the CITB (Construction Industry Training Board) for its commitment to delivering apprenticeships.

The Loughborough based housebuilder has been operating an in-house apprenticeship scheme for over 60 years and was short-listed in the CITB's annual Apprenticeship Awards as Large Apprentice Employer of the Year. Recognising employers that have demonstrated a longstanding commitment towards the development of young people through apprenticeships, nominations for these national awards were made by CITB apprenticeship officers.

CITB apprenticeship officer, Amanda Drabant explained: "The CITB's annual awards allow us to nominate employers who provide an outstanding service to their apprentices.

"For over ten years, I have worked with William Davis and believe them to be one of the best employers; they are keen to see their apprentices succeed and offer first-class

support throughout."

The 2015 Apprenticeship Awards were presented by former Blue Peter television presenter, Helen Skelton. William Davis was announced as highly commended in its category, and was one of just five finalists from across the UK.

Rebecca Jones, HR & training officer at William Davis collected the trophy during a presentation luncheon and said: "It is extremely rewarding to be nationally recognised for our work with apprentices and we were delighted to be nominated by our CITB apprenticeship officer. Every year, we seek to recruit aspiring trades people to develop a talented workforce, and through apprenticeships we believe the construction industry has a bright future."

William Davis' most recent apprentice intake commenced training in August and the company now directly employs 29 apprentices across all trades including bricklayers, plumbers, carpenters/joiners, electricians and plant mechanics.

AGEING POPULATION

Ageing population is putting UK housing stock under pressure

According to a new Market Report from Key Note, between 2010 and 2014, the total value of new housing output in Great Britain grew by 30.4 per cent. Over the same five year period, the number of new housing starts grew by 29 per cent.

Despite what may appear to be good news, it remains the case that both in terms of value and volume, the market for housebuilding in the UK is yet to recover to the levels seen prior to the 2008/2009 recession. The initial fall and subsequent malaise in housebuilding has continued to contribute towards a housing shortage, which has now become a crisis.

The Key Note Market Report, by Tom Ikonen, evaluates the housing market in the UK, looking at the market size, current and future market trends, the key drivers currently impacting on the sector, as well as providing a competitor analysis of the main players operating in the industry. In addition, the Report includes a political, economic, social, technological, environmental and legislative analysis of the housing sector.

One essential section also looks at the impact of the ageing population on the sector.

According to figures released by the Office of National Statistics (ONS), it is forecast that between 2017 and 2037, the projected population of the UK is anticipated to rise from 63.7 million to 73.3 million, representing a rise of 15.1 per cent over the 20-year period. Over these years, it is also forecast that the population of older citizens will balloon considerably. In 2017, there are forecast to be 5.5 million people aged 75 and over in the UK. This is a figure, which will grow by 72.7 per cent to reach 9.5 million by 2037. In addition, over the same 20-year period, the number of people aged 85 and over will increase from 1.7 million to 3.6 million.

It has been forecast that the ageing population of the UK will put further strain on the country's dwindling housing stock in the coming years. This was a point made by the Planning Minister Nick Boles back in 2013, when he stated that the ageing population was actually more to blame for Britain's housing shortage than immigration. With this trend looking set to intensify in the coming decades as the 'baby boomer' generation enters retirement, the necessity to build homes at an enhanced pace has never been greater.

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COMMENT

How former inner city prisons could be transformed into garden developments to bring communities together

Jake Mason, CEO of Evolve, explains why he thinks the recently announced selling off of prisons was a golden opportunity for developers to think about creating interesting communal spaces

The government has just announced that it is to sell off a number of inner city prisons for housing developments. These prime sites could offer a unique opportunity for developers, beyond the usual new housing stock, to create green outdoor spaces which could promote community cohesion.

Why not look at creating new allotments or community gardens on these sites? Whilst London is the greenest major city in Europe according to the City of London Corporation, there is still not enough green space that is fully integrated into communities. A place to play, relax and even meet the neighbours. In Camden alone, there are 883 residents waiting up to 40 years for a chance to till one of the 195 allotments. Surely, developers could help tackle this problem? Plus it gives property marketing experts a golden opportunity to highlight the scheme's green credentials and attract buyers.

A city garden can be ecologically diverse and rich, and provide more pleasure to a community, than a much wider area of land that is more remote. It is important to our environment, to our health and offers buyers added value and the attraction of building community ties.

Prisons in London which could provide very lucrative real estate include Pentonville and Brixton.

The government intends to build nine modern super prisons and sell off a number of Victorian prisons which are not fit for purpose, saving £80 million in running costs and freeing up prime sites for development, although it may be some time before the prisons which will be sold off are named.

But it could provide space for 3,000 much needed homes.

The prison sites boast a lot of potential for community spaces. Indeed it is possible to get extremely creative in inner cities where space is often at a premium and demand for housing is high.

Look at what has been achieved in New York with the Highline. It forms a linear garden on an elevated rail road spur which runs for about one and a half miles. The project has ensured the historic structure remains intact and contributes to the vitality of the city, becoming one of NYC's most popular tourist destinations.

What amount of green space will be available at these prison sites in the UK depends on how developers use the land and buildings. Will the

prisons be pulled down completely or offer room for conversion? Perhaps community roof gardens could be possible? And could prison walls be converted into London's very own highline garden to retain the historic Victorian structure? How about creating a community orchard in that space? Could introducing a place to grow your own be the unique selling point that helps these developments stand out?

At the Graylingwell Park development in Chichester, we connected the traditionally conservative house building sector with the idea that sustainable living did not have to be about hard work or guilt.

Graylingwell Park in Chichester is the UK's largest carbon neutral development, offering community events and amenities, making it a great place to live and to visit.

Our big idea was 'Limitless Living' and we used this personality and visual identity in our communications. We emphasised the limitless potential of the development which is set in 85 acres of rolling parkland, offering limitless space and activities, from summer food festivals to Christmas ice skating.

The launch event in Chichester city centre made a dramatic impact and saw a 250 per cent increase in visitors to the marketing suite over the two-day launch period. Clearly it is good to be green.



TCPA RESEARCH

Housing shortages hit young people

According to the Town and Country Planning Association (TCPA) the housing industry is only building half the homes we need and as a result younger couples are suffering most.

The latest household projections suggest that the country needs over 220,000 additional homes in England each year until 2031, if the projected growth in households is to be accommodated. Currently only 54 per cent of that number is being built and this shortfall is putting pressure on property prices and rents.

The TCPA reported that new figures show that young people across the country are struggling more than ever to live independently because of the cost of housing.

'How Many Homes', a new research project commissioned by the TCPA, found that the housing requirement to meet projected household formation until 2031 is actually lower than previously anticipated. However, this is because younger people are already finding they cannot afford to form independent households.

Housing shortages and the resultant high prices and rents mean that young people are living with parents or as part of house shares for longer, rather than forming a household of their own. Rising student debt levels and potential future welfare reform are likely to make their

position even more difficult.

Kate Henderson, Chief Executive of the Town and Country Planning Association said: "This research shows that, while it looks as if the projected number of needed homes has dropped, this is because many people now can't afford their own home, either to rent or buy, and are living with parents or other people longer than they would like to."

"The government needs to see this as a wakeup call. It has already fallen behind on their targets for house building, and this is now having a devastating effect on young people. More needs to be done to build the necessary number of high quality, affordable homes for people who need them."

Starting in 2011, a minimum of 220,000 homes will be needed each year to 2031 if house building is to keep up with projected household growth. However, this is not enough to enable couples aged between 25 and 34 to have the same chance of living in their own home as their counterparts in 2011.

Of the new homes needed, a staggering 55 per cent are needed in London and the surrounding area. In contrast, in the northeast, the number of new households is expected to only rise by 11 per cent over 20 years.

Neil McDonald, who was previously Chief

Executive of the National Housing and Planning Advice Unit, conducted the research, based on statistics from the Department of Communities and Local Government and Office of National Statistics figures.

The research, funded by the Lady Margaret Patterson Osborn Trust and Places for People, also shows that the government is already falling short of its targets to build new homes. Only 54 per cent of the homes required have been built since 2011. To catch up by 2020 with the number of homes suggested by the projections more than 310,000 homes must be built a year over the next five years.

David Cowans, Chief Executive of Places for People said: "The government may have an ambition to build more homes but this research shows that, to provide the homes where they are needed, much more still needs to be done. Housing is part of the essential infrastructure that this country needs to prosper and on the current delivery rates, this pressing need will not be met."

"Government needs to work with the public and private sectors to arrive at bold and radical solutions to ensure that, together, we can get on with housing our nation."

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Industry movers

The latest movements and appointments within the housebuilding industry

BANCON

Bancon Group announced the appointment of highly experienced house-building specialist, Philip Hogg, as managing director of its homes business, including 19 offices outside London. The current chief executive of Homes for Scotland, Mr Hogg has a career spanning over 30 years in the construction and house building industry. His appointment is the latest in a series of high profile senior management appointments made by Bancon as it pushes forward with its ambitious five year growth plan. With a strong heritage in the north-east, Bancon Group's current projects include high profile homes sites Milltimber West, Aspire and Maidencraig in Aberdeen as well as developments in Aboyne, Banchory, Drumoak and Tarves.

J TOMLINSON



Contractor J Tomlinson has appointed a new group finance director as part of the company's expansion plans. Mel Sowter is the first female director to join the Nottingham-based firm since it was founded in the 1950s. A results driven, commercially astute and strategic finance director with demonstrable success in business growth, Mel joins J Tomlinson as the company expects to see its turnover increase from £54 million in 2014 to £67 million this year, with a forecast to rise again next year.

HILL

Hill, the top 20 UK housebuilder, has appointed Mark Duffield as Technical Director. The new role will see Mark implementing design and innovative methods across the housebuilder's most complex developments in London and the South East. Mark Duffield has a strong background in structural engineering and spent the past 13 years as a Technical Director at a London housebuilder. He will be using the knowledge obtained on past projects to help train and lead teams on Hill's most challenging schemes. Mark's work will include projects like North West Cambridge – a major joint venture with Cambridge University that will see Hill deliver the first phase of 250 homes. The development will eventually provide up to 3,000 new homes.

LARKFLEET



Bourne-based housing and development group Larkfleet has promoted Matt Wilson to the new post of director of investments. In his new role Matt will focus on assisting Larkfleet's CEO, Karl Hick, with the company's wide-ranging expansion plans. Matt (42) worked at Larkfleet for eight years until 2012 and then returned to the company as financial controller in 2013.

ICENI

Independent planning consultancy Icen Projects (Iceni), has further strengthened its growing planning team with the appointment of Anna Snow as a Director. Anna brings over 14 years' experience to the company, having moved from her role at Turley Associates, where she led a series of multi-disciplinary projects in the capital for both public and private sector clients. Anna's extensive experience includes leading large teams and progressing complex development proposals across residential, commercial and large scale mixed-use schemes. Most recently, she obtained planning permission for the redevelopment of St Giles Circus.

STORY HOMES

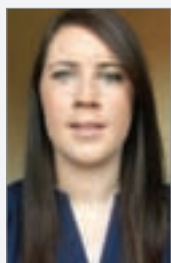


An award-winning site manager has decided to start a new chapter working for Story Homes' on their new development in Durham. Steve Cook, 44, of Wolviston Village, said: "I joined Story Homes as it is a family-owned business with great pride in its work and product." Story Homes has developments across North East England, Cumbria, Lancashire and Southern Scotland.

CREST NICHOLSON

Award-winning developer Crest Nicholson is pleased to announce the appointment of Scott Black to the position of Managing Director of its Regeneration division. Scott will lead a specialist team responsible for delivering large scale developments, often undertaken in partnership with public and private sector vendors, in key towns and cities across the southern half of the UK. Scott was promoted to the role from Senior Development Director in Crest Nicholson's Regeneration division. A Chartered Architect by training, he first joined Crest Nicholson in 1999 as a Development Manager and has held a number of senior roles within the company, including Group Director of New Business.

HOME GROUP



Home Group, one of the UK's largest providers of affordable housing, has strengthened its position in the private residential sales and shared ownership sector with the appointment of a new head of sales and marketing. Abi Culley brings more than eight years' experience and expertise in residential development, valuation, sales and marketing to the position, having previously held roles at sustainable developers Citu and leading provider of residential property services, LSL Property Services plc.

HILSON MORAN

Leading multi-disciplinary engineering consultancy Hilson Moran has announced two key appointments, further increasing the strength of its management team. Dave Lee takes on the new role of BIM Manager, while John Green is the new Head of Security Consultancy. Dave Lee has over 11 years' international experience in BIM management and delivery across sectors including residential, hospitality, aviation, healthcare and education. Prior to working for Hilson Moran, he played an integral role in ensuring the efficiencies of construction and operation of projects including Gatwick Airport Pier 5 and Al Wakrah Stadium in Qatar for the 2022 World Cup. Dave will drive the consultancy's existing BIM expertise forwards.

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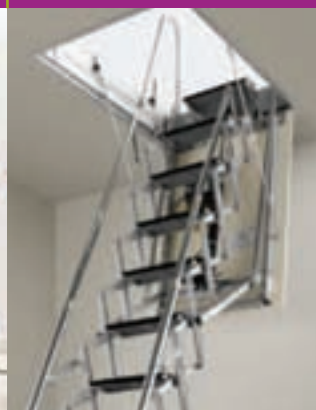
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CONTAMINATED LAND AND ASBESTOS

Assessing the asbestos risks on brownfield sites

Alec Hales, contaminated land specialist at environmental risk management and UKAS accredited inspection and laboratory testing services Lucion Environmental looks at the responsibilities associated with reducing asbestos risk on brownfield sites

The detection of asbestos in soil is becoming a pivotal point in the redevelopment of brownfield sites and contaminated land projects. However, for many developers, demolition and construction companies, the risks associated with asbestos in soil can sometimes be overlooked or underestimated at the desk top stage of project planning. Consequently asbestos is commonly identified during subsequent ground works or only after demolition or redevelopment works begin.

The impact of not suitably reviewing, risk assessing and characterising a site for Asbestos Containing Materials (ACMs) can not only significantly increase a project's duration and cost, but also risk exposure for site workers and local residents. This can lead to RIDDOR reports and HSE involvement, as well as possible criminal prosecution and civil claims.

The Control of Asbestos Regulations requires employers to assess any potential exposure to asbestos faced by employees. Quantification of asbestos in soils supports risk assessments in relation to human health exposure, potential re-use and hazardous waste management.

Challenges

The Control of Asbestos Regulations requires employers to assess any potential exposure to asbestos faced by employees. Quantification of asbestos in soils supports risk assessments in relation to human health exposure, potential re-use and hazardous waste management.

The following considerations are useful when planning asbestos related fieldwork:

- Are ACMs present at the surface?
- Is there a risk of any release of asbestos fibres into the air?
- Is there a risk of any such release exceeding the control limit for work with asbestos?
- Have you determined appropriate mitigation methods to reduce potential risks?
- Has previous sampling and analysis been undertaken to determine if asbestos is already present?

Asbestos fibre release from soil depends on multiple factors including:

- ACM type – loose fill, insulation, lagging, Asbestos Insulating Board (AIB), cement etc.
- ACM condition – degraded/ damaged/ broken up.
- Weather and underfoot conditions – wet/ damp or dry, moisture content per cent.
- Possible erosion of ACMs at surface.



Very low concentrations of asbestos fibres may be present in soil and made ground and these fibres may not be visible to the naked eye. The thorough analysis of soil therefore provides the accurate quantification of any asbestos fibres present as a percentage of the overall mass and this in turn can be equated to occupational risk and the practices associated with its removal and disposal or re-use.

The control limits stipulate that if the work generates less than 0.6 fibres/cm³ over 10 minutes or less than 0.1 fibres/cm³ over four hours, then it is non-licensed work. If these levels are exceeded, then the work becomes licensed (and the contractor must be a HSE Asbestos Licence holder). In all situations suitably trained personnel and companies must carry out the work.

In traditional building surveys there is no requirement to undertake quantitative analysis of asbestos, with the regulations instead focusing on the type of ACM in use rather than the percentage content of asbestos. However, for those involved in the contaminated land sector there are many legal and regulatory obligations that need to be considered in relation to the potential asbestos contamination of soils and made ground.

To meet all regulatory requirements, and to ensure that the potential presence of asbestos in soils is assessed in the required manner, soil samples are assessed in a tiered process to identify if asbestos is present (qualitative analysis), in what composition (asbestos type determination) and in what quantity (quantitative analysis).

Prior to undertaking a site investigation, an initial 'site pick' of ACMs at the surface may reduce the likelihood of asbestos fibres being disturbed. However, in order for a sampling strategy to adequately characterise a site for ACMs, soil

samples sent for laboratory analysis should be targeted both horizontally and vertically, importantly including visual assessment of excavated soil.

Trial pit and borehole sampling are carried out through the made ground layer on a site or land area and 1 kg (approx 1 litre) of soil is sampled. Careful attention is applied throughout the sample collection and handling in the laboratory to avoid any spread of potential contamination. Trial pits and borehole locations in the site under review are properly reinstated.

This original soil sample is screened for visible asbestos products, in the laboratory, which if present are weighed and analysed. Further analysis for asbestos fibres is undertaken and these are also separated and weighed. Measured weights are then scaled back up to represent the whole sample and overall percentage asbestos content is determined.

On those occasions where asbestos products or fibres are not detected, and subject to a client's request, further sedimentation analysis can be carried out. This involves a sample of soil being dissolved in water and an aliquot is then passed through a filter. The filter is then analysed using SEM and EDS. If fibres are found, then quantities are measured and scaled up to the original mass and a total asbestos percentage content is reported.

Air monitoring analysis on a contaminated land site is carried out using Phase Contrast Microscopy (PCM). This is the UK standard method for asbestos air monitoring and analysis in accordance with HSG248 Asbestos: The Analysts' Guide. The PCM method must be carried out by a UKAS accredited testing organisation, and it measures the airborne concentration of fibres that have consistent dimensional properties (i.e. within correct range of width / length) to those of respirable asbestos fibres.

A PCM test does not, however, discriminate between asbestos and non-asbestos fibres, all fibres fitting the correct criteria are counted; as such, other "background" non-asbestos fibres are a possible component of the result. However, in situations where there are known sources of interference fibres, such as organic machine-made mineral fibres (MMMMF), Scanning Electron Microscopy (SEM) UKAS accredited laboratory testing may be appropriate to conduct further assessment given the ability to achieve a higher sensitivity (i.e. lower limit of detection) more appropriate to environmental monitoring.

HOUSEBUILDER OF THE YEAR

Crest crowned as Housebuilder of the Year

Crest Nicholson was crowned large Housebuilder of the Year for the second year running at the 2015 Housebuilder Awards.

The best housebuilder award was the culmination of a night of celebration hosted by comedian Tim Vine, in which Barratt scooped the award for the Sustainable housebuilder of the Year.

Crest also won the Best community initiative award and picked up the award for Best design (four storeys or more) for its Townhouse Collection at Bath Riverside. Fabrica by A2Dominion won Best low or zero carbon initiative for Elmsbrook at NW Bicester.

Crest Nicholson Chief Executive Officer, Stephen Stone said: "We are extremely proud to have been awarded large Housebuilder of the Year at the Housebuilder Awards for the second year running. This award is testament to all of our employees who remain dedicated to achieving our vision of creating vibrant, sustainable

communities and we are delighted to see this recognised through this prestigious award win.

Our industry-leading developments at Tadpole Garden Village and Bath Riverside in particular showcase the strength of work we do and are very much deserving winners."

A2Dominion also won medium sized Housebuilder of the Year, while small Housebuilder of the Year was handed to Larkfleet.

Other winners included Taylor Wimpey, for Best marketing initiative, Keepmoat for Best regeneration initiative while Beal Developments won Best customer satisfaction initiative.

Ortus Homes, from McCarthy & Stone, took the Best retirement scheme award for Scarlet Oak in Solihull. Best design (three storeys or fewer) went to Countryside for the Hemingway at Aura in Cambridge, while Hopkins Homes won the new Best refurbishment award.

In the Best product category Donaldson Timber Engineering's SafeStep led the way while

Oregon Timber Frame secured Subcontractor of the Year for the second year in a row.



UK WATER CHALLENGES

Industry to address UK water challenges

The increased risk of flooding across the UK this winter is coinciding with a growing number of major housebuilding projects being started to try and meet the government's target of building 200,000 homes. In a response to this potentially dangerous dynamic a new awareness-raising initiative will bring the industry together to look at how it can best prepare for the next flood and where the responsibilities should lie.

The UK floods of 2014 caused widespread damage and were estimated to cost over £1 billion in clean-up costs, with insurers paying out over £4 billion over the past 10 years in flood claims. By contrast, the South East of the UK is one of Europe's driest regions with droughts in recent years leading to water companies being put under pressure to address leaks.

Never has there been a more pertinent time to highlight the challenges posed by the UK's water extremes and address issues, in particular the continued risk of flooding.

As a leading global provider of solutions for the water sector, Wavin is helping to raise awareness of these issues through the launch of Water Matters UK. A series of events will stimulate debate and discussion, whilst identifying realistic and practical solutions to a growing national problem. Water Matters UK is a unique opportunity for professionals from across the industry, including contractors, consultants and engineers, to debate issues face to face with clients such as

water companies, as well as government bodies and trade associations. The events will cover both above and below ground challenges and debate how holistic approaches which encompass sustainability, health & safety and engineering best practice. They will also provide opportunities for success in managing water in the future. Putting water at the top of the agenda as an issue, which affects everyone. Water Matters UK will also provide an invaluable forum for all stakeholders across the industry.

Head of Marketing at Wavin, Mike Shaw explained: "The UK continues to confront serious issues when you look at the requirement to build hundreds of thousands of new homes over the coming years set against the need to avoid the catastrophic damage the 2013/14 floods inflicted on the country. Water Matters UK is a collaborative approach to addressing these problems in a way that the industry can support with a series of high-level discussions over the coming weeks. This is, however, just one of the crucial water management topics that Water Matters UK will be addressing within this important campaign supporting the future-proofing of UK homes and infrastructure.

"Water Matters UK sees Wavin leading the way in tackling the difficult questions around the UK's water issues and provides a timely platform for the industry to tell clients and the Government what it requires to achieve resilience for the future."



Wavin Head of Marketing,
Mike Shaw

ONE TOWER BRIDGE CASE STUDY

One Tower Bridge – a winning development on many levels

For number of years visitors to the Tower of London have been watching the remarkable regeneration, taking shape across the river, of the former grounds and coach park of Lambeth College.

One Tower Bridge by Berkeley Homes is steeped in heritage. The interiors have been designed to be world-class and incorporate every comfort and advantage that the very latest modern technology can afford. A suite of facilities, including a swimming pool dressed in white gold and marble, a business centre and dedicated concierge service offer residents an exclusive retreat.

The judges of the Sunday Times British Homes Awards were so impressed with One Tower Bridge that they awarded its architects Architect of the Year, the interiors Best Interior Design and the new community joint Development of the Year for projects above 100 homes. Hardly surprising Berkeley Homes then collected the Homebuilder of the Year award.

Respecting the local architectural heritage

The mixed-use development will comprise of a total of 376 homes ranging from studio apartments to four-bedroom penthouses with vast roof terraces, built alongside retail units, communal gardens and new public realm.

The community will comprise of nine distinct buildings that respect the architectural heritage of the area including signature brickwork and the utilitarian designs of Shad Thames to the ultra-modern, glazed elevations of More London.

The district buildings are:

- Cambridge House
- Sandringham House
- Wessex House
- Tudor House
- The Tower
- York House
- Windsor House
- Lancaster House
- Lalit Boutique Hotel

The development is in a complex and sensitive location with part of the site falling under the Metropolitan Open Land and Strategic Views Protecting Viewing Corridor and partially within the Tower Bridge Conservation Area.

The site is also part of what is known as the 'string of pearls', which are important tourist and landmark buildings that mark the route along the south bank of the Thames from the National Theatre, past the Tate Modern and the Globe and then across Tower Bridge to the Tower

Continued overleaf...



ONE TOWER BRIDGE CASE STUDY

of London.

These designations meant that Berkeley Homes had to deliver a high quality, mixed-use development that answered housing need but safeguarded the local built heritage and strategic views.

Possibly one of the last prominent riverside sites in the capital, it is a scheme with London-wide significance and Berkeley assembled a team of architects and designers to deliver its vision for this prestigious address.

The design of the development was given to Squire and Partners with building work commencing in 2013. Construction will continue until 2017.

Having collected the Architect of the Year award Michael Squire commented: "We are delighted to be recognised as Architect of the Year by the prestigious Sunday Times British Homes Awards, as well as winning Development of Year for One Tower Bridge.

"The overall design of the scheme has been optimised to take advantage of unique views of Tower Bridge and over the River Thames to the Tower of London and the high rise collaboration of landmark buildings that now mark out the City."

Mixing resident facilities with affordable housing

A Campanile Tower sits at the heart of One Tower Bridge. Rising 20-storeys it forms a visual

link with the Oxo Tower and Tate Modern further along the river towards Westminster.

Retail units with high frontages will border onto Potters Fields Park, which is widely used by tourists and visitors. New pedestrian routes will include a Dickensian-style retail street called Duchess Walk, which will encourage pedestrian traffic through the scheme.

Residents at One Tower Bridge will be able to take advantage of a new boutique hotel and elegant restaurant in the adjacent Grade II listed Victorian building currently being refurbished by The Lalit Group.

The affordable housing provision at One Tower Bridge is excellent. The 42 apartments, owned by the Corporation of London enjoy the use of two substantial roof terraces with amazing views. This provision is 316 per cent over the minimum policy requirement. In addition, Berkeley has contributed £10.51 million towards affordable housing provision across the borough of Southwark.

Dedicated concierge service and web portal

All expectations will be met and surpassed with the facilities available to all private residents at One Tower Bridge.

The concierge at One Tower Bridge sets a new benchmark in bespoke services. Able to meet a range of demands, from booking long/short haul travel, to arranging helicopters and taxis. The

concierge team can also book tickets, help with party planning or organise fresh flowers and gourmet food deliveries.

They will also take deliveries, arrange maid services, and greet and meet guests upon arrival. When residents are abroad, the team will maintain their unoccupied apartments.

Residents will also have access to One Tower Bridge's web portal, which provides communication between residents and managing staff, through online booking systems, fault reporting and announcements. It also provides real-time information bespoke to each building, providing residents with valuable information such as the latest travel news.

Residents are able to use the portal to book spa treatments, dry cleaning and organise refuse collection. The portal also hosts home demonstration videos in a variety of languages.

Private Health Club and Spa

The private Health Club and Spa, managed by Harrods Estates, is open 365 days a year from 6.30am to 10pm and creates a sanctuary for residents providing opportunities to relax, be pampered or keep fit.

The highlight of the Health Club is the swimming pool and adjacent vitality pool. The décor is elegant and refined with sparkling white gold tiles in the pool area and a white marble wall with mood lighting.

The 20m long swimming pool is ideal for exer-



ONE TOWER BRIDGE CASE STUDY

cising, while the vitality pool with its spa settings and massage jets is perfect for relaxing. Residents also have the use of the unisex sauna and steam rooms. There is an additional sauna located in the ladies changing rooms.

A fully fitted therapy room also provides the perfect space for beauty and relaxation treatments.

The gym is equipped with state-of-the-art sports and training equipment, with a dedicated dance studio on the first floor.

Cutting edge Technogym® equipment enables residents to connect to Wi-Fi and even video call via Skype while working out.

Upon request, residents also have access to a select team of health care professionals including personal trainers, yoga teachers, sports massage therapists and nutritionists.

Golf players can even practice their swing in a virtual golf room, complete with comfortable lounge chairs.

Facilities for global business

The development's self-contained business suite, with its rich wooden finishes and dramatic stonework, can be used at any time by residents at One Tower Bridge.

Every requirement has been considered with a boardroom for formal meetings and sofas for informal discussions. There is even a kitchen for refreshments.

Security in style

Every single inch of the development has been thought through, right down to the Conran & Partners-designed underground car park.

The Klaus Trendvario 4100 stacker system optimises parking space and there is an electronic entry system.

Spaces are available to purchase, and residents can also join a 24-hour, pay-as-you-drive Car Club.

Careful thought has also been given to resident safety and security with a specially designed fire escape, which is often neglected in some developments. This essential resource has also been styled to be in keeping with the development's hotel-style living.

Setting the tone

The development's show apartment, designed by award winning Honky Design, which is located on the first floor of Cambridge House, showcases the luxurious standards to be found at One Tower Bridge.

Burnished bronze lifts take residents up to all the apartments and into the communal corridors.

On exiting the lift the show apartment's entrance hall immediately sets the tone. A veined marble floor in a 'bookmatched' diamond pattern frames the entrance, mirrored by the same design on the ceiling.

Lighting illuminates the coffered ceiling and

the bespoke parquet dark oak flooring, also in a triangular design, continues through to the main reception rooms.

The colour palette throughout Cambridge House is opulent with dark golds, ebony and polished champagne bronze, with the One Tower Bridge motif a constant presence.

All apartments at One Tower Bridge have been designed to maximise the view. The show apartment's living area and open plan kitchen is dominated by the sight of Tower Bridge, the Tower of London and the City, all viewed through the floor-to-ceiling windows and doors which run the entire width of the apartment.

The kitchen/living area is elegant, with marble, burnished bronze and wood throughout.

Art Deco influences are strong throughout the apartment but particularly in the bathroom, which adjoins the master bedroom. Its rich colours, bold geometric shapes and lavish ornamentation are reminiscent of a 1920s luxury ocean liner.

The keynote throughout is 'future heritage', combining a forward-thinking aesthetic with respect for traditional craftsmanship. Berkeley has even dressed the fourth room as a study, with shelving and a bar.

In addition to the state-of-the-art entertainment provision, the apartment has the latest in Smart Home Technology where the lighting, blinds, heating and curtain tracks can be controlled remotely from anywhere in the world from a smartphone app.

The dimmable lighting can be set to five different 'scenes' in the living area and all bedrooms.

To provide access to outdoors a terrace runs the entire width of the living room and there is also a recessed balcony off one of the bedrooms, which looks out over the heart of the development.

Penthouses at One Tower Bridge

The penthouses at One Tower Bridge with their unique layouts, fully glazed living spaces, full-height windows, large floorplates and unique views have proved to be very popular.

The Prospero Penthouse has one of the largest roof terraces in London and is the only penthouse residence to occupy the 10th and 11th floors of Sandringham House.

Walking up the stairs to the roof terrace of the Romeo Penthouse, in Wessex House, and you enter a glazed lobby with a fireplace so that residents can enjoy the view even on the wettest of days. There are also lounging, dining and kitchen areas, as well as a sheltered hot tub.

Presently under construction, The Tower at One Tower Bridge sits at the centre of the development.

Comprising one-bedroom apartments and two-bedroom duplexes, The Tower will be crowned by a one-off, three-bedroom triplex penthouse, with the entire middle level occupied by the master bedroom suite.



The entire uppermost floor of The Triplex is devoted to a roof terrace with a hot tub, dining area, sitting area and kitchen with panoramic views across London.

Stylish gardens

Landscape architect Murdock Wickham has designed the exclusive courtyard garden to be a tranquil retreat and also a space where future social events may be held.

There is also an elegant courtyard in front of The Tower, which will be open to the public as part of one of the new pedestrian routes through the development.

A new fountain will be the main focus, with plentiful seating to encourage people to stay and enjoy the space.

Not resting on its laurels

Commenting on the One Tower Bridge's success at their awards the Sunday Times reported: "With three London icons on its doorstep - Tower Bridge, the Thames and City Hall - the Berkeley scheme at One Tower Bridge could have rested on its laurels. Yet it doesn't: most of the 400-plus flats have a private balcony or terrace, and the buildings frame that famous view."

Are you currently working on a housing development or have you recently finished one?



Grahame Park – featured Jun 2015



Hall Farm Estate – featured Oct 2015



Marquess Villas – featured Aug 2015



St Irvyne's – featured Nov 2015

We are always on the lookout for new projects to feature in the magazine and on our website

If you have any projects or developments that are relevant, contact HBD News Editor David Mote

david@netmagmedia.eu

www.hbdonline.co.uk

EVENTS

kbb 6 - 9 March, Birmingham www.kbb.co.uk	RESI Awards 11 May, London www.resiawards.com	British Homes Awards 14 October, London www.britishhomesawards.co.uk
Ecobuild 8 - 10 March, London www.ecobuild.co.uk	Eco Technology Show 9 - 10 June, Brighton www.ecotechnologyshow.co.uk	UK Construction Week 18 - 20 October, Birmingham www.ukconstructionweek.com
National Homebuilding & Renovating Show 14 - 17 April, Birmingham national.homebuildingshow.co.uk	CIH Housing Conference & Exhibition 28 - 30 June, Manchester Central www.cihhousing.com	The Build Show 18 - 20 October, Birmingham www.ukconstructionweek.com/build-show
North England Build Expo 27 - 28 April, Manchester Central www.northenglandbuildexpo.com	RESI Conference 12 - 14 September, Wales www.resievent.com	Grand Designs Live 19 - 23 October, Birmingham www.granddesignslive.com/nec
Grand Designs Live 30 April - 8 May, London www.granddesignslive.com	London Homebuilding & Renovating Show 23 - 25 September, London london.homebuildingshow.co.uk	London Build Expo 26 - 27 October, London www.londonbuildexpo.com

NHBC

Steady quarter for new homes boosted by October figures, reports NHBC

New home registrations over the last three months remain at a similar level to the same period a year ago, according to the latest NHBC figures.

In total, 37,582 new homes (30,046 private sector; 7,536 public sector) were registered between August and October compared to 37,707 (29,784 private sector; 7,923 public sector) in 2014.

In October 16,434 new homes (12,965 private sector; 3,469 public sector) were registered, an increase of 17 per cent on the same month last

year (11,188 private sector; 2,809 public sector). One reason for the substantial volumes seen during October is that builders registered new homes in time to take advantage of the lower rate of Insurance Premium Tax which increased by 3.5 per cent on 1st November.

As the leading warranty and insurance provider for new homes in the UK, NHBC's registration statistics help to provide new and accurate data on the country's new homes market.

Commenting on the new registration statis-

tics, NHBC Chief Executive Mike Quinton said:

"The last three months have seen new home registrations in line with the corresponding period a year ago. However we expect to be reporting growth for 2015 as a whole, as the first 10 months of 2015 show a 10 per cent increase in registrations compared to the same period last year, this is still well below the number of new homes we need.

DCLG

Number of new homes keeps rising

Greg Clark welcomed the latest figures showing the country is building again, with 753,000 new homes provided since 2010.

The Communities Secretary said that these figures demonstrated how the government's actions to reform the planning system and put power in the hands of local people were working.

The figures reveal there were an additional 186,000 new homes provided in the year to September - the highest annual increase since 2008. This takes the total increase since 2010 to 753,000.

Communities Secretary Greg Clark said: "By

reforming the planning system and putting power back into the hands of communities, we're giving residents the opportunity to have their voice heard over how their local area is developed.

"This is a far cry from the top-down bureaucracy of the past that left residents feeling powerless over how their local area was developed, with housebuilding levels reaching their lowest since the 1920's.

"We're getting Britain building again and working our way towards our ambition to build a million new homes by 2020."



Stepping up to home stair safety

Housebuilder procurement teams and site managers are taking a big step up in stair safety, following the publication of guidance for the new home building industry by the British Woodworking Federation (BWF) Stair Scheme

Two important guides from the BWF – ‘Timber Staircases, The Site Manager’s Checklist’ and ‘Timber Staircases, A Procurement Guide for Housebuilders’ – are available to the industry and combine safety advice with top tips on quality management.

Additional resources are available free of charge on the scheme’s website. These include the latest update to the official BWF Stair Scheme Installation Guide (including new 3D imagery and links to a new section on winder flights) and a range of supporting toolbox talks.

Hannah Mansell, manager of the BWF Stair Scheme, said: “Stairs represent one of the more common areas for serious accidents during construction, and then generally in the home once a property is completed. There are 350,000 injuries and 550 deaths every year in the UK caused by

slips, trips and falls on domestic stairs. A good number of these accidents could be avoided if all staircases were designed and installed correctly.

“Beyond safety concerns, sound design and installation of staircases saves time and money. Two thirds of all homes suffer from squeaky stairs. In new homes, issues such as squeaks and springy stairs are a common area of complaint for home builders and warranty bodies, creating a clear cost to the new homes industry.”

Eleni Rothwell, Group Quality Executive at Crest Nicholson plc, said: “The BWF’s stair installation guide covers all those areas where often mistakes happen, resulting at best in aesthetically poor detailing and in the worst cases, in unsafe installations. The Stair Scheme resources complement the information we provide in our Quality Manual and we will be issuing them to all of our production teams. It is a very positive development to see the supply chain working together to support the industry in this way.”

The BWF’s tips for homebuilders’ site staff include careful preparation of the space before a

“There are 350,000 injuries and 550 deaths every year in the UK caused by slips, trips and falls on domestic stairs. A good number of these accidents could be avoided if all staircases were designed and installed correctly”

stair’s installation, the correct storage of stair components, ensuring uncoated stairs do not absorb moisture from drying plaster or a screed, and the importance of measuring carefully finished floor-to-floor dimensions.

Procurement managers are urged to get up-to-date with the various British and European standards and Codes of Practice concerning stairs, understand the classification of different stairs and to specify accordingly. They should also involve the manufacturer at the early design stages so that issues in design compatibility or installation can be identified and



“Procurement managers are urged to get up-to-date with the various British and European standards and Codes of Practice concerning stairs, understand the classification of different stairs and to specify accordingly”

remedied earlier.

The BWF Stair Scheme was established in 2011 to raise awareness of timber stair standards, to accredit high quality manufacturers and to improve safety. It is the only accreditation and certification scheme of its kind in the UK and accounts for approximately 70 per cent of the timber stair market.

Every domestic stair, common part stair or fire protected communal stair manufactured under the scheme will carry the BWF Stair Scheme badge. Specifying these stairs provides housebuilders with regulatory compliance, reduced risk and higher performance. Most BWF Stair Scheme member firms also provide detailed technical guidance documents, on-site training and site surveys, and other supporting services for housebuilders.

Download the timber stair guidance documents from www.bwfstairscheme.org.uk



Enq. 106

MAYOR APPOINTS BERKELEY HOMES

Mayor appoints Berkeley Homes to build 3,500 new homes on former east London industrial site

A total of 3,500 new homes, a school and a park will transform a disused Parcellforce depot in east London, thanks to an agreement between the Mayor of London and Berkeley Homes.

The 10 hectare site in Stephenson Street, Newham will boast a new school and green space, as well as nearly 30,000 square feet of retail space. It will provide homes to buy and rent, including a significant proportion of shared ownership and purpose-built private rented homes. More than 1,200 of the 3,500 homes will be affordable. It is part of the Mayor Boris Johnson's wider push to strengthen institutional investment in the residential market in London, with City Hall initiatives aimed at boosting both shared ownership and purpose-built private rent.

The development of the former depot continues the Mayor's drive to release all sites in the capital under his ownership for development.

Boris Johnson MP said: "This huge chunk of disused land will be put to the best possible use, creating a whole new neighbourhood including 3,500 much-needed new homes, a new school and a park. This ambitious development will help to further the continuing transformation of east London as part of our Olympic legacy."

Chairman of the Berkeley Group Tony Pidgley CBE said: "Stephenson Street will be a new village for London. It will have all the qualities that a successful community needs: shops, workspaces and a school, links between neighbours, a beautiful park where people can play and great transport connections. Above all, this site will create homes for people regardless of their age, background or income. It will be a place for everyone."

The development of the Stephenson Street site is part of the Mayor's pledge to release all City Hall-owned land for development by the end of his Mayoral term in 2016. Almost all these sites are now up for development and include the regeneration of four former hospital sites and industrial land at Greenwich Peninsula and Barkings Riverside. Around 50,000 homes will be delivered on City Hall's land interests.

Berkeley Homes was selected from a shortlist of four developers as the partner for the new site as part of the London Development Panel procurement process, which was set up by the Mayor to accelerate the delivery of housing in London.

A key part of the Mayor's Housing Strategy is to encourage institutional investors, such as pension funds and insurance companies, to invest

in housebuilding. This includes efforts to support extended leases and more stability for tenants as well as top quality, well designed, new developments. 132,000 properties have now signed up to his London Rental Standard, which sets out basic duties for landlords to ensure a higher-quality experience for the city's tenants. These plans sit alongside efforts to boost home ownership for low and middle income households. The Mayor now expects to exceed his manifesto commitment by helping 52,000 Londoners into low-cost home ownership through his First Steps scheme with plans to help a quarter of a million Londoners over the next decade.



Editor's Focus

Icynene

The Icynene Insulation System is a series of soft, flexible, vapour open spray foam insulation products. When sprayed in place Icynene expands to completely fill all cavities and voids creating a sealed building envelope eliminating air leakage. Unlike other foams, Icynene is 100 per cent water blown and therefore contains no harmful blowing agents, volatile organic compounds, HCFCs, HFAs, HFCs or formaldehyde. Icynene has been successfully tested and certified for application directly to the underside of breathable and non-breathable roof membranes and recently received BBA certification for this application.

Enq. 107



JB Kind

JB Kind Doors successful 'Symmetry' wide shaker panel range sees the addition of six new exclusive door designs to its clean and uncomplicated style. Adding three new finishes to the white Axis designs, you can now also choose from Oak, Walnut (pictured) and Monochrome, as well as their glazed partners. All pre-finished, solid core doors, the glazed Oak and Walnut offer clear safety glass, whilst the glazed Monochrome has striking chequered opaque glass with its solid version sporting an all black central panel. FD30 fire doors are also available. To find out more, please visit the company website.

Enq. 108



RainWater Harvesting Ltd

Rainwater can be used for any non-potable application including toilets, washing machines and any outside use. As demand increases it makes sense to include rainwater to supply for a long term sustainable solution. Rainwater Harvesting Ltd designs and manufactures mains backup control systems in the UK specifically to meet UK regulations. Both direct Back Up in a Box and the award winning gravity fed Rain Director are WRAS approved and therefore accepted by all water authorities. New for 2016 is RainActiv® which combines the benefits of rainwater harvesting with (SUDS) flood control.

Enq. 109



Layher

Lightweight and easy to install, the Layher Keder XL temporary roofing system can span up to 40 metres – optimising its extensive versatility on site. Featuring integrated rails into which translucent sheets are simply slid into position, the aluminium design meets application requirements in terms of both performance and appearance. The system can be specified to meet light, standard or heavy duty installation needs. With minimal bracing required – and with the option to install even arched or domed structures – the Layher Keder XL roofing system offers a range of benefits which will be recognised and appreciated across the housebuilding industry.

Enq. 110



Loft Centre

Electric Loft Ladder – the next luxury must have? If you are building executive homes the one area that can be overlooked at the design stage is access to the loft. Loft Centre Products have found that demand for a superior luxury electrically operated loft ladder has risen over the last year. Made from beautiful lacquered beech hardwood, and operated by remote control, the Skylark 3 section electric timber folding loft ladder is the latest addition to the Loft Centre fully comprehensive range. Covering all price brackets, and every conceivable requirement, Loft Centre can even assist at the design stage. Visit the company website for more details.

Enq. 111



British Gypsum

Lifestyle Wall, from British Gypsum's Rooms Made For You Range, has been created through the development of a new plasterboard, Gyproc Habito which, with a reinforced core, is five times stronger than standard plasterboard. Offering an exceptional durability standard for interior wall surfaces, with Lifestyle Wall heavy fixtures and fittings can be attached to a wall with a single screw supporting 15kg of weight. This new innovative board provides enhanced levels of strength, durability and fixability providing added value for both the housebuilder and homeowner. Visit the company website for more information.

Enq. 112

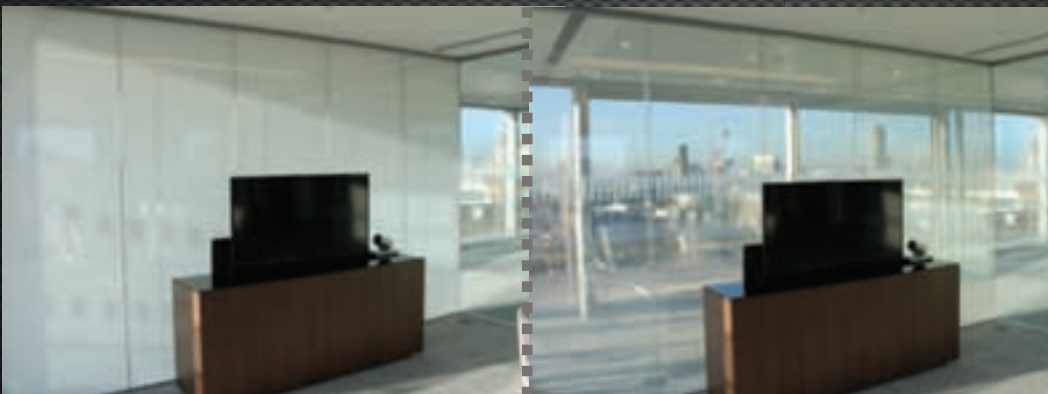
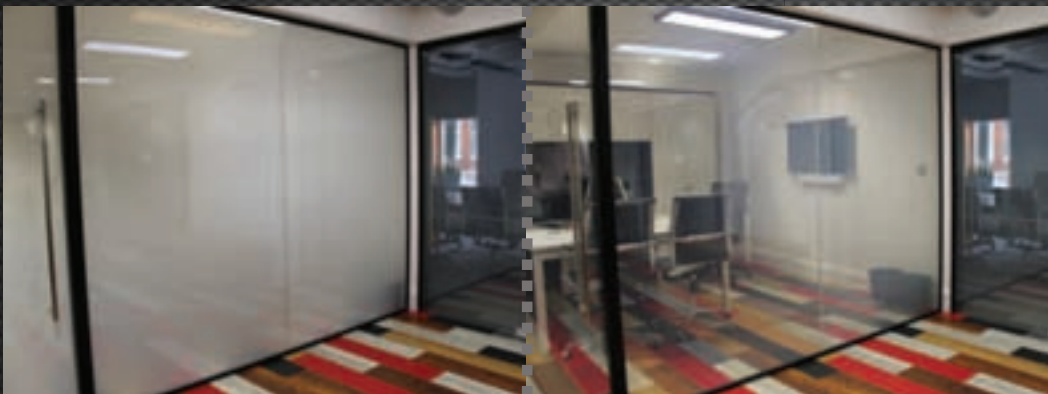


Products of the Year Supplement

This annual Products of the Year supplement showcases the latest products and innovations from the last year



2015 has been a year of massive growth of the ESG Switchable™ range of products. Their family of CE Certified controllers and wiring accessories has increased to provide a full plug and play wiring solution to work alongside their industry leading range of switchable LCD glass. See the full range at www.esg.glass



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301



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with **ECOSE** TECHNOLOGY



Printed Glass Solutions have over 30 years experience in the printing industry. Based in custom built premises housing the very latest in digital printing machines, they are the experts in the creation of stunning printed images onto glass. The bed of their printer allows for the printing of single images of up to 3m x 2m, however the team are skilled at creating much larger images by printing on multiple panels and fitting them together. This allows them to cater for everything from a bedside picture right up to an entire curtain wall on the side of a building. All of their glass is manufactured to all BSI standards.

Enq. 301



Knauf Insulation's Earthwool® DriTherm Cavity Slab has been a firm favourite for insulating masonry cavity wall for many years. In the quest to minimise the performance gap it is critical to recognise the importance of accurate installation of all insulation materials. Recent research shows that air movement within cavity walls leads to extra heat loss. Earthwool DriTherm is fit tolerant and can be cut with a positive tolerance, fitting snugly together and against penetrations and openings. Therefore, it can accommodate slight variations in the surface of the inner leaf – restricting air movement.

Enq. 302



Airflow's de-centralised Mechanical Extract Ventilation fan, iCONstant provides an ideal option for specifiers and installers fitting fans in new builds and social housing. Incorporating an automatic flow sensor to maintain constant extraction, even on a windy day, the fan is incredibly quiet. From just 10dB(A) it is barely audible and at just £1.13p per year to run on trickle speed it is extremely economic. It is the only fan of its type to have achieved an IPX5 ingress protection rating for both wall and ceiling installation meaning the iCONstant can be safely fitted within zones 1 and 2 of a bathroom.

Enq. 303



The all-new **Arada** Farringdon epitomises the finest of British design with innovative technology and outstanding all-round performance. Boasting impressive clean burning credentials, this stove already exceeds 2022 European Ecodesign regulations, and meets even stricter North American EPA low emission levels. With the ability to burn at low levels for more than 10 hours, this compact and super-efficient wood burning stove features exceptional controllability alongside a large fire viewing glass, clean-cut lines and a range of options to personalise your installation. See the website for more.

Enq. 304

iCONstant

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Enq. 303



SAiGE Longlife Composite Decking is made from 95 per cent recycled materials and is a long lasting alternative to traditional timber decking which does not warp or rot. SAIiGE Residential Decking is available in a narrow or wide groove finish and can be used for garden terraces, balconies around swimming pools and much more. SAIiGE Decking is easy to install with hidden fixing clips and every board is consistent in size and shape. Key features include anti-slip, splinter free and minimal maintenance requirements, available in Charcoal, Oak, Light Grey & Redwood and also in solid boards.

Enq. 305



Living Green Roof Maintenance - Sedum Green Roofs, from **Enviromat**, are wonderful with 24/7 benefits to our environment and perform when the area is fed with a specialised feed developed by the growers of Enviromat. Having made the investment of a green roof, it would be wise to consider how well it has been looked after.

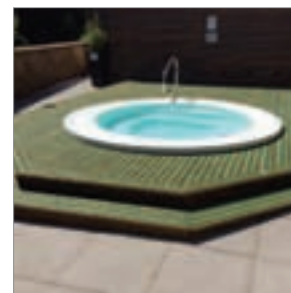
Remember, if we have a mild winter, our mini beasts and wildlife will continue to live and feed. For more information on the full range of Enviromat's products, please visit the company website or contact them directly.

Enq. 306



Following the massive success of **Johnson & Starley's QuanTec HR28C boiler**, with Integral Passive Flue Gas Heat Recovery (PFGHR), an LPG version has now been introduced. This now means that 'off mains gas' areas can enjoy the fuel savings that the QuanTec HR28CP delivers in their fuel bills but also reducing their carbon footprint. Unlike other boilers that feature PFGHR Johnson & Starley have incorporated theirs into a standard sized boiler, so no 'ugly' add on or addition in height making the QuanTec HR28C range the smallest boilers on the market. Now with a free, manufactures 5 Year parts and labour guarantee.

Enq. 307



Award winning **Titanic Spa** in West Yorkshire underwent a major extension and added in a sunken hot tub in the outdoor spa garden. They chose **Gripsure Aquadeck®**, a unique anti-slip timber decking solution, to install around the hot tub as a way of controlling water run-off, ensuring the area remains safe in wet conditions. **Gripsure Aquadeck®** allows water to permeate through the decking board, water is absorbed by the decking's rubber infill and passes through the boards drainage channels back into the ground. Its anti-slip surface makes it suitable for barefoot use combining style and safety.

Enq. 308

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Enq. 304

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Enq. 305



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Enq. 306

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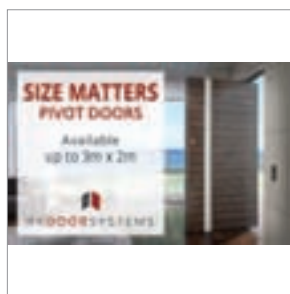
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Enq. 307



Varme is a medium sized independent distributor of electric under floor heating. Taken from the Danish word for warm 'Varme' is a family based brand with exceptional customer service. Its products are delivered next-day. The brand has enjoyed a rapid growth to become a major trade supplier. In today's economic environment we are all looking at making savings and helping the environment by 'doing our bit'. Electric underfloor heating is an efficient way to heat a room but insulation is paramount to creating an efficient system and reducing wasted energy, in turn reducing our bills.

Enq. 327



SIZE MATTERS – Sometimes that special project requires an entrance door to match the grandeur of the property. Available up to 3 meters tall x 2 meters wide **RK Door System's** new Zen Pivot doors will enhance any home. At 115mm thick they offer amazing performance with u vales of 0.7 W/m²k and are RC3 security rated. The Zen Pivot pushes the boundaries of modern residential and industrial design, by providing hi-tech and classic materials including carbon fibre, glass and wood effect aluminium the doors are highly customisable to deliver a unique and large entrance door.

Enq. 328



The latest collection of **Consort Claudgen's** designer panel convector heaters offer so much more. 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, being space saving and efficient with style. They are ideal for hotels, offices, bedrooms, kitchens, bathrooms and laundries.

Enq. 312



Quickslide's new WarmCore Bi-Folding Door System finds the ideal balance of linear rigidity and strength offered by aluminium profiles, with the exceptional thermal performance offered by PVC-U. An innovative aluminium folding sliding door system with 'warm aluminium' technology with flawless aesthetics, U-values as low as 1.4 W/m²k using standard 28mm double glazed units or 1.0 W/m²k when triple glazed units are used, it's ideal for residential and commercial applications and offers four high quality aluminium external cladding styles to suit a range of preferences.

Enq. 314

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Enq. 308

KEEP CALM AND KEEP YOUR GRAVEL IN ITS PLACE

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

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

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

CORE Landscape Products

0800 118 22 78
www.coreip.co.uk

Enq. 309

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. 310

World leading Flexigas



UK Plumbing Supplies introduces FlexiGas™, flexible stainless steel semi-rigid gas tubing designed for domestic and commercial gas installations. Due to the numerous benefits, FlexiGas™ is the expert choice for plumbers who are looking for an efficient, lightweight, flexible alternative to rigid copper or steel.

FlexiGas™ typically saves 50-75 per cent of the time required for copper or steel installations. Because of the semi rigid nature of the tubing, FlexiGas™ can be bent by hand and passed through interior spaces easily, resulting in fewer fittings being used. For more information, please visit the company website.

Enq. 311

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Enq. 312

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RIFENG

Enq. 313

Products of the Year Showcase



1 SmartPly VapAirTight sets industry standard

SmartPly is set to revolutionise the way timber frame structures are designed and built with its latest technological innovation – the SmartPly VapAirTight structural OSB panel. With integrated vapour control properties and airtightness engineered into each panel, SmartPly VapAirTight has performed six times better than the PassivHaus standard for air leakage. Available in a standard 2397mm x 1197mm size, the panel uses a newly developed high performance coating to ensure consistently high vapour resistance across its entire surface.

01322 424900 www.smartply.com

Enq. 315



2 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. The door is constructed around a sturdy aluminium frame.

01935 443709 www.garador.co.uk

Enq. 316



3 State of the art home comfort

A prestigious and modern North London property is now benefiting from Wi-Fi controllable air conditioning that links to a state-of-the-art automated home system to provide cost effective and energy efficient comfort all year round. **Orbital Climate Solutions**, who install bespoke air conditioning and ventilation systems across London and the South, worked closely with the home automation specialists IntelliCasa, to deliver a first-class climate control system that provides discrete comfort for the homeowner.

0800 246 1615 orbitalclimate.co.uk

Enq. 317

4 Alumasc Insulation transforms homes

Swistherm External Wall Insulation (EWI) from **Alumasc Facades** has been part of the major refurbishment of Seagate Court in East Wittering. 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 Swistherm EWI was installed to all exterior facades of the four blocks. The system was insulated with a 90mm EPS and finished with Alumasc's high performance silicone render.

03335 771 700 www.alumascfacades.co.uk

Enq. 318



5 Silva branches out with Yellow Cedar

Silva Timber Products has expanded its product range by becoming the UK's first supplier of yellow cedar shingles and shakes. The firm has reached a deal to import the wood from British Columbia in Canada. Yellow cedar is one of the world's most durable woods and its consistent grain structure means it is a good species for carving, joinery and carpentry. Silva Timber's deal follows a similar agreement earlier this year which saw it become the sole UK supplier of mandioqueira. Yellow cedar is its 15th new product line in the past year.

01514 953111 www.silvatimber.co.uk

Enq. 319



6 ErP compliant small circulators from Wilo

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

01283 523 000 www.wilo.co.uk

Enq. 320



The Products of the Year Showcase takes a look back at some of the products featured in Housebuilder & Developer in 2015



7 M-Tray sedum green roofs from Wallbarn

Another great example of the simplicity and beauty of the M-Tray sedum green roof system on offer from **Wallbarn**. A single storey extension in Cambridgeshire had been waterproofed and was overlaid with the sedum M-Tray pre-grown modules. Loose laid geotextile separation membrane was placed directly onto the waterproofing membrane and the M-Tray modules, which had been grown in the Wallbarn nurseries, were installed using the easy connection fittings. M-Trays are the fastest, cleanest and simple way to construct green roofs.

0208 916 2222 www.wallbarn.com

Enq. 321



8 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 Leadingham, 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. 322



9 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. 323

10 Fresh shades of flooring from Polyflor

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. 324



11 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. 325



12 Cedral specified to create striking houses

Marley Eternit's Cedral weatherboard has been specified by Countryside Zest to create visually striking and inspirational new homes that would 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 housebuilders time and money.

01283 722588 www.cedral.co.uk

Enq. 326



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Ancon's second Queen's Award



Ancon Building Products officially received the Queen's Award for Enterprise in International Trade on 15 October at a special ceremony at its manufacturing site in Deeside, North Wales. Following on from the company's 2012 Queen's Award for Innovation, the 2015 award recognised Ancon's outstanding success in growing sales across new and existing export

markets. The prestigious award, the highest accolade any UK business can achieve for export growth, was presented by the Lord Lieutenant of Clwyd on behalf of Her Majesty the Queen.

0114 275 5224 www.ancon.co.uk

Enq. 113

Designer Contracts strengthens team



Designer Contracts, the UK's largest flooring contractor, has strengthened its customer service support team with key new appointments. The dedicated team of 20 now includes a number of customer service managers, fitters, co-ordinators and administrators across their 12 regions. The company has also bought an additional seven vehicles to enable swift

inspection and remedial action. If, for example, a property springs a leak after floorcoverings have been installed and any part of the floor is affected, replacement flooring can be installed very quickly.

01246 854 577 www.designercontracts.com

Enq. 114

UK Worker of the Year 2015 is crowned



Katie Washbourne, 28, a homicide case worker from Tile Cross in Birmingham, has been crowned UK Worker of the Year 2015, winning £5,000 in holiday vouchers and a year's free shopping at ASDA. Katie attended Brands Hatch over the weekend, along with five other finalists vying to become UK Worker of the Year, a competition run by globally recognised

workwear brand **Dickies**. It was Katie who impressed this year's judging panel the most, piping railway engineer Paul Middleton to the prestigious title.

01761 419419 www.dickieseurope.com

Enq. 115

Synseal's double-double at the G Awards



Echoing last year's achievement, **Synseal** has again been named as a double finalist at the upcoming G15 Awards. Global Glass, Synseal's insulated glass manufacturing division, is a finalist for Glass Company of the Year, having rapidly become a £20 million business unit operating from three plants. Synseal has also been shortlisted for the Trade

Marketing Campaign of the Year category, in respect of its creative marketing campaign for Celsius Solid Roof. The results will be revealed at London Hilton on Park Lane on Friday 27 November.

01623 443200 www.synseal.com

Enq. 116

Durisol UK launches free training courses



You can learn to build with one of the UK's fastest growing Insulating Concrete Form (ICF) systems, the Durisol system. Hosted by **Durisol UK** the training days will be held at the National Self Build & Renovation Centre in Swindon. Attendees will have the opportunity to gain hands-on, practical experience, learning the skills required to install the Durisol system.

Each session will start at 9AM and last around six hours. Places are limited so booking is essential. Participants will receive useful product information and samples.

01495 249 400 www.durisoluk.com

Enq. 117

Countdown begins for 2016 TTA Awards



The 2016 **TTA** Awards will be held on Saturday 14 May. The prestigious Awards, this year with a Brazilian Samba theme, will recognise the cream of the industry's people, projects and products across 18 categories. Sponsorship packages will again provide a perfect opportunity for companies to give their brand pride of place at the industry event of the year.

Packages include a large number of benefits, including complimentary tickets, numerous Awards night branding opportunities, extensive post-event PR and the chance to present an award at the event.

0300 365 8453 www.ttaawards.com

Enq. 118

Designer Contracts sponsors local clubs



Two local sports clubs are all geared up to beat their rivals thanks to sponsorship by **Designer Contracts** – the UK's largest flooring contractor. With the company's help, the Titans, Maidstone's under 13s rugby team and the Pilsley Community Football club's under 9s, now have brand new kit to take on the coming season.

Designer Contracts has fully staffed offices and warehousing in 12 regions across the UK. As well as flooring, the company supplies curtain, blind, furniture and lighting packs and has a full show home interior design service.

01246 854 577 www.designercontracts.com

Enq. 119

Howarth Timber scoops prestigious award



The UK's largest privately-owned timber company, **Howarth Timber**, has been recognised by the Yorkshire Awards with a Business Enterprise Award. Since forming in 1840 in Leeds as Hudson & Co, Howarth Timber has expanded from a one-man company to an employer of more than 1,000 people. Managing director Nick Howarth, who collected the award

alongside his brother and fellow MD Andrew, said: "We feel privileged to collect this prestigious award on behalf of not only our current colleagues within Howarth Timber, but also for all the previous generations within the company's 175 year history."

Enq. 120

Ancon makes light work of brick soffits



Creating flawless brick-faced soffits and lintels has now become much simpler and quicker, thanks to a new lightweight stainless steel based system developed by two industry leaders – **Ancon Building Products** and Ibstock Kevington. The new Nexus® system offers contractors easier handling coupled with maximum adjustability, both vertically and

horizontally, for quick and simple alignment on site. Further details and technical specifications for the Nexus® system are available in a new four-page brochure, available to download from Ancon's website.

0114 275 5224 www.ancon.co.uk

Enq. 121

Dr. Martens waterproof collection



Keep your feet protected from the elements this winter, in one of three new safety boots from **Dr. Martens'** industrial range. Designed to safeguard tradesmen who must spend part, or all of their time outdoors, the new fully waterproof collection comes in three styles; **TURBINE ST**, **SURGE ST** and **TORRENT ST**. With a heat resistant

outsole to 300°C, all three boots carry the fixed European standard mark ISO 20345:2011 and SRC slip rating. Dr. Martens has drawn on over half a century of boot making experience for its industrial range of footwear. Visit the company website for more information.

Enq. 122

Vandersanden for London Hallsville Quarter



Belgian brick and pavers manufacturer, **Vandersanden Group**, has supplied the facing bricks used to construct phase one of London's Hallsville Quarter in East London. For the initial phase of this significant project, 420,000 Drayton cream, crease textured, unicoloured soft yellow bricks were used for the external walls of the development. Hallsville

Quarter is one of London's largest regeneration schemes including 1,100 mixed tenure housing units and more than 323,000 sq ft of leisure and retail space.

+32 89 510 140 www.vandersandengroup.be

Enq. 123

Snickers' 'Next Generation' workwear



This full colour brochure is now available FREE to those professional tradesmen and women who want the very best in working clothes. **Snickers'** newest Product and Price Catalogue has full details of the new 'Next Generation' range of working clothes. You'll find quality, innovation and top class functionality in every garment – trousers, winter jackets, toolvests, gloves,

jumpers and fleeces - the sign of a brand that knows what it takes to get the job done properly. So get to know the cutting-edge 'Next Generation' range from Snickers. In every stitch, it's miles better. Visit the company website to download a digital catalogue now.

Enq. 124

All-weather grab adhesive from EVO-STIK



EVO-STIK has launched Sticks Like Sh*t Turbo, a new high performance, fast setting grab adhesive that will hold up to 8kg in just 15 minutes. Adding to the successful 'Sticks Like Sh*t' family of products, Sticks Like Sh*t Turbo can be used on almost all building materials including wood, plastic, brick, metal, stone and plaster. It is both weather proof

and water resistant. The launch follows independent research carried out by EVO-STIK, which showed that 95 per cent of the interviewed tradespeople would like a faster setting grab adhesive.

01785 272625 www.bostik.co.uk/diy/brand/EVO-STIK

Enq. 125

Wilson Windows swaps for the Veka Group



Loughborough-based installer Wilson Windows has recently switched supplier to **The VEKA UK Group** after 26 years with its previous systems company. Dale Wilson, Director at the family-run firm commented: "It's the best decision we've ever made!" Besides its innovative and versatile product range, The VEKA UK Group is also renowned for its industry-

leading packages of installer support, boasting both the Approved Installer Scheme and Network VEKA – the first UK organisation of its kind. For more information, please visit the company website.

01282 716 611 www.vekauk.com

Enq. 126

Introducing BAL Micromax2: Anthracite



BAL, a market-leader in tiling solutions, has introduced a new Anthracite shade to extend its Micromax2 range of super-fine, flexible wall and floor grouts. The new Anthracite shade is available in 2.5kg, 5kg and 10kg bags and is also supported with the launch of a colour matched silicone sealant. The ashen-hued grout is the perfect match for darker tiles that don't

quite pair with Ebony, the darkest shade of the BAL Micromax2 family. As trends for 'different shades of grey' grow the range now offers a full colour spectrum within its pallet of colours.

01782 591100 www.bal-adhesives.com

Enq. 127

Synseal group supports BBC DIY SOS



Synseal group companies Masterdor Ltd and Sheerframe Ltd have helped Nick Knowles and the BBC DIY SOS team to transform properties in Manchester, creating high quality homes suitable for British war veterans and local community residents. Masterdor Ltd supplied 15 composite residential doors with Sheerframe outer frames. Sheerframe Ltd

provided PVC-U extrusions for energy-efficient windows in the 66 homes which were specially fabricated and fitted by leading window and door manufacturer and installer, CMS Window Systems.

01623 443200 www.synseal.com

Enq. 128

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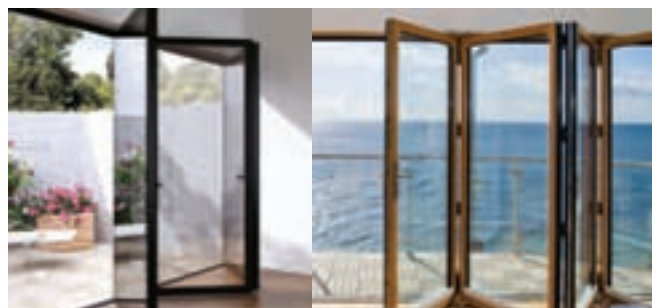
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Securing homes for the future

The introduction of new government guidance on the security of properties on 1 October 2015, through changes to part Q building requirements, has meant that the security of doors and windows is more important than ever. Neil Ginger, CEO of Origin, an award winning UK manufacturer of bi-folding doors and windows, gives his advice for ensuring the highest level of safety and security

Secure from intruders

The popularity of bi-folding doors has soared over the past few years, with 33,000 sets forecast to be installed in 2016, according to Palmer research. This is almost double the number sold only five years ago.

The traditionally weak areas for bi-folding doors are the cylinder/locking barrel and the handle. In fact, UK crime statistics illustrate that 27 per cent of burglaries involve lock snapping. This is the same on most doors as they often use insecure cylinders which allow burglars to bump, drill or snap the cylinder to gain entry. It is advisable to specify bi-fold doors with a kite marked magnum lock security cylinder to stop any break-ins through the cylinder.

Ensure there is a multi-point lock on the lead door; an 8-point multi-point locking system is recommended as well as making sure the doors

“The traditionally weak areas for bi-folding doors are the cylinder/locking barrel and the handle. In fact, UK crime statistics illustrate that 27 per cent of burglaries involve lock snapping. This is the same on most doors as they often use insecure cylinders which allow burglars to bump, drill or snap the cylinder to gain entry”

comply with PAS23/24 standards. Choosing solid cast handles will give a superior level of security, while laminated or toughened glass also greatly improves strength and security as they are tough for intruders to break.

For windows, some locks work by engaging

cylindrical cams into a zinc alloy keep. When locked, compressed and engaged, this will not only provide a strong and reliable system, but it will also provide optimal weather proofing, ensuring properties are safe from both intruders and the elements.

The security of properties is also greatly improved by the use of the highest grade stainless steel hinges and hinge guards. Hinge guards serve the purpose of protecting the hinges, as well as blocking intruders from jemmying the window open along the hinged side. Other features such as impenetrable crimped frames and locking handles also greatly improve the security of a system.

Protect during the building stage

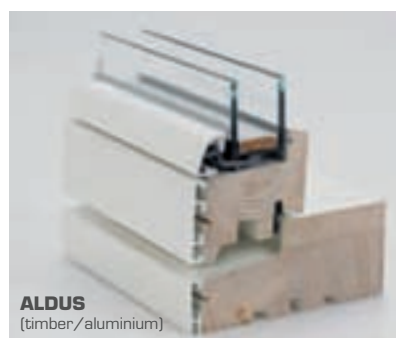
Bi-fold doors are usually ordered after the aperture has been cut to get the exact opening measurements. The standard industry lead time

Continued overleaf...

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ALDUS
(timber/aluminium)



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WINDOWS & DOORS

is six to eight weeks, which can mean the customer will have an opening in their wall for at least two months. This is far from ideal from a safety and security perspective and can often cause damp issues during the winter months.

Manufacturers that offer a zero lead time service allow trade customers to determine when they want their doors delivered, to ensure the home is secure during the installation stage. The same also applies to windows, where long lead times can leave homes and properties vulnerable to intruders if issues occur on the delivery of orders. A manufacturer's guarantee of at least 10 years is also beneficial to offer customers reassurance that the window and doors will continue to perform year after year.

Strong to support design

Aluminium is unique in its properties. It combines strength and robustness with a light weight structure, meaning that it is extremely strong and weighs 67 per cent less than the weight of steel. This winning combination makes aluminium the ideal material for smooth gliding, easy to operate bi-folding doors and windows.

The strength of aluminium allows unbeatably narrow frames which gives aesthetically pleasing sight lines as well as letting in the maximum amount of light. Furthermore, architects are not restricted as aluminium is versatile and tough enough to allow complex layouts, such as moving corner posts and bay setups.

Aluminium has been used in a twin flush casement window. The result is a clean appearance both internally and externally; removing any bulky overlapping framework that is often synonymous with aluminium rebated systems. This allows for a sleek shadow line where the sash sits inside the frame, making it ideal for installation in traditional townhouses, new builds and period properties. The strength of the aluminium frames allows for incomparably slim sightlines and, with the edge of the frame as little as 50mm from the glass, it means less window and more light can be achieved.

Built to withstand all weather conditions

All UK installations should be certified compliant by the British Fenestration Ratings Council (BFRC), and meet all current building and thermal regulations in the UK.

British manufacturers that export outside the UK are required to put systems through demanding tests to achieve compliance for these markets. These require doors to withstand the most extreme of weather conditions, from hurricanes and sandstorms to intense heat and rain.

As a result, these manufacturers can often design and manufacture the best components to surpass all building regulations, both in the UK and abroad. While it is rare for Britain to experience such harsh weather conditions, it means that they can offer the strongest and most secure bi-folding doors in the UK marketplace.

Enq. 132





Sika Plastix - the complete package

Sika products have been used in more than 80 of London's largest and most iconic landmarks including the Shard, the Pinnacle and the Gherkin. **Everbuild** – a Sika company, is pleased to be launching Sika Plastix – a new brand of silicone sealants perfect for window, door and roofline installers. Within the new brand is Sika® Plastix- 22A Premium Grade, a high quality product that is sure to be loved by installers. Providing excellent adhesion to most common substrates including plastic, glass, brick and wood, this product is ideal for glazing and roofline applications, with low-dirt pick up and anti-mould properties. CE certified for glazing, facade, cold climate and sanitary applications this really is a premium product you can rely on. Also within the range is Sika® Plastix- 48N Contractors Grade, a great alternative product. CE certified for facade, cold climate and sanitary applications this is a great lower cost alternative product you can still have confidence in.

0113 240 2424 www.everbuild.co.uk

Enq. 133



RENOLIT EXOFOL App for iPad launched

The new **RENOLIT EXOFOL** app for iPads, is the easy way to discover the world of RENOLIT EXOFOL exterior films, a range that offers the largest selection of colours and woodgrains worldwide. Easy, fast and practical to use. With the RENOLIT EXOFOL App is simple to configure your own style of window by combining different window options with any colour or woodgrain design. This enables the user to visualise their specific window projects particularly vividly, with very little effort. Just let your imagination start and have fun trying! Available in English and German the App includes an animated Quick Start Guide, and 'forward' and 'backwards' buttons to make using the configuration tool straightforward. To download the RENOLIT EXOFOL app for free from the app store search for RENOLIT EXOFOL. The App will also become accessible for everyone via RENOLIT's web site during 2016.

01670 718222 www.renolit.com

Enq. 134

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Enq. 135

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Enq. 137



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Enq. 138

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Enq. 139

New video guides window installation



Housebuilders and window installers can now take advantage of a step-by-step instruction video to install **ISO-Chemie's ISO-BLOCO One** multi-purpose foam sealing tape. The three-minute video, with accompanying voiceover instruction, is available to view on ISO-Chemie's website. It shows installation of a standard PVC double-glazed window in a double

skin wall with cavity closures, using ISO-BLOCO One as the window sealant. ISO-BLOCO One tape allows windows and doors to be quickly and easily sealed from inside the building.

01207 566874 www.iso-chemie.co.uk

Enq. 140

Enhanced choice of panels from Schueco



Customers of **Schueco UK** can now choose products from leading German door panel specialist, Adeco, a longtime supplier to Schueco customers in other European countries. This option will give UK clients a greatly improved choice of stylish, high-end design options for Schueco entrance doors. Adeco offers three panel types – infill, single sided leaf

enclosing and double sided leaf enclosing, the latter two providing the most popular and visually attractive versions. These are combined with purpose-designed Schueco profiles in frame depths

01908 282111 www.schueco.co.uk

Enq. 142

greenteQ Invisifold



Invisifold Ltd and **VBH** have teamed up to develop and launch an exciting new system for slide & fold doors and windows. The system, known as **greenteQ Invisifold**, is unique and will be available for most profile systems over the coming months. The new system is being introduced by VBH this winter and includes applications for doors, tilt & turn

windows and even outward opening casement windows. VBH advise that as far as they are aware, this is the only solution that allows standard profiles to be used for slide & fold door and window applications.

Enq. 141

Market demand for Celsius Solid Roof



Synseal has experienced a very positive market response to the launch of the company's new Celsius Solid Roof, with requests for project quotations surpassing expectations. The key sales arena is undoubtedly retrofit replacement of existing 1st generation conservatory roofs, which is certainly a growing market segment. The sizeable quantity of

installed conservatories across the length and breadth of the UK presents a prime opportunity for upgrading, with either high performance insulated roof glass or a modern tiled solid roof.

01623 443200 www.synseal.com

Enq. 143

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Enq. 144

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Enq. 145



CRL selected for Clanmil housing projects

Structural defects insurer CRL is to provide the warranties for a number of construction projects with a combined value of around £31 million. Won through a competitive tender process, CRL has been chosen by the Clanmil Housing Group to provide 10 year structural warranties for more than 300 social homes to be built across Northern Ireland – with a total construction value of circa £31.2 million. The contract will see CRL provide its industry-leading 10 year structural defects insurance to 10 separate Clanmil developments which are being built as part of Clanmil's ambitious growth programme. The housing developments, which range in size up to 79 units, will provide homes for a mix of families, single people and active older people. CRL has worked with many housing associations on similar schemes. It will provide its structural defects insurance for Clanmil's sites in Belfast, as well as in Derry/ Londonderry and counties Down and Antrim.

0800 772 3200 www.c-r-l.com

Enq. 146



Mapei Ultraplan Renovation Screed 3240

Mapei's new and improved Ultraplan Renovation Screed 3240 is a fibre reinforced self-levelling compound, specifically designed for the renovation or refurbishment of existing subfloors. The high coverage, low VOC screed can now be applied to a thickness of 3-40mm, in one application, and is suitable for prepared concrete, screed, stone, ceramic, timber (plywood, chipboard, plywood, parquet) and terrazzo. For both commercial and domestic applications, Ultraplan Renovation Screed 3240 is ideal for smoothing and levelling floors, ready to receive tiled finishes, resilient floor coverings, or wood flooring. It can also be used alongside capillary underfloor heating and electric undertile heating systems. The product reflects Mapei's high environmental credentials and is rated GEV Emission EC1 for low emissions of VOC, during mixing and working of the application. Its approx. coverage at a thickness of 3mm is 6m² per 25kg.

0121 508 6970 www.mapei.co.uk

Enq. 147



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Enq. 148

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Enq. 149



Natural wood flooring – a solid investment

Jeandre du Toit, sales director of London flooring specialists 'Ecora' outlines the key points to consider when selecting natural wood floors

In the UK wood floors are an essential element in any good quality construction or renovation project. Combining practicality with aesthetics, natural timber flooring can give a new home instant character and a feeling of warmth. A popular flooring choice for both period style and contemporary builds, natural wood floors can outlive and out-perform other materials. The benefits of specifying natural wood are numerous and sustainably sourced timber will also add to a property's eco credentials, making it more desirable to environmentally conscious buyers.

Before specifying your flooring, it is important to get a better understanding of the varied options available as the style, species, size, grade, durability and price each play an important part in the end result.

Structure – solid or engineered?

The quickest way to establish what product best fits your project is by determining the structure of wood which best suits your property. As a rule of thumb, if this is an apartment with neighbours above or below or if you are installing underfloor heating, the best option would be an engineered board. Engineered boards are more stable than solid wood planks and can be fitted over a sound

"Before specifying your flooring, it is important to get a better understanding of the varied options available as the style, species, size, grade, durability and price each play an important part in the end result"

reducing acoustic underlay and also a radiant heat supply.

Unlike solid hardwood floors, which are cut out of a tree as one unit, engineered floors are composed of several layers of wood (usual three or more) bonded together using cross-grain lamination. The top layer, also called a 'Wear Layer', is typically 4 - 6mm thick and is the part that is visible when the floor is installed. The additional layers are usually constructed from hardwood like Birch or softwood like Pine. The way engineered planks are constructed dramatically increases the stability of the planks and reduces the natural tendency to expand, contract, warp, or cup due to changing room temperature or moisture in the air or subfloor. Engineered wood can be installed using the 'floating' installation method reducing installation times and providing more cost-effective ways of soundproofing.

Solid wood flooring is still an option, however, and offers a greater choice in a wider variety of species making it an option for high-end or luxury interiors which require a more opulent style finish. Exotic varieties such as Jatoba, Jarrah, East Indian Walnut or Ipe are more readily available in a solid format alongside classic hardwood variants such as oak, maple and walnut. The latter are popular for restoration projects or listed properties requiring a more authentic or rustic look.

Look and feel

While most property developers and house-builders do not approach product selection by choosing a species, it does in fact play a part in sustainability, manufacturing, and ultimately the appearance and longevity of a floor. Think about the space and its dimensions, imagine how it will interact with a dark or light, plain or featured floor. Consider the amount of natural light and whether the selected tone compliments the architectural style of the building. Light floors can make a space appear larger and airy, while darker flooring could make a room seem smaller. A good standard choice for most housing projects is a basic light natural oak with a white oiled finish which works well in both modern properties and period renovation projects. A light toned



engineered oak also compliments most kitchen designs and looks particularly good in open-plan living environments such as loft developments and contemporary apartments.

Grade

The grade of a wood floor typically refers to the amount and size of visible knots, colouration and other natural marks, yet does not impact on the quality of the product. Cleaner, less knotty grades are usually more expensive than the knottier grades as a typical tree will produce a smaller percentage of this timber. For more contemporary or minimalistic looks opt for the higher grade flooring. Knottier grades offer a more natural and rustic look at an affordable price making them a favourite for family homes such as cottages, farmhouses and barn conversions.

Size

Plank size depends on the type and species of flooring selected. Oak will provide the largest size diversity as it is typically available in small parquet blocks right up to 4m long planks and most sizes and shapes in between. The basic rule-of-thumb is, the higher the ceilings, the wider the boards. For luxury builds, wide planks give a more dramatic look. 180mm - 220mm wide boards are typically a good width for most property types and can be supplied with contemporary or more traditional finishes.

Finish

Wooden flooring today comes in many varied finishes as manufacturing techniques have vastly improved in recent years. In addition to protective coatings like lacquer and wax oils, manufacturers now use a wide variety of methods

to bring out the beauty of the natural grain.

Unfinished flooring can go through processes like Brushing, which creates a textured surface using roller brushes or Distressing, a process of tumbling wood planks in large tanks with metal objects to provide random dents and scrapes, making the planks appear old and used. Other processes like staining or enhancing methods such as oxidation are used to change the colour and appearance, mainly in Oak. By combining several of these methods manufacturers can produce unique surfaces that are long lasting and easy to maintain.

Sustainability

Nowadays, it is easier to find manufacturers and suppliers of non FSC flooring products who offer environmentally-sound solutions to developers and housebuilders. Purchase timber products that are independently certified as coming from well-managed forests by

organisations such as the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC). The FSC and PEFC operate by running global forest certification system with two key components; Forest Management and Chain of Custody Certification. This allows consumers to identify, purchase and use timber and forest products produced from well managed forests.

Installation

Installing your floor requires skill and precision and should be performed by an experienced floor fitter. As it is the responsibility of the fitter to determine the suitability of the floor to the site, it is important that all conditions on site are thoroughly examined by the fitter prior to any flooring purchase. It is also recommended, where possible, to use the same company for both supply and fit as it potentially reduces any risk of misunderstandings between supplier and fitter.

Enq. 150



All round knee protection from Redbacks



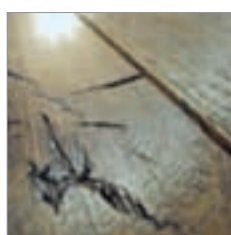
Redbacks Cushioning Limited, the manufacturers of the World's only patented, 'leaf-spring', non-foam or gel kneepads, has introduced a new strapped version as an addition to its original, big-selling product for pocketed work trousers. Scientifically proven to reduce point pressure and distribute weight evenly, the impact forces associated with

kneeling are absorbed giving added protection against back and neck pain. Durable and hardwearing, Redbacks strapped kneepads give the user unrivalled, all-day comfort and long-term protection.

01327 702104 www.redbackscushioning.com

Enq. 151

More reach out for Osmo UK's Moravia



Since summer 2014, Osmo UK has been proudly partnered with European oak flooring specialists, ESCO. Providing a selection of ESCO flooring pre-finished with Osmo Polyx®-Oil, one of the most popular styles is Moravia.

The combination of the rustic oak and the specific brushing treatment used makes

the wood's knots and cracks appear deeper in the board, creating a stunning and unique texture. Moravia is available in eight light to dark shades. For more information, visit the company website.

Enq. 153

Introducing the new Infinity 480BF



Charlton and Jenrick are pleased to announce the launch of the Infinity 480BF to expand the adaptable range of rear vented balanced flue gas fires it now offers. The size of the 480BF means that it will fit into the majority of fireplace designs available for sale in the UK and offers improved aesthetics over traditional 16" inch fires. The 480BF achieves an

extremely impressive net efficiency of 86 per cent from an economically modest 2.6kW input. The fire offers a great flame picture and exceptional warmth in the room, and is compatible with the Infinity fireplace package designs already available.

Enq. 152

LG Therma V makes retirement warmer



Offering stunning surroundings and awarded gold in the What House? Awards Best Retirement Village Awards 2014, Inglewood Retirement Village is one of ten luxury retirement villages provided across the country by Audley Retirement Villages, benefitting from cutting edge heating courtesy of the latest Therma V Split units from LG, providing cost

effective and comfortable heating and hot water for each individual apartment. LG continues to see its equipment specified and installed across the UK, with sales growing impressively.

01753 491500 www.lg.com

Enq. 154

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Enq. 155

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Enq. 156

Why insulation is essential when choosing underfloor heating

Antony White, technical director at Warmup looks at the reasons insulation is such a key feature when designing a home and how it affects the installation of underfloor heating



If you are including underfloor heating within a new build property or extension, you should be aware that Building Regulations Part L require the property to be well insulated in order to create an energy efficient dwelling.

You should also be aware that significantly refurbished thermal elements (ceilings, walls, windows or floors), will also need to be insulated in line with the current regulations wherever practicable. This requirement is often overlooked, and consequently the insulation required is often omitted. If you are unsure if this applies to your project, we recommend that you speak to your Local Authority Building Control for further information.

There is more than one way of improving the energy efficiency of a dwelling with insulation. The obvious effect of including either more or higher performance insulation, is that the heat escapes the dwelling at a slower rate in the winter. It will also enter it slower during the summer, a time where the efficiency of Low Emissivity Windows is more apparent than in the winter.

However, the location of the insulation within

“The location of the insulation within the ceilings, walls and floors is important. If there is no insulation within the floor, or if the insulation is located beneath what may be a 100mm concrete slab, a 65mm screed, or even both, when the underfloor heating activates it will take longer to reach its desired temperature”

the ceilings, walls and floors is equally important. If there is no insulation within the floor, or if the insulation is located beneath what may be a 100mm concrete slab, a 65mm screed, or even both, when the underfloor heating activates it will take longer to reach its desired temperature. Think of it as boiling a full kettle of water verses boiling just enough water for one cup.

As the floor takes longer to reach its design temperature, it takes longer to heat up the room, and when the heating turns off, the stored heat

within the floor will cause the room to cool down slower too. This can be beneficial for those wishing to use the floor as a thermal store, in combination with an economy energy tariff, but it is wasting energy for the majority of users who would be heating their rooms on a schedule. Energy is wasted because the room is warmer for longer than is required, both before and after the room is in use, so the room is losing more heat than it would if it was cooler at these times.

Results from tests conducted at a leading research centre in Germany have proven that installing insulation in the correct location makes a significant difference. In cases where the insulation required to comply with building regulations is already installed beneath the sub floor, the addition of a thin layer of insulation directly beneath either electric or hydronic underfloor heating, insulating it from the sub floor, will reduce the heat-up time (the period taken for the heated floor to reach the design temperature). A thin layer of insulation separating the underfloor heating system from the mass of the floor can cut the heat-up time from as long as 2.5 hours to as little as 20 minutes. Depending

Continued overleaf...



on the heating schedule, this can reduce the running costs of the heating by as much as 50 per cent.

There are underfloor heating systems available for all floor constructions and companies can provide guidance on how to optimise them all for both energy efficiency and comfort. Compared with other forms of heating, i.e. radiators, underfloor heating systems are cost effective solutions that offer improved comfort and reduced energy usage with little or no maintenance.

Choosing the right system to suit the project and the occupant's lifestyle is vital. There are two main underfloor heating variants to choose from – electric and hydronic. Electric underfloor heating systems work by passing electricity

“Whatever heating system is installed, whether underfloor heating or radiators, smart heating controls can further optimise the energy usage. Advanced smart controls can calculate what time the heating should be turned on so that the room it is controlling reaches its target temperature at just the right time”

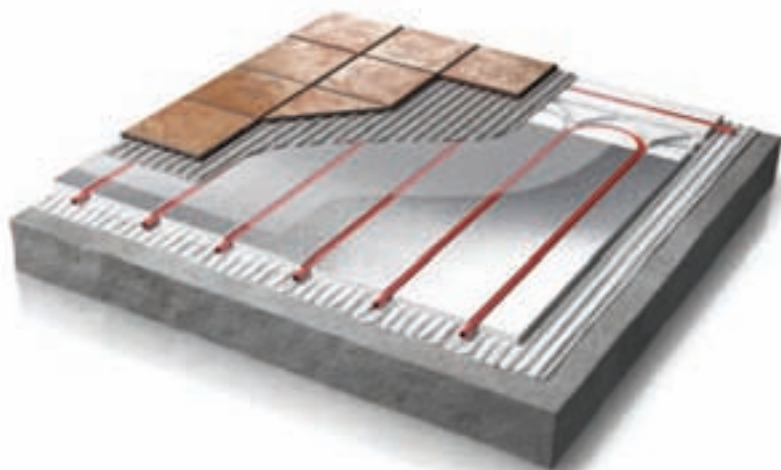
through resistive wiring within the floor which is either supplied as loose wire, adhesive mats or foil mats. The most technically advanced systems use robust multi strand heating cores that are double-insulated in an advanced fluoropolymer for a finished cable that is just 1.8mm thick and very tough. As explained above, it is recommended that the system is installed directly over an insulation layer before the floor finish of choice

is laid. This can be wood, carpet, stone or vinyl. This approach ensures the benefits of a low mass system are realised.

Hydronic underfloor heating is a particularly popular choice for new floors. Hydronic systems operate by circulating warm water at a regulated temperature through pipes installed within the floor. Many such systems embed the pipes within a layer of screed and these systems can be optimised by using a thin (35-45mm thick) and highly conductive ($\lambda \geq 2.2\text{W/mK}$) screed. However in order to achieve the most responsive hydronic system, it is best to choose a system which uses highly conductive aluminium diffuser plates to distribute the heat beneath a low mass floor deck, creating a system that heats up and cools down quickly.

Whatever heating system is installed, whether underfloor heating or radiators, smart heating controls can further optimise the energy usage. Advanced smart controls can calculate what time the heating should be turned on so that the room it is controlling reaches its target temperature at just the right time and when to turn off again, ensuring the room loses as little energy as possible.

Enq. 157





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Reader
Enquiry

158

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Office to residential conversion



Recent government plans have led to an increase in residential conversion projects. The inclusion of **Giacomini's** G5 heat interface units in such projects, with pre-installed MBUS water and energy meters in each conversion, offers many benefits for tenants, landlords and contractors, such as energy monitoring for consumption based billing and lower

servicing and maintenance costs. 2015 has also seen growing interest in Giacomini's "add on service", where its experienced engineers provide hands on installation and commissioning training to teams on site.

01454 311012 www.giacomini.co.uk

Enq. 159

Tectite makes plumbers' lives easier



Rigorous testing has shown that **Pegler Yorkshire's** innovative Tectite push-fit system can cut installation times by up to 75 per cent without sacrificing durability and versatility. Using Tectite fittings, MEP's installers were able to create a prefabricated module containing three separate services four times faster than when using the threaded joint method.

Tectite's flexible, easy-to-use system also proved twice as quick as press-fit. Tectite passed MEP's examination with flying colours, surviving a 500-mile trip around UK roads without picking up a single leak.

01302 855 656 www.pegler-yorkshire.co.uk

Enq. 160

Heat Mat introduces wall heating mats



Heat Mat, the electric underfloor heating experts, are now offering wall heating mats for a wide range of applications. Wall heating mats provide an ideal space-saving solution in smaller rooms instead of radiators. They can easily be installed behind tiles in wet rooms or in en-suites to dry walls. Wall heating mats are often used as a secondary heat source to supplement

existing heating systems or to provide sole-source heating in well-insulated properties. A number of sizes are available, from 0.7m² to 11.6m², and each mat is 0.5m wide.

01444 247020 www.heatmat.co.uk

Enq. 161

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. 162

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THE EVOLUTION OF INSULATION

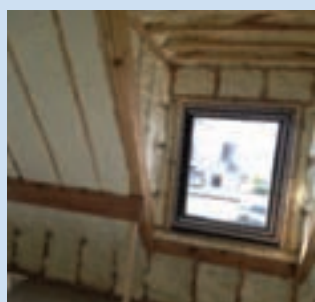
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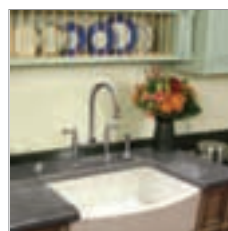
The Icynene Insulation System is a series of soft, flexible spray foam insulation products that delivers up to 50% greater energy savings when compared to other insulation products. Icynene is perfect for loft insulation, cavity wall insulation, drylining insulation, sound insulation and more.

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Enq. 163

Shaws classic Waterside sink



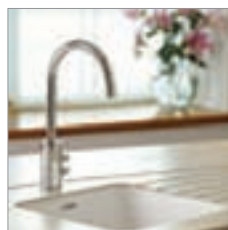
The handcrafted Waterside 800 from **Shaws** is a large single bowl fireclay sink with a classic curved bow front which looks stunning in any style of kitchen. The sink has a central 3½" waste outlet for use with a basket strainer or waste disposer and is available in white or biscuit finishes. This sink is 40mm deeper than the smaller 600mm model. Each sink is proudly

stamped with the signature of its maker and bears the Shaws logo, which equates to a traditional quality built sink to 'world-class' manufacturing standards. See Shaws' website to view their full range.

01254 775111 www.shawsofdarwen.com

Enq. 164

Fliq from Abode



Fliq is an innovative concept in mixer taps from **Abode**. This stylish design-led geometric monobloc tap has stunning looks and has been developed using a new ceramic disc valve. This allows precise operation of water flow through the simple forwards and backwards movement of the unique hot and cold control paddles. Available in chrome and brushed

nickel finishes, the tap operates at low pressure, and the simplicity of the Fliq operation ensures it can be easily used by a flick of the wrist. Visit the Abode website to view the complete range of taps and sinks.

01226 283434 www.abode.eu

Enq. 165



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More quality LEDs from Timeguard



The latest LED ideas from **Timeguard** mean that you have a low energy alternative with guaranteed quality for halogen spotlights, traditionally-styled lanterns and the ubiquitous '2D' fluorescent bulkheads. With winter approaching, traditional lantern styles for outdoor security and courtesy lights are more in demand, and unsurprisingly, you

can rely on Timeguard to deliver the goods with a low energy LED bonus. Timeguard's new carriage lantern provides the 'instant on' brightness that users prefer for automatic outdoor lighting.

0208 450 8944 www.timeguard.com

Enq. 167

Hydro-Brake Agile expands SuDS options



Hydro International is launching the Hydro-Brake® Agile flow control, marking a significant new opportunity for highly-efficient surface water attenuation with the lowest-possible flood storage volumes to meet stringent planning and Sustainable Drainage Systems (SuDS) requirements. Simple, cost-effective and easy-to-install, the float-activated Hydro-

Brake® Agile extends the Hydro-Brake® Flow Control Series, a versatile toolbox of precision-engineered flow controls for every project and budget. Visit the company website for more information.

01275 337937 www.hydro-int.com

Enq. 168

Zeta launches new LED street light



LED and solar lighting systems specialist, **Zeta Specialist Lighting**, has extended its SmartScape street and area lighting range. SmartScape Nano is a versatile LED replacement for incumbent high pressure sodium (SON), low pressure sodium (SOX), and CFL street lights and public area luminaires. Available in both post-top and side-entry mounting options, Zeta's

SmartScape Nano features intelligent cooling technology that ensures optimum heat dissipation, and which consumes up to 60 per cent less power than conventional technologies.

01869 322500 www.zetaled.co.uk

Enq. 169

Swish seals the deal with ALMO



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

products contain up to 84 per cent recycled content, a combination of old windows and guttering systems. This can save up to 70 per cent in CO₂ output during the production process when compared to 100 per cent virgin material.

Enq. 170



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Enq. 172



Managing water in a wetter world

Michael White, business development director of Alumasc Water Management Solutions, says climate change, increased urbanisation and more extreme weather is causing problems for our built environment. Incorporating high capacity steel rainwater systems into our buildings is an effective and affordable way to deal with water

Extrême weather patterns mean having to deal with more intense and more frequent rainfall. The Met Office records that some parts of the UK receive more than four metres of rainfall a year. Last month, flood alerts were issued in Scotland following Storm Abigail. High winds and lightning strikes left more than 20,000 homes without power as gusts of up to 84mph battered the country.

There have been nine high profile floods in the UK since the late 90's, and it's an escalating problem.

Autumn 2000 was the wettest autumn on record across the UK. Ten thousand homes and businesses were flooded across 700 locations.

Seven years later widespread flooding hit Tewkesbury in the South of England, causing severe damage to over 55,000 properties. Over

180,000 homeowners claimed on their insurance, 140,000 properties in Gloucestershire had no water supply, and 13 people lost their lives. Estimated costs in damage reached £3.2 billion.

Then came the Somerset floods in 2014. High

"We need to think carefully about what, where and how we build, so we are prepared for the amount of water our built environment has to deal with. Integrating a suitable and sustainable rainwater management system at the design stage will help protect our buildings, people and environment"

winds and persistent rainfall caused major flooding in the South West of England, resulting in many weather-related problems across the whole of the UK. Over 6,000 buildings were damaged. Many roads were underwater which had a significant impact on transport infrastructure.

This year, flash flooding in the UK resulted in 165,000 insurance claims, together amounting to more than £3 billion. Over five million properties in England are at risk of flooding from coastal, river and surface water.

Flooding isn't a recent problem, and it isn't confined to a few parts of the UK. But increased rainfall, more super storms and rising sea levels mean the problem is only going to get worse. By 2080, Government estimates the cost of flooding to the UK economy and businesses will reach up to £12 billion a year.

Continued overleaf...



Where will all our water go?

We need to think carefully about what, where and how we build, so we are prepared for the amount of water our built environment has to deal with. Integrating a suitable and sustainable rainwater management system at the design stage will help protect our buildings, people and environment.

At the point of rain hitting a building, we need to be thinking: how is this water going to be managed? Are we prepared for the amount of rain our buildings will experience during their lifetime? Do we have suitable systems in our building to handle extreme weather and intense rainfall?

These are questions specifiers and house-builders will have to consider when selecting rainwater systems materials.

Steel alternative

Steel rainwater systems are lightweight but robust. They're a cost effective, long life, eco-friendly alternative to plastic guttering. There is no risk of shrinking or colour fading. Steel is a popular choice for local authority and social housing properties. It's often available in higher capacity guttering that can accommodate heavy downpours, and provides the maximum level of protection against water damage.

Key features of steel include quality, durability, longevity and strength. Steel offers a smart, stylish and contemporary finish. It's quick and easy to install and requires very low maintenance, which is ideal for social housing where some

of the biggest maintenance costs are associated with labour.

Steel is suitable for traditional and modern buildings, in new build and refurbished developments. It comes in a wide range of colours and its cool looks and smooth modern finish ensure that it's aesthetically suitable for each project.

Steel rainwater systems are also designed to perform in extreme temperatures, resisting thermal expansion and contraction and ensuring minimal movement, so the systems are long lasting and don't crack over time.

Taking water management seriously

Our buildings are having to deal with more intense and concentrated rainfall. In extreme storms, roofs, gutters, downpipes and drains can become overwhelmed.

We need to install specialist engineered products into our buildings, like robust and durable

"Our buildings are having to deal with more intense and concentrated rainfall. In extreme storms, roofs, gutters, downpipes and drains can become overwhelmed. We need to install specialist engineered products into our buildings, like robust and durable rainwater systems that manage water"

rainwater systems that manage water. A steel rainwater system helps protect our buildings by capturing rainfall, controlling and channelling it effectively and safely back into the water course.

We are heading for a wetter world, so it's important we apply joined up thinking across all levels of the supply chain and start to take water management more seriously, at every stage, from rain to drain.

Enq. 173



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First choice for standout roof design



Marley Eternit's Canterbury premium handmade clay plain tiles are available in three colours to achieve truly unique roof design. Loxleigh boasts an antique appearance due to its semi-sanded finish in red and grey shades, Burford is a rich red-brown tone in a fully sanded texture and Chailey offers a vibrant orange tone and can be used on the main roof or as a

contrast tile for vertical tiling. Canterbury clay plain tiles are also available with a complementary range of traditional handmade fittings and decorative accessories to achieve the perfect finish.

01283 722588 www.marleyeternit.co.uk/handmade Enq. 175

Unique Natural Orange clay tile is back



Marley Eternit is bringing back its Acme Double Camber clay plain tile in Natural Orange, following growing demand from specifiers in the UK. As the only manufacturer of double camber clay tiles, Marley Eternit's Natural Orange Acme tile will be unique in the market, adding to the other four colours already available in the range, with a wide selection of traditional

fittings and accessories for complete design flexibility. To order samples or to download a brochure, please contact Marley Eternit or visit its website.

01283 722588 www.marleyeternit.co.uk/clay Enq. 176

Premium Sky TV for Greenwich Peninsula



Sky has formed a partnership with Fibre Options to offer premium TV services to residents of the new Greenwich Peninsula development in London. All homes in the development are to be fitted with Fibre to the Home (FTTH) technology, delivering speeds up to 1Gbps. As part of the partnership between Fibre Options and Sky, residents who sign up to the purefibre

high-speed (1Gbps or 100Mbps) broadband packages from Fibre Options will also be offered the opportunity to access Sky's full range of premium TV services.

08442 411 335 www.sky.com/communalTV

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.

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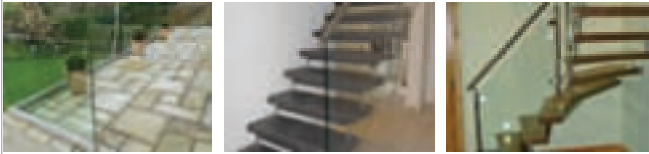
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Staircases in new builds – money saver or selling point?

Marty Day, marketing manager at StairBox, discusses the use of staircases when building and selling a home

When readying a home for sale there are a massive number of things to consider and far too many times the staircase gets left behind, chucked to one side as though an inconvenient afterthought. However, a staircase needn't be a thorn in your side, but can instead be a major selling point of a house.

When a buyer enters a house, it's no different to meeting someone new for the first time – first impressions count. Creating that initial 'wow' factor can mean the difference between someone falling in love with the house, or moving on to the next. There are many ways to create that 'wow' factor – an impressive kitchen, top notch bathroom, etc. However, an alternative inexpen-



sive and effective way of doing this can be to include a unique staircase, which is far easier than most developers consider.

Over the past few years the staircase industry has undergone a renaissance. Shifting from just another necessity of the home, it stairs are fast becoming an element that many choose to maintain as an outlet for character and creativity. With this shifting of paradigms comes a deluge of new styles, designs and, let's be frank, costs.

Designing

Often when it comes to deciding on a new staircase, developers can get a little apprehensive, thinking that it will be a difficult and time consuming job to design the flight, never mind the waiting time for the staircase to be delivered.

The fact is, there are lots of tools now available online that can help in the design and measuring

"Over the past few years the staircase industry has undergone a renaissance. Shifting from being just another element of the home that you need to have, it's becoming an element that many choose to maintain as an outlet for character and creativity"



of a staircase, without the need for a pushy salesman. The industry has become a lot more transparent with pricing available online and help readily available to those that need it.

A few years ago, waiting times could be in the realm of months, but recently waiting times have been reduced massively, taking a couple of weeks



in the majority of cases, and sometimes earlier if it's really needed.

The fact that the staircase industry is more competitive than ever has led to some strict regulations and schemes to ensure quality. When you are looking for a staircase manufacturer, check if they are members of bodies such as the BWF Stair Scheme and the Timber Stair Association (TSA). These bodies require a certain standard of staircase to be made, beyond that required by UK Regulations.

Next, you simply need to decide upon the style of staircase that you would like. There is such a vast choice out there at the moment that is

“When you are looking for a staircase manufacturer, check if they are members of bodies such as the BWF Stair Scheme and the Timber Stair Association (TSA)”

beyond anything previously seen in this industry. Whether the development would suit staircases of a period style or ultra modern chrome and glass, there will be a company out there that will be able to help.

Big impressions

Essentially, no matter what you need or how small or large the work you are looking to do is, there are companies out there to help. The staircase is an opportunity to make a big impression – don't let it slip you by.

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