

HbD

Housebuilder & Developer

April 2016



**Lord Kerslake criticises
Housing and Planning Bill**

**Results of National New
Homeowner Satisfaction
Survey announced**

**Industry challenged on
skills and delivery**

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Disabled Products & Access
Flood Control
Smoke & Fire Protection
Social Housing
Underfloor Heating

Showcase

Bathrooms & Kitchens

More news

'Builders' Budget attracts concern from
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David Mote,
Housebuilder
& Developer
news editor

Editor's comment

We went to press last month just before the Chancellor presented his budget, which confirmed the government's belief that they 'are the builders'. However, Stamp Duty changes did not excite homeowners with more than one property and businesses who work with property investors, while we have yet to see if plans to speed up planning and home building, actually work.

A concern is that accelerating new home production could create a generation of poorly built properties. This is only unsubstantiated speculation, but homebuilders must ensure they continue to communicate with their post occupation customers. That is why the HBF/NHBC annual Customer Satisfaction Survey is so important. In this issue we have listed the five star homebuilders and you can find out who was presented how many stars by going to the HBF website.

Back in the 1980s and 1990s one thing that hindered developers building the homes that were, and are now still needed was their undeserved poor public image. The industry must ensure that ineffective customer service does not allow that spectre to haunt home building again.

BUDGET REACTION

'Builders' Budget attracts concern from outside the construction community

With the Chancellor's Budget reiterating the government's Autumn Spending Review statement that the Conservative party 'are the builders', George Osborne confirmed that £60 million of the additional receipts generated from the 3 per cent stamp duty hike on second properties, to be implemented this month, will help create housing developments in rural and coastal communities.

However, this announcement has caused some concern among home owning and property investment groups.

Paula Higgins, founder and Chief Executive of the HomeOwners Alliance said: "I'm looking forward to seeing the detail of how the stamp duty surcharge will work. This could be a great lever to help those wanting to buy a home to live in. Let's hope the government listened to the concerns of both existing and aspiring homeowners and makes changes that do not harm many of the very homeowners they are trying to help.

"Parents helping their children to buy, and those going through family breakdown should not be penalised. For example, if a couple separates and the man buys a flat close to the family home while he is still named on the mortgage of the original marital home then he will have to pay the three per cent surcharge even though he is buying a home to live in.

"Downsizers may also suffer as the government is likely to insist that the 3 per cent is paid upfront. It can then be claimed back when the original home sells. Homeowners thinking of downsizing could be deterred from selling as they may need to find additional thousands of pounds to complete their move."

Speaking straight after the Budget, Managing Director of property consultancy Surrenden Invest, Jonathan Stephens explained: "Today's announcements by the Chancellor will have come as no real surprise to those looking to buy an investment property in coming months. George Osborne has maintained his earlier pledge on Stamp Duty, holding strong on the changes already announced, which in turn means that those investors with their fingers on the pulse will not have experienced any kind of real shock to the system today.

"What it does mean, however, is that we are set to see an ever-increasing focus on the 'Northern Powerhouse' as the location of choice for investment properties. This government focus on the Northwest was highlighted further still with the announcement of new road improvements in the region, along with a new tunnel linking Sheffield with Manchester."

The Chancellor's Budget also signalled the government's intention to speed up the planning system and move to a more zonal and 'red line' planning approach.

Confirming what this might mean Claire Fallows,

Partner at law firm Charles Russell Speechlys, explained: "This is not the first Budget in recent years that refers to streamlining the planning system. Much of this is old news – a move to a more zonal approach simply refers to the permission in principle system passing through Parliament in the Housing and Planning Bill. Doubt remains as to the extent to which that approach can in practice speed up development on anything other than small sites. On local plan delivery, further details of the government's proposed measures are only expected later this year.

"On a more positive note, the government is proposing to review the use of planning conditions. New legislation to ensure that pre-commencement conditions can only be used with the agreement of the developer will be controversial with authorities but popular with developers. The process of deemed discharge for conditions, only recently introduced and little used in practice is already to be reviewed. Further, three-month statutory deadlines for

Secretary of State decisions on called in applications and recovered appeals will be welcomed."

The Budget also announced a Lifetime ISA for under 40s, allowing young people to save up to £4,000 per year with the government providing an additional 25 per cent bonus along with proposed legislation to make it easier for local authorities to work together to create new garden towns.

Speaking about the need for more social housing and the creation of garden towns Hugo Stephens, housing partner at law firm Bevan Brittan, said: "Overall, the Budget will be a disappointment for the social housing sector, with few announcements to tackle the crisis in social housing.

"The proposals and the investment of £115 million to tackle homelessness and rough sleeping is welcomed – but a more creative response is needed, including more homes and accommodation, to help local authorities and other agencies

to assist vulnerable people in their area.

"The government says it will legislate to make it easier for local authorities to work together to create new garden towns, as well as consult on a second wave of compulsory purchase reforms – but the process is worryingly slow and needs to be both quicker and fairer.

"As the government suggests, local authorities will need to be given greater flexibility over planning and finance to make the process clearer, fair and quicker – to allow an acceleration in much needed housebuilding."

It was certainly an interesting budget, with the launch of the Starter Homes Land Fund prospectus, which invites local authorities to access £1.2 billion of funding to remediate brownfield land for housing also being announced. However, when it comes to discovering if these new measures will help the housing sector build the homes so desperately needed, where they are needed – 'the proof of the pudding will be in the eating'.

HOMES V COMMERCIAL

Mayor of London publishes planning guidance to protect London's commercial heartland

Protecting London's commercial heartland and ensuring it can remain a key driver of the UK economy for decades to come is the focus of major new planning guidance published by the Mayor of London, Boris Johnson MP.

London's 'Central Activities Zone' runs from Kensington Gardens and Paddington in the west, to Aldgate in the east, and from Kings Cross and Euston in the north to Elephant & Castle and the Battersea Power Station in the south.

The area, which is approximately 13 square miles in size, employs more than 1.7 million people and boasts outstanding heritage, shopping and culture and attracts millions of visitors every year. It generates almost 10 per cent of the UK's economic output and is also home to more than 230,000 people.

However, in recent years, some valuable office space in the area has been lost to new housing in a move that if continued, the Mayor believes could threaten the capital's economic pre-eminence.

The Mayor also believes that the demand to create new homes in London does not need to be at the expense of the business, culture and other key functions of the zone.

Supporting the new planning guidance Boris Johnson explained: "The heart of the capital is the foundation of London's reputation as the best city in the world in which to do business. While we continue to do all we can to increase housing supply city-wide, it is also vital that we protect our office space so central London continues to

be a key generator of economic prosperity for the entire country."

Highlights of the new Central Activities Zone Supplementary Planning Guidance, which is aimed at planners, developers and local authorities include:

- Work to address the recent tension in central London between residential and office space.
- Detailed guidance that states that new residential development is not appropriate in the commercial core of the City of London and northern Isle of Dogs, and the identification of parts of central London where commercial use should be given priority over new residential developments.
- Guidance to support specialist clusters of commercial uses, retail and cultural areas, and the creative industries.
- Outlining the potential for additional housing capacity in central London without compromising the commercial importance of the area.

"The heart of the capital is the foundation of London's reputation"

Sir Edward Lister, Deputy Mayor for Planning confirmed the publication of the new guidance at the MIPIM international property forum in Cannes saying: "The Central Activities Zone is one of the jewels in London's crown and this detailed planning guidance will help to safeguard

it for years to come by taking a sensible and sensitive approach to the differing needs of residential and commercial pressures."

The Mayor has also published new Housing Supplementary Planning Guidance, which seeks to encourage all the players in the housing market to think innovatively about how to deliver the housing London needs. The guidance will help boroughs identify locations for future housing supply and explores ways to accelerate housing delivery.

Boris Johnson



STARTER HOMES

Government launches Starter Homes technical consultation

The government has launched its technical consultation on the Starter Homes initiative, which 'seeks views on the details for the regulations to be made under powers contained in the Housing and Planning Bill'.

The government proposes that the Starter Homes requirement should apply to sites of ten units or more, or on sites, which are 0.5 hectares or more in size. This threshold would ensure that very small sites would not fall under the requirement 'which could have an adverse impact on the form or viability of such developments'.

The Housing and Planning Bill states that Starter Homes – for first-time buyers aged under 40, will be sold at a discount of at least 20 per cent of the market price, with a price cap of £250,000 applying to areas outside of greater London and £450,000 in greater London.

On eligible sites, 20 per cent of homes should be delivered as Starter Homes as a 'single national minimum requirement', the government said in its technical consultation. It added that it had considered setting a varied requirement, 'based on regional differences in viability' allowing for a lower minimum requirement in some areas and higher in others.

The government also said that it would allow 'some forms of residential development' to be exempt from the Starter Homes rule 'and also in circumstances where there are overwhelming viability constraints on the site'.

Under the proposals, private rented schemes will not have to feature Starter Homes. Instead, developers of private rented schemes can make an off-site contribution.

The government proposes a 'tapered approach'

to the later sale of a Starter Home, which will enable the Starter Home to be sold at an increasing proportion of market value, stepping up to 100 per cent over time. The government said that it did not intend to extend the restricted period – in which the buyer cannot sell the home for full market value – beyond the first eight years of occupation, stating that any longer would limit people's ability to move on.



CUSTOMER SATISFACTION SURVEY

Retirement sector features well in Homeowner Satisfaction Survey

The latest National New Home Customer Satisfaction Survey has revealed that 86 per cent of homebuyers are happy with the overall quality of their new home.

The results of the NHBC/HBF annual survey, in its 11th year, also showed that 85 per cent would recommend their builder to a friend against the 86 per cent of last year. HBF Executive Chairman Stewart Baseley said that it was pleasing to see the result stabilise after the slight dip registered last year.

Believing that the 85 per cent result remained 'credible' and the industry should be justifiably proud Baseley stated that: "We've seen a significant increase in production in the past two years. We have to recognise that maintaining this result in the past year when we saw a 25 per cent increase in housebuilding is important and significant."

The survey covers the 12 months from

October 2014 to September 2015.

The independently verified survey was launched in response to the 2004 Barker Review of Housing Supply. Of the 80,582 questionnaires sent to customers 45,342 were returned – a response rate of 56 per cent which HBF and NHBC called an 'outstanding response'.

Fourteen housebuilders were awarded five stars for the period, the highest achievable accolade in the survey, and included:

- Barratt Development
- CALA Homes
- Cavanna Homes
- Churchill Retirement Living
- Croudace Homes
- Davidsons Developments
- Lioncourt Homes
- Mactaggart & Mickel Homes
- McCarthy & Stone
- Miller Homes
- Orbit Homes
- Story Homes
- Strata Homes
- William Davis

Special commendation went to McCarthy & Stone, which is the only housebuilder, of any size or type, to have achieved the award for eleven consecutive years and every year since the survey began in 2006.

Clive Fenton, Chief Executive Officer at McCarthy & Stone, said: "We are delighted to receive the HBF Customer Satisfaction award for a record eleven consecutive years -not least because we are the only housebuilder of any size or type, to have done so. We would like to thank all of our customers who have voted to give us

this rating in the past year and the credit for this fantastic achievement has to go to our committed team operating across our regions and developments, which provide excellent service each and every day for our homeowners, alongside our construction teams who continue to deliver attractive, high quality developments across the UK."

Another retirement five star winner was Churchill, which has also been named in the Top 100 Best Companies to work for in the UK by the Sunday Times.

This is the fifth time Churchill Retirement Living has been named in a Top 100 listing, having previously gained rankings in the Small Companies category. The expansion of the company saw Churchill move out of this category for the first time, competing against companies with up to 3,500 employees.

Achieving 14th place, Churchill Retirement Living was the only housebuilder to make the listing when the winners were announced in February.

Spencer McCarthy, Chairman and Chief Executive Officer of Churchill Retirement Living, who believes that staff happiness is the key to the company's success, said: "To be recognised as a five star homebuilder and once again, as one of the UK's top 100 companies to work for is a fantastic accolade for every single member of Churchill Retirement Living. The culture of any company is its lifeblood. For our employees to be so supportive of our management and motivational culture is a major factor in the company's ability to continue growing, and indeed for every individual who works at Churchill to grow with us."

COMMENT

Lords National Policy for the Built Environment Committee calls for greater local control



Spencer McCarthy

Responding to the report from The House of Lords National Policy for the Built Environment Committee, which called for greater local control over developments, rewards for developers that build more homes for the elderly and a complete review of national planning policies Spencer McCarthy, Chairman and Group Managing Director at Churchill Retirement Living supports the need for good quality, specialist retirement development

The latest report from the cross-party peers on the select committee on National Policy for the Built Environment has once again supported the idea that good quality, specialist retirement properties are a crucial part of helping to unblock the UK's housing crisis.

We know we have a rapidly ageing population in the UK and that the number of households aged 65+ will soon account for over half of new households. Whilst the revised National Planning Practice Guidelines released in 2014 have begun to tackle this issue, not nearly enough is being done to drive this thinking at a local authority level and deliver action on the ground.

The issue of housing for the elderly has been gaining momentum in Westminster for some time, with the government recognising the importance of retirement developers, but the incentives for specialist housebuilders are still far from adequate. We are burdened with additional

cost and very few incentives to deliver high quality retirement properties. We have been calling for some time for the Community Infrastructure Levy to be abolished for retirement developers and Section 106 agreements to be reviewed appropriately. We also need a more robust pull through strategy in place for retirees themselves.

“We know we have a rapidly ageing population in the UK and that the number of households aged 65+ will soon account for over half of new households”

Along with other specialist retirement developers, we are calling for the ‘Help to Buy’ scheme to be revised to make it inclusive for older people, as well as lobbying for Stamp Duty to be abolished for older people who are downsizing to a

smaller property.

If sufficient specialist housing was available to the over 65s, many more would be enabled to downsize, freeing up under occupied houses in the local area for families. Research by Demos suggests that this could be to the tune of £307 billion worth of housing.

Provision of quality, specialist housing for older people is a priority issue essential too more than just the property market. It also has a very real, beneficial effect on older people's health and wellbeing, with residents feeling happy, safe and secure and consequently enjoying an improvement in health and less time in hospital. If addressed, a more sufficient supply of specialist retirement properties would not only help to unblock the UK's housing shortage but could also help save health and care services considerable resources and contribute to easing the longer term pressure on the NHS.

HOUSING AND PLANNING BILL



Lord Bob Kerslake

Lord Bob Kerslake criticises Housing and Planning Bill

Speaking at the Home Builders Federation's Policy Conference, Lord Kerslake, chair of Peabody and formerly head of the civil service, said: “We don't know how critical parts (of the legislation) will work in practice.”

He also said the Starter Homes initiative had evolved into being the main option for Affordable Housing without anyone knowing how it would work and that he would have had a pilot scheme first.

Lord Kerslake suggested two changes to the Starter Homes initiative. First – that there should be a 20-year taper on the discount, instead of it running out after five years. This was because currently it is ‘too rich an offer and could distort the market – especially if added to Help to Buy’.

Second – local authorities should have more discretion on the number of Starter Homes in a scheme rather than being decided centrally. At the moment the local authority is not able to regulate the right mix for local needs – they will kick against this and slow down the process.

Speaking about the Housing and Planning Bill as a whole, he explained: “At the core of this bill is the proposal to promote home ownership at the expense of social rented. But the only way to tackle home ownership is to build more homes – if you rearrange the deckchairs between home ownership and social rented you won't tackle the issue. (Our examination of the bill in the Lords) is trying to make the proposals fairer and more workable.”

Lord Bob Kerslake has criticised ‘a lack of critical detail’ on key aspects of the Housing and Planning Bill, which has ‘severely hampered’ the examination of the legislation by the House of Lords.

COMMENT

How will a Brexit affect homeowners?

The UK has over 17million homeowners with a further five million aspiring to own their own home. How will a Brexit affect homeowners? Paula Higgins, founder and Chief Executive of the HomeOwners Alliance discusses the impact of a Brexit on Britain's homeowners

Most economists expect if we do vote for Brexit, it will lead to Sterling falling in value. That would make imports (such as German-made fridges and washing machines) more expensive, and lead to increased pressure on the Bank of England to put up interest rates. Therefore, a vote for Brexit could mean the cost of mortgages rising faster than it otherwise would. This, in turn, could have a dampening effect on house prices.

It is also claimed that if we vote to leave the EU, the UK could do more to reduce immigration to these shores. That could reduce demand for housing, and dampen house prices making it easier for first-time homebuyers to get on the housing ladder.

However, many building developments are dependent on Eastern Europeans, so a clamp down on immigration following a Brexit could lead to a shortage of trades such as plumbers and electricians. This in turn could increase the cost of building new houses and renovating older properties.

The EU has regulations on where we can build houses, which was mentioned by Justice Secretary Michael Gove as one reason to leave the EU. So if

we have Brexit, it might be easier to reduce some restrictions on planning and housebuilding, helping us increase the number of houses that are built. That in turn could reduce pressure on house prices, making it easier for first-time buyers, but may not be good news for green spaces.

"We think that leaving the EU would lead to downward pressure on house prices"

It is an EU requirement to have an Energy Performance Certificates when selling or buying a home. Leave the EU, and EPCs could well disappear, slightly reducing the cost of moving. This is likely to be followed by the ditching of the EU target for Zero Carbon Homes by 2020. Another target that is not loved by the government.

Most of our recycling laws are derived from the EU, so potentially, if we left the EU, the government could make it easier for us just to deposit more waste into landfill. But that would cause an eco-outrage, so we think such a change is unlikely and unwelcome.

The EU sets the broad bands of VAT that

member states must apply, and countries must get approval to change the rate. Theoretically, if we left the EU, the government would not need to ask to reduce VAT on extensions to the same level it is on new build.

At the HomeOwners Alliance we think that leaving the EU would lead to downward pressure on house prices. They might not actually fall, but they would rise more slowly than they otherwise would. One survey showed that most people thought a Brexit would lead to a rise in house prices. However, it is difficult to see why that would happen.

In conclusion the HomeOwners Alliance believe that there are quite a few reasons to think that supporting Brexit could have a downward pressure on house prices, upward pressure on mortgage costs, and slightly lower moving costs.

However, like all economic predictions, this all comes with a blood-pressure raising big dose of salt. Most people thought that the City of London would be finished if we did not join the Euro, but it went from strength to strength. No one knows for certain what will happen if we leave the EU, after all, no country has done this before.

COMMENT

Mani Khiroya



Fruition Properties comment on the lending outlook for SME's

Mani Khiroya, managing director of boutique London developer Fruition Properties, gives his view on the current landscape for SME developers

The lending outlook for SMEs appears to be positive, with an expanded debt marketplace now including non-banking lenders such as family offices, specialist and peer-to-peer lenders providing a wider range of options. Bridging companies chasing better returns have also entered the market, offering short-term solutions to smaller, less-experienced developers.

Mainstream lenders continue to shy away from pre-planning transactions due to the perceived risk involved and while funding for speculative schemes can be found, it carries a significant premium. In these scenarios, gearing is significantly lower than pre-recession levels and that creates a high barrier to entry for SMEs looking to create additional value through the planning process.

Bank valuations are still typically challenging as they generally do not support the new build resale figures required to enable site acquisition in a competitive land market. Average margins expected have reduced slightly through competition from new entrants, whilst leverage has remained constant at the various price points.

So - funding is available for those who know where to look and are prepared to be creative

Continued on page 11...

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or share their returns. In order to remain competitive when acquiring sites, SMEs need to be more innovative and flexible when structuring their financing solutions – there are some prudent opportunities available for those who are willing to do so.

Sadly, the planning system remains sluggish and wholly geared towards large businesses which have the time and deep pockets required to play it effectively. There needs to be a wide reaching reform that incentivises SMEs to enter the market. Currently hurdles including viability assessments, conservation issues and heritage assets, all of which require specialist advice that

comes at a cost, discourage them. As an SME ourselves, this is something we are keen to see – particularly as these are the companies that are likely to bring change and innovation to the sector.

There could be innovation around tenure type for example, which might provide a solution to affordability and which SMEs might be keen to try, if it were not for the current planning system, which is too monolithic for this to happen.

Seldom does a day pass where the skills and resource shortage is not mentioned. However, this is always in the context of the big housebuilders and if it is a problem at that level,

it becomes exacerbated further down the chain. SMEs are struggling to attract staff, competing against the big name players who have a clear pipeline of work.

To date, the government has rolled out a number of initiatives to encourage housebuilding on the large scale but we need to see it encourage new entrants into the sector by providing assistance or indeed tax incentives to smaller businesses to enable them to take on staff. After all, it is talented people that facilitate growth.

GREEN INFRASTRUCTURE

New project will develop tools for planning Green Infrastructure

Cherwell District Council is working with the University of Oxford, Forest Research and One Planet Living advocate, Bioregional to find better ways of planning networks of Green Infrastructure (GI) in and around Bicester.

Green Infrastructure, such as parks, street trees and water features, can provide a range of benefits including flood protection, carbon storage, green space for recreation and habitat for wildlife.

With Bicester set to double in size over the next 20 years, it is important to identify the value of existing GI, opportunities to enhance it, as well as opportunities to create large areas of high quality within new developments. This project will develop simple, practical tools and guidance to help local councils identify opportunities for adding new or enhancing existing green infrastructure, and evaluate the benefits of these investments.

The project, which is funded by National Environment Research Council, will run until the end of 2017 and aims to develop tools to help plan how to link existing GI with the new GI and the wider countryside, creating connected networks for wildlife and people. It will also map the balance between supply and demand for GI, such as the distance from housing to the nearest green space, to ensure that benefits are delivered in the areas where they are most needed.

Working closely with a range of local experts and stakeholders, the project team will compile a toolbox of existing methods that can be used to plan and evaluate GI, and develop clear step-by-step guidance to help users select and apply the best tools to meet their needs. The tools will include simple computer models as well as participatory approaches allowing the views and values of local stakeholders to be taken into account in the planning process.

The toolkit will be used to develop a GI Plan for Bicester and will also test the tools and guidance with potential future users in other local authorities to ensure that it can be applied more widely. By enabling planners, developers and green space managers to identify well-targeted cost-effective options for improving GI networks, Cherwell District Council expect its project to have a significant impact in Bicester and beyond.

Talking about the councils involvement in the project Cllr Barry Wood, leader of Cherwell District Council, said: “We recognise the importance of green space in creating high quality neighbourhoods and are really pleased to be part of this project which will help ensure that high quality green infrastructure is provided within the town and that networks of green infrastructure are maintained and expanded as the town grows.”

PERMITTED DEVELOPMENT RIGHTS

Office to residential Permitted Development Rights made permanent

Permitted development rights for office to residential conversions became permanent from 6 April. In May 2013, the then coalition government introduced the

change, allowing housebuilders to convert office buildings to homes without seeking planning permission.

The measure was originally brought in for a three year-period, but changes laid before parliament in March have now made the right permanent.

The government said that the continuing planning flexibilities would help ‘thousands more homes to be provided by continuing to encourage underused office blocks to be converted’.

According to British Council for Offices estimates, 7,600 additional homes have been created since the change was implemented. The government added that more than 8 million sq m of office space is estimated to be vacant in England – equivalent to around 180,000 average one-bedroom flats.

Housing and planning minister Brandon Lewis said: “We want to ensure that anyone who aspires to own their own home can turn their

dream into a reality which is why we are pulling out all the stops to build the new homes for hard working families and first time buyers.

“Across the country there is significant office space that could be better used to provide homes and our planning measures make it easier for housebuilders to convert these into much needed new homes, whilst also protecting our precious countryside.”



COMMENT

Creating healthy new towns

With the NHS identifying the ten 'Healthy New Town' sites last month Hugo Stephens, housing partner at the law firm Bevan Brittan identifies obstacles that will have to be overcome if new communities are to really enjoy improved wellbeing

The 'Healthy New Town' initiative will breathe new life into efforts to integrate resources to enable public, private and voluntary organisations to work together in the interests of improved wellbeing in their area.

It acknowledges the overwhelming impact that good housing can have on peoples health. 'Healthy New Towns', and other collaborations through place-based systems of care, offer the best opportunity for the health service, housing authorities and the care system to tackle together the growing challenges they are facing.

But there are still large obstacles that need to

be overcome.

Developers will need to be assured that the right financial and legal structures and governance are in place before they can be persuaded to join new enterprises and partnerships.

Commissioners will also need to change their roles by putting in place strategies covering the whole of a population's care, pooling budgets with local authorities and using long-term contracts with providers where payments are based on real outcomes and performance.

The announcement is a helpful step along the path of acknowledging that improving health

requires a multi-agency approach and innovation around collaborations and funding solutions. Inevitably, some organisations will need to surrender some of their independence for the greater good of the populations they are responsible for collectively.

Importantly it must be remembered that each pilot area is very different, and a model that works in one area may not work in another. Even though some authorities were unsuccessful in gaining 'healthy new town' status this time, that should not prevent them pressing ahead with similar local initiatives.

HEALTHY NEW TOWNS

Ebbfleet's Garden City to lead the way in UK for healthy communities

Ebbfleet Garden City was one of the 10 'healthy new towns' recently announced by the head of NHS England.

It means the garden city will lead the way and be held up as a role model for being a healthy community that promotes good lifestyle choices.

The project will be a joint partnership with Dartford, Gravesham and Swanley Clinical Commissioning Group.

Michael Cassidy, CBE, Chairman of the Ebbfleet Development Corporation, which is accelerating the development of up to 15,000 homes in Britain's first garden city for 100 years, said: "This is an important milestone in the development of Ebbfleet Garden City and we are delighted to be part of an initiative that will encourage healthy lifestyles in the 21st century.

"We look forward to working with NHS England as we drive forward our Garden City. Having Healthy New Town status is a positive move forward with all that it can bring in health care innovation in developing communities."

As the Garden City moves forward, the Ebbfleet Development Corporation will help create opportunities for play, sport and recreation including connected cycle tracks, open air gyms, dog walking trails and schools that children and parents can walk to.

Connectivity between Ebbfleet and existing communities will be essential with improved transport links and accessibility of services and facilities supporting all residents across Dartford, Gravesham and Swanley.

There will also be a specific focus on keeping

older people independent and healthy, supported by the latest technology, to help them live in their own homes for longer. This provides an opportunity for the garden city to be a pioneer in providing easily adjustable homes that give an elderly or disabled homeowner a lifetime of benefits as well as allowing garden city planners to 'design in' modern healthcare from the start.

Multi-functional green spaces, high quality leisure facilities and healthy eating venues will be developed alongside active transport links, integrated cycle paths and walking routes. Access to smart technology will also make healthy choices easy.

Michael Cassidy concluded: "We want to create an accessible and healthy community for current and future generations to enjoy."

PRIDE IN THE JOB AWARDS

David Wilson site manager takes honours at NHBC Pride in the Job Awards

Senior Site Manager Kirk Raine has earned the ultimate accolade as 'Supreme Winner' in the Large Builder Category at the NHBC Pride in the Job Awards. He was one of 43 regional winners chosen following an intense selection process throughout the year.

The Pride in the Job Award has been instrumental in driving up the quality of new homes for 35 years and continues to be the highest acco-

lade a site manager can receive.

Kirk won the award for his work for David Wilson Homes at its Webbs Meadow site in Lawley Village, Telford.

He led the 109-unit development site, which presented Kirk with the challenge of maintaining the highest health and safety standards while adhering to a strict build programme.

Having been in the construction industry

since he was 16, starting as a bricklayer, and becoming a senior site manager in 2008, Kirk explained how he secured the award saying: "You have to start from day one when you are setting up the site and ensure all contractors work to high standards of quality in all trades when constructing a home, from the foundations upwards throughout the build. And this applies to every property on every site."

DEVELOPMENT SHOWCASE

Redrow to start work on 244 home scheme

Redrow is hoping to start preparatory work for a new development at Garrett Hall, in Greater Manchester during April.

The award winning housebuilder has acquired a 19-acre site off Mosley Common Road from Peel Holdings.

Peel had already obtained outline planning permission to build circa 600 houses on the wider site and Redrow has now submitted a reserved matters application to Wigan Council for 244 homes on the first tranche of land, part of which enjoys views across the Cheshire Plain.

Along with the new homes Redrow is committed to investing over £750,000 into the local area, including contributions to a new play area, education facilities, improved bus stops and

cycle links. It will also contribute to local road improvements.

The proposed scheme also guarantees a jobs boost. The Home Builders Federation says the scale of employment supported by house building is equivalent to 4.3 direct, indirect and induced jobs for each property built.

"That is significant employment growth for the local area," said Karl Longworth, land director for Redrow Homes (Lancashire). "Not only will we be recruiting additional staff to enable us to build the homes, the scheme itself will support jobs in the supply chain and in local businesses."

The new site is close to Redrow's existing Dukes Manor development in Walkden, where three and four-bedroom homes are currently available from £219,995.

"Dukes Manor has been, and continues to be, an incredibly popular location for us, and we are hoping to add to that with the new development, which will be ideal for families and professionals."

"Close to the East Lancashire Road, it's in an ideal location for access into Manchester city centre and even to Liverpool."

Immediately adjacent to the Garrett Hall site is the new Transport for Greater Manchester guided busway, which will link the site to Manchester, Manchester University and Salford

University. Services are due to start in April and will provide faster, more reliable journey times to Manchester by public transport.

The site acquired by Redrow is part of a wider development on land once part of Garrett Hall Farm, which has outline planning permission for a total of 600 properties. Of the 244 properties Redrow hopes to build, 181 will be a combination of three and four-bedroom homes from its Heritage Collection, and 61 will be a mix of two and three-bedroom affordable homes.



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SKILLS AND DELIVERY

Industry challenged on skills and delivery

More than 45,000 new workers will be trained in the housebuilding industry by 2019 through a £2.7 million initiative announced by the Home Builders Federation (HBF) and the Construction Industry Training Board.

The new Home Building Skills Partnership has researched the needs of 40 UK housebuilders

and will bring together firms of all sizes to ensure that the industry has the skills it needs to build more homes. This will include initiatives to promote collaboration on skills across the supply chain so that the industry can better plan for its future needs.

The initiative was launched at the HBF Policy Conference where housing minister Brandon

Lewis challenged everyone to work together to tackle the housing crisis, saying: "History will not remember us fondly if the next generation is denied home ownership. I challenge the industry to show a long-term commitment to build out faster and invest in apprentices."

HBF executive chairman Stewart Baseley, also stressed the efforts that the industry was making to boost skills and support apprentices to help increase new homes delivery confirming that: "Given economic and political stability then the industry is on course to hit the 200,000 homes a year target in the next 18 to 24 months."

APPRENTICES

Apprentices build on experience for new careers in construction

The government has pledged to increase the number of apprenticeship starts to three million by 2020, and the focus of this year's National Apprenticeship Week was to 'pass the torch' of knowledge from one generation to the next.

However, many apprentices already have several years of employment experience and are coming to apprenticeship because they can 'earn as they learn'.

Countryside has championed apprenticeships as part of its workforce development since the early 1990s and has had over 300 apprentices supported in that time.

"The focus of this year's National Apprenticeship Week was to 'pass the torch' of knowledge from one generation to the next"

The company continues to support new talent, and the wider economy, in partnership with training provider Denbre, local further education colleges and local authority partners including Skillsmatch in Tower Hamlets. The current programme with Denbre, which began in January 2014, has supported 37 apprentices, offering career development across several regeneration sites in London. Following their apprenticeship, 24 of the apprentices were then employed by Countryside.

Bricklayer Lucien Smith and plumber Roberto de Spirito, who are working at Countryside's St Paul's Square development in Bow, are both apprentices that have worked in other roles before coming to the construction industry.

Roberto De Spirito said of his apprenticeship: "I started plumbing by doing an evening course at Tower Hamlets College as a useful skill to

have, rather than an informed career move. It was through this that Skillsmatch contacted me and offered me some on-site work experience, which turned into a full-time apprenticeship. This is how I began working with Countryside.

"I am learning so much here. It is interesting to work with different plumbers and learn new things from them. I like having a physical skill, being able to fix and make things. The atmosphere is completely different to previous jobs I've had, so I am hoping to keep working here after my course is finished in a few months and I am fully qualified!"

Explaining how he came to be an apprentice with Countryside Lucien said: "After I left school I was a carpet fitter for four years, and then I decided to go to university. I had a couple of jobs after this but realised I'd really be fulfilling my true potential learning a trade, as I knew this was where my real strengths lay. I went back to college to study Level 2 Bricklaying and heard about the apprenticeship scheme through a talk at the college. I'm much more suited to a team environment and if I didn't work with my hands in a more physically challenging environment I wouldn't be utilising my abilities properly.

"I've only been with Countryside since the start of the year, but with the support of my supervisor and the site team I'm enjoying it. By learning a trade, I avoid being stuck in a 'dead-end job' that I don't enjoy, and I am able to progress along a career path and potentially increase my earnings, whilst learning new skills. I'm keen to continue in the construction industry and would like to progress to site management in the future."

Talking about Countryside's apprentice activities Chief Executive of Partnerships, Richard Cherry explained: "This year a significant number of Countryside's apprentices are from an older age bracket – new to the industry, but not

new to the world of work. Earning a wage as they learn a new trade is just as important for our older apprentices, who are used to a regular salary and supporting themselves.

"Countryside actively promotes and provides opportunities for people of all ages and backgrounds to work in the housebuilding and construction sector. We value the experience that all our apprentices bring to the company and their vocational calling demonstrates that it is never too late to find a career in construction."



Lucien Smith and Roberto de Spirito

STAMP DUTY LAND TAX

Surcharge on residential property will slow new housing delivery

The day before the government's 3 per cent surcharge on additional residential property came into effect, the real estate industry expressed concern at the impact it will have on the country's nascent build to rent sector, which currently has over 40,000 new units in the development pipeline.

Based on typical rental yields for a 10 to 15 year investment on build to rent, the British Property Federation (BPF) estimates that the tax will be equate to losing a year's income, and that investors will undoubtedly be reappraising possible investments as a result of the change.

The build to rent sector has attracted over £4 billion investment since the start of the year, and

is delivering high-quality private rented homes at affordable prices, and at a quicker rate than those built for sale.

The government had indicated that it would not apply the new 3 per cent Stamp Duty Land Tax (SDLT) surcharge to institutional purchases, but decided to do so in the Budget. In contrast, the Scottish Government has decided to exempt institutional transactions.

The UK government's change of heart on the surcharge has drawn surprise from one of President Obama's former housing advisers, Mark Linton, the former chief of staff for the US department of housing and urban development, who said it left many observers 'scratching

their heads'.

Ian Fletcher, director of policy (real estate), at the British Property Federation, said: "Many institutional investors will find it difficult to fathom why something so good – adding to housing supply – is taxed so highly. Given that in many cases the tax will equate to a loss of a year's worth on income, it is unsurprising that many investors are thinking twice about entering the sector."

"As well as the direct financial impact, what we cannot also afford is for this to knock the sector's confidence when there are so many units coming out of the ground and the potential for many more."



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EVENTS

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www.homebuildingshow.co.uk

North England Build Expo
27 - 28 April, Manchester Central
www.northenglandbuildexpo.com

Grand Designs Live
30 April - 8 May, London
www.granddesignslive.com

RESI Awards
11 May, London
www.resiawards.com

CIH Housing Conference & Exhibition
28 - 30 June, Manchester
www.cihhousing.com

UK Construction Week
18 - 20 October, Birmingham
www.ukconstructionweek.com

The Build Show
18 - 20 October, Birmingham
www.ukconstructionweek.com/build-show

Grand Designs Live
19 - 23 October, Birmingham
www.granddesignslive.com/nec

London Build Expo
26 - 27 October, London
www.londonbuildexpo.com

Homes
16 - 17 November, London
www.homesevent.co.uk

Ecobuild
7 - 9 March, London
www.ecobuild.co.uk

kbb
7 - 9 March, London
www.kbb.co.uk/visit/kbb-london-2017

RESI Awards 11 May

The RESI Awards, organised by Property Week, aims to celebrate the residential property market and its successes of the past year. Bringing together the key players in the market, the RESI Awards has played host to the

likes of the Christian and Nick Candy, Tony Pidgley, Bruce Ritchie and Stephen Stone among others in the four years that it has been running. Already described as the key celebratory and networking event for the sector, the RESI Awards is

a fantastic extension of the RESI conference, with both providing the vital ingredients to help this sector continue on its path to excellence. The RESI Awards return for the 5th year on 11 May at the Grosvenor House, London.

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DEVELOPMENT SHOWCASE

HTA and bptw named as architects on £400 million Rochester Riverside regeneration

HTA Design LLP and bptw partnership have been selected as the architects for the design and delivery of a major mixed-use regeneration scheme at Rochester Riverside. HTA Design will lead on the overall masterplan while bptw will develop

detailed designs for Phase 1. Countryside and The Hyde Group were announced by Medway Council and the Homes and Communities Agency as the preferred bidder to transform the 74 acre (30 hectare) site which adjoins Rochester's historic town centre and the new

railway station.

Both architectural firms collaborated on the competition-winning design which will create a thriving residential community with 1,300 new homes. Family sized accommodation will comprise 50 per cent of the homes, with 25 per cent affordable provision across the entire development. The public-realm led approach to the site will organise mixed uses around the existing creek landscapes and riverfront. Key routes will create people-friendly space that integrate the site back into the historic town centre and Rochester High Street. The masterplan will deliver more than 108,000 sq. ft of non-residential floorspace including a new community based primary school, nursery, hotels, bar and restaurant, gym, healthcare facilities, office space and a number of retail units. A network of roads, avenues and lanes will providing safe and convenient access for pedestrians, cyclists and vehicles alike. Over 10 acres of public open space will include a 2.5km riverside walkway, parks and play areas with the designs extending the look and feel of the natural river landscape through distinctive planting and the encouragement of wildlife and birdlife.

"This opportunity at Rochester Riverside will provide an innovative and deliverable extension to the town centre that will contribute to the overall regeneration already taking place in Rochester and the wider Medway towns," says Colin Ainger, equity partner at HTA Design. "We look forward to creating a series of new neighbourhoods that respond to the dramatic site. The future place will become a destination in its own right and we are privileged to be part of the process."

Mark Bottomley, a founding partner at bptw, said: "We are delighted to be involved in delivering this amazing transformation for Rochester Riverside which we believe will hugely benefit the local community. The success of the work undertaken so far has been as a result of a real collaborative effort driven by Countryside and Hyde. We have worked closely and successfully with HTA and the entire design team throughout the process and look forward to carrying this on as we work towards the first planning application. We are pleased to be designing high quality homes in Medway on such a large scale, building on the current work we are doing on various development sites across the area."

Phase 1 will see 198 homes built on the site with 12 unique house and apartment typologies which have been specifically designed for the riverside. Homes range from detached riverside



houses to affordable apartments, with a landscaped setting for every home drawing on the natural heritage of the riverside. As part of the masterplan strategy to define hierarchy, character areas and neighbourhood spaces within the masterplan, elevations have been separated into those that define the riverfront, park and creeks, and those that define local street elevations. Larger homes are located on the riverside, parks and creeks and are predominantly three storeys.

The scheme takes inspiration from the local area by referencing Rochester's rich palette of materials, particularly its colourful brickwork, and design features such as bay windows and dormers. A range of elevation treatments across the scheme have been developed from an analysis of Rochester's vernacular to form a unique elevation approach that responds directly to the local context. Varying roof types reflect the variety of Rochester's High Street. Recessed brick details

and projecting bays have been incorporated into elevations to emphasise living rooms and to create three dimensional elements that add interest and variety to streetscapes.

The first planning application will likely be submitted in late 2016 and, subject to planning consent, work on site is scheduled to start in June 2017. The scheme will be delivered within 12 years.



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CASE STUDY

Audley Binswood Retirement Village

Audley Binswood Retirement Village is located in the heart of the Royal Leamington Spa conservation area and is a short walk from the shopping and leisure facilities of Leamington Spa, including the famous Pump Rooms.

The Grade II listed Victorian Gothic Binswood Hall, which was formerly known as North Leamington College, has been fully

restored by retirement specialist, Audley and forms the centrepiece of a new retirement village of approximately 90 apartments, built to exacting standards and retaining all of the character of the original building.

Even the 1960s science block built in the grounds has been replaced with a new building, which is more in keeping with the original architecture.

Sensitive adaptation

When Audley acquired Binswood Hall in 2011 it was a rambling structure with lots of changes in level, which was further exacerbated by the fact that the site sloped more than two metres from south to north.

The hall was originally designed as a school and had formerly been part of North

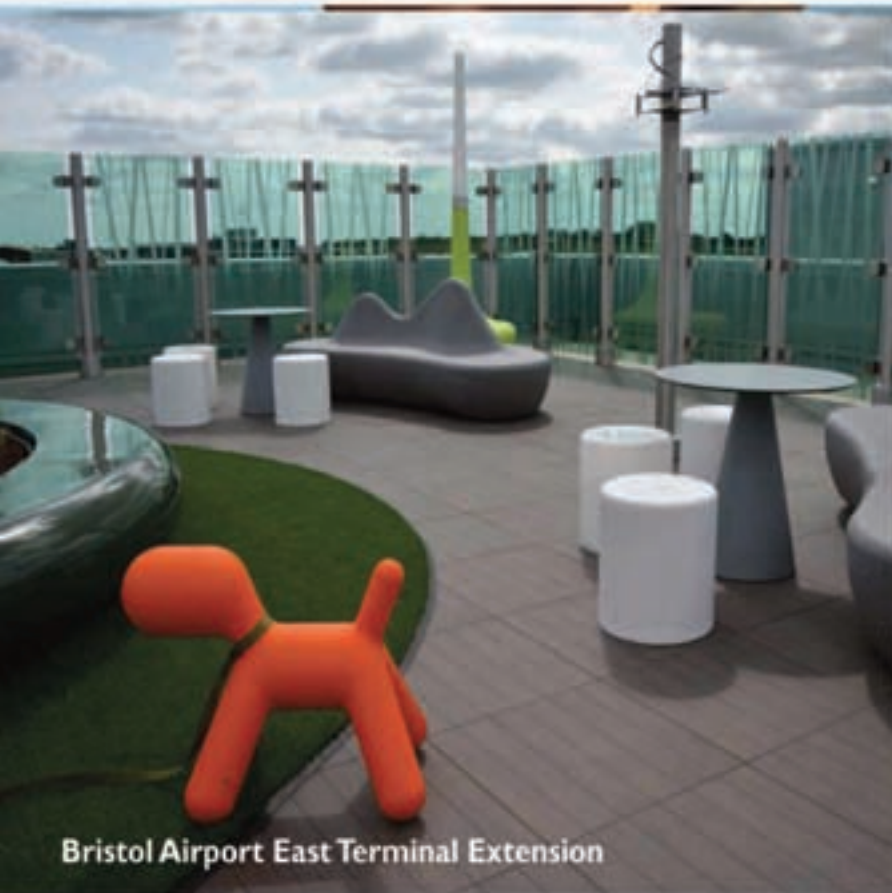
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Leamington College, but its Grade II listed gothic architecture required sensitive adaptation, with the help of a specialist architect, to make it appropriate for a flagship retirement village.

Martin Cummins of Quad Architects was the architect behind the renovation and conversion of Binswood. A specialist in the design and conversion of historic buildings that are fit for purpose and the older age group market, Martin ensured the design of each of the 90 apartments in and around Binswood Hall met the needs of Audley's target audience.

A lasting legacy

A range of penthouses now supplement the retirement village's 90 apartments, along with duplex and Regency style apartments, which have been completed in the three distinct areas:

- Newbold Court
- Harbury Court and;
- Binswood Hall.

As testimony to Audley's commitment to excellence, having only been open for a few months, 80 per cent of the first phase of Audley Binswood was sold on the day of the official opening of Binswood Hall.

Phase Two was the conversion of the magnificent red brick buildings to the rear of the main hall to provide links from the site to Lillington Avenue.

Renovation

When Audley acquired Binswood Hall it was in an advanced state of extreme neglect and disrepair, presenting the company with a long list of structural challenges to overcome. The rambling 'Gormenghastlike' structure along with the changes in level, were addressed by the:

- Insertion of lifts at key interfaces between the different levels so areas could be linked together
- Provision of ramps where there were significant changes in level – the most notable of these being the front entrance, where a long ramp was designed and screened from view by planting a mature yew hedge, to ensure that the integrity of the front elevation when viewed from the road was maintained.

From the first step inside this incredible Grade II listed building, Binswood Hall, the centre piece building within the luxury retirement village, cannot fail to impress.

The original Victorian Gothic style windows, which have been carefully restored, are complemented with appropriate, attractive and stylish furnishings, new lighting and a curved glass wall that presents a very impressive and stylish entrance. The hall is also home to the Audley Club, which has a health club, swimming pool, library, restaurant and bar.

Sustainable preservation

From the first concept design of an Audley

retirement village, whilst working within the inevitable constraints of a listed building, the design and construction teams look for opportunities to incorporate sustainable, low energy and innovative design solutions to create a community which surpasses carbon targets by a substantial margin.

Audley always design its developments to take advantage of combined heat and power units to provide energy sources to the communal buildings and ground-source heat pumps in the private accommodation.

Together with new levels of insulation, which always exceed building regulation requirements, Audley aims to exceed carbon emission targets by at least 46 per cent in the apartments and 17 per cent in the communal buildings.

In order to achieve this, Audley is currently using a range of renewable and low carbon tech-

nologies across many of its villages, including Binswood Hall.

Interiors

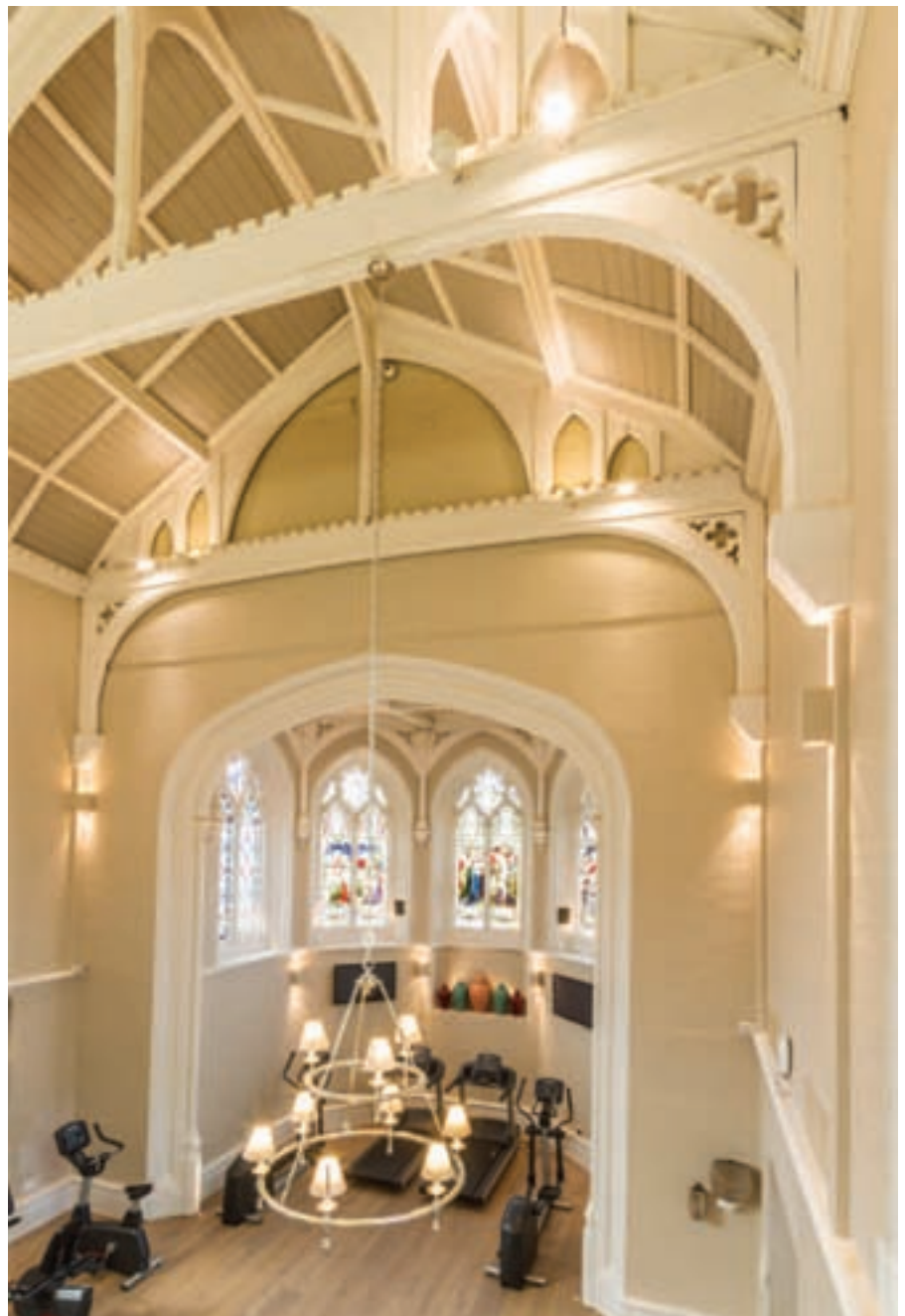
A number of duplex, penthouse and two-bedroom apartments are housed in Binswood Hall, Newbold Court and Harbury Court, which are arranged around a central courtyard garden.

Each property has been designed and styled to suit the requirements of over 55s by offering the maximum living space (from 800 sq ft to 1,800 sq ft) and the optimum in thoughtful layout and specification.

Harbury Court

As an original Regency building, Harbury Court sits alongside Binswood Hall as an integral part of the village. Benefiting from a modern renova-

Continued on page 25...





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tion the building retains all of the period features associated with a Regency property. Apartment highlights include:

- Spacious entry hall
- Large sash windows
- South facing aspect
- Original ornate coving and high ceilings

Newbold Court

Complementing the external finishes of Binswood Hall and Harbury Court, Newbold Court has been designed to blend perfectly with the existing buildings and offer additional unique features:

- Patio doors
- Dual aspect balconies
- Outside lighting to terraces

Security

Audley's overriding priority for its residents is to ensure that they feel safe and secure when they move into an Audley village. Every member of the Audley team is aware of who the residents are and ensures that they have some kind of interaction with them at least once each day. In this way Audley offers peace of mind, companionship and security for all its owners 24 hours a day, seven days a week.

All property owners at Audley Binswood can enjoy thoughtfully designed spaces, which are fit for purpose and take into consideration their changing circumstances over time. Each property owner benefits not only from en-suite bathrooms, walk-in showers with level access and lifts to all floors, but also the peace of mind offered by additional security features including:

- 24-hour Porter and Security
- Emergency call system, such as Tunstall CareAssist
- Smoke detector
- Heat detector
- Intruder alarm operated via a keypad in the hall and Passive Infra Red sensors

The Audley Club

Binswood Hall is also home to the Audley Club, with its own health club, swimming pool, library, restaurant and bar/bistro.

The Hall's stunning vaulted ceiling, has been innovatively converted to provide a luxurious environment, where residents and club members can socialise, entertain guests, and spend quiet times enjoying the well-stocked library or having a drink in the bar.

The clever use of low-level partitions has enabled Binswood Hall to be subdivided to create a series of unique spaces that elegantly and seamlessly flow, without compromising the height and the grandeur offered by the vaulted ceiling.

A mezzanine floor was introduced into Binswood Hall so that the upper area, with its clerestory windows and elaborate timber roof could be retained as a continuous space, and the

Continued overleaf...



area beneath it was converted into the swimming pool and spa. Here, members can enjoy therapeutic treatments and exercise classes in sumptuous surroundings.

Above the health club, Whittles Restaurant has been styled to reflect not only its Grade II listed status, but also showcase the company's ability to create an additional Audley Club that not only demonstrates style and elegance, but has also been designed to suit its purpose within the development.

Beautiful artworks donated by the local museum also add to the opulent and majestic surroundings. Within the original College Chapel a unique transformation has taken place, providing a striking and unusual gym which houses the latest exercise equipment for the use of residents and Audley Club members.

In the gymnasium the existing narthex screen was moved further into the double height space so the original organ loft could be extended, which allowed space for changing rooms beneath it. Luxury Spa treatment rooms were then incorporated, which were re-designed as organ casings.

Creating an exciting, interesting future

Audley does not describe itself as a property developer. It was created as a company, which offers unique and inspiring private housing and care solution for today's modern group of



over 55s.

When Audley acquires and develops a historic landmark like Binswood Hall it breathes new life into both the building and the local community. To achieve this every Audley development creates local employment and provides new facilities such as its gourmet restaurants, leisure and spa facilities, which can be used to existing local communities.

Catering for the needs of the growing population of over 55s Audley Chief Executive, Nick Sanderson explained: "New retirees are

experiencing a seismic social change. They want options that answer their aspirations and not just their needs.

"Audley has the ability to reach into communities, like those around Binswood Hall, and through its unique approach to marketing convey to our target audience that owning an Audley property opens up an exciting, interesting future. Not one filled with worry, fear and uncertainty."

This certainly is the environment enjoyed by the growing number of residents at the Audley Binswood Retirement Village.

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Industry movers

The latest movements and appointments within the housebuilding industry

CPA

CPA (Construction Plant-hire Association) has a new member of the team, Peter Brown, who has been recruited as CPA's Technical Development Manager, a new role within the association. Peter commenced his new duties on 4 April. Peter comes to CPA from CITB, where he gained his experience by working in a wide range of roles which included training development, education, and skills certification – he was also responsible for setting the standard for the construction and allied sectors within his role at CITB. Peter worked his way through the ranks beginning his career within the construction sector as an apprentice and soon became a full time research and development experimental technician.

BRICK DEVELOPMENT ASSOCIATION



Andrew Eagles will be joining the Brick Development Association as its new Chief Executive at the beginning of June. Andrew is currently Managing Director of Sustainable Homes, the consultancy and research body providing advice and assistance to the housing sector. He has previously worked in a number of roles with the Housing Corporation and was consultant on strategic housing policy to the London Borough of Bromley. Andrew said: "I am excited to be joining the Association at this vital time."

GENESIS & THAMES VALLEY

Genesis and Thames Valley Housing Association have appointed the designate leadership and governance team to carry forward their proposed merger. David Clayton-Smith, the current Chair of Thames Valley, has been appointed as the Chair of the Shadow Board which is overseeing the merger process. The Vice-Chair is David Turner, who is currently a Genesis Board member and the Senior Independent Director. Neil Hadden has been appointed as Chief Executive Designate and Geeta Nanda as Deputy Chief Executive Designate. Both executives applied for their relative posts and were appointed following an interview process, led by Chair of the Shadow Board David Clayton-Smith, with support from the Shadow Board.

BRIGGS EQUIPMENT



Briggs Equipment UK has announced the appointment of Peter Jones as Managing Director. Previously the company's Chief Financial Officer, Peter joined Briggs in 2006 and has been a key member of the leadership team, playing a significant role in the transformation of the business following its acquisition by Sammons Enterprises Inc. Peter is a graduate and a chartered accountant.

KITEWOOD

Kitewood, the City-based property development and investment company, has recruited Rob Draper as Group Land Director, Mario Balducci as Development Director and Sara Sweeney as Planning Manager. Rob joins from Lands Improvement Holdings (LIH) and will lead Kitewood's land team. With over 25 years of experience, Mario led the development team at Lend Lease responsible for the 2012 Athletes Village. Sara is a Chartered member of the Royal Town Planning Institute (RTPI) and will be responsible for identifying and promoting strategic land sites and delivering planning consents.

FORTERRA



Forterra, a leading UK producer of manufactured masonry products, has announced that it has recruited a new Commercial Director with wide-ranging knowledge of the construction industry, to help deliver its growth ambition. Adam Smith, formerly National Sales Director at Jewson, will lead Forterra's nationwide team of sales managers. Forterra employs more than 1,600 people across the UK.

MORRIS PROPERTY

Morris Property has further strengthened its team with two new appointments to support its continued business growth. Quantity Surveyor Richard Akers and Site Manager Dylan Parker have 32 years combined industry experience and are eager to bring their wealth of knowledge to Morris Property while working across a variety of the company's high profile projects and developments. Richard Akers, who has 16 years' experience, joins the team having previously worked at Metrics Consultants and Pave Aways. Richard will be working on key projects including the prestigious Beaufort Ridge housing development on the Mount and renovation of the Belle Vue Methodist Church in Shrewsbury.

LUMICOM



The LIA and Lumicom welcome Stewart Price to the position of General Manager for Lumicom. Stewart has many years' experience working within a range of commercial roles within the recycling and logistics industry. He joins Lumicom after working for WasteCare group where he managed their compliance scheme WeeeCare, the largest producer compliance scheme by members in the UK. Stewart Price commented: "I am delighted to be joining Lumicom at what is a very exciting time for the industry."

VISQUEEN

Visqueen Building Products has announced the promotion of Laura Guy to National Key Account Manager. The announcement was made by Phil Bull, Commercial Director at Visqueen Building Products. Laura Joined Visqueen in 2009 as customer focused team leader, where she quickly made an impact throughout the business. Two years later she was promoted to customer focused manager, followed by another promotion to Business Development Manager in August 2014. Utilising her wealth of industry knowledge, it was in this role she pitched and launched the Visqueen Damp Protection Centre initiative. Laura's Damp Protection Centre initiative has seen 18 merchants come on board as Visqueen approved suppliers.

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Is there an easier way to specify your garage door?

Garador introduces EasiQuote, a brand new pricing and specifying garage door service

When specifying a new garage door for an opening, it can be all too easy to make a mistake. So Garador, one of the UK's leading manufacturers of garage doors, has come up with a solution – a new pricing and specification service called EasiQuote.

Thanks to this brand new service, obtaining quotes for Garador garage doors will be really quick and easy. Garador's Managing Director Simon Hipgrave said the company had been working hard to ensure they led the industry in good service and customer care, and has setup a dedicated EasiQuote team to handle these calls and enquiries.

"We believe creating this EasiQuote system will be of real benefit to merchants, both the larger national chains and also the smaller independents, and are delighted the process is now available and ready for 2016," he said.



So how does it work?

1. The builder visits their local merchant to buy a garage door where they can obtain an EasiQuote form.
2. The builder then fills in the form with the details and returns it to their local merchant.
3. The merchant then sends the form to Garador's EasiQuote team.
4. The Garador team return an updated form via email/ fax to the merchant branch, with an accurate price – It's that simple!

The great thing is the form provides a clear format for the builder to follow, so the merchant has all the information they need to provide the right door, at the best price possible.

Simon Hipgrave argues: "We wanted to take all the ambiguity out of ordering a new garage door from your local builder's merchant. We believe EasiQuote will help our customers to get the best possible door size and price for their project"

The Easi Quote service covers all Garador garage doors including: Up & Over garage doors; Side Hinged garage doors; Sectional garage doors and GaraRoll roller doors

The new service will simplify the ordering process and also ensure more accuracy in the specifications required and the final quote. It is a win-win situation for both the merchant and his customer.

To find out more, please contact the Garador EasiQuote team.

01935 443794 www.garador.co.uk

Enq. 111

Bracknell appoints new flat roofing director



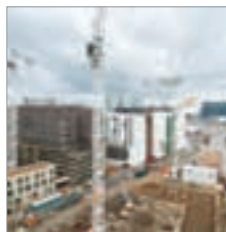
Roofing specialist, **Bracknell Roofing**, has appointed Mark Gorick to the position of flat roofing director to deliver the company's focus on safe, efficient and high quality service on flat roofing projects. The newly appointed flat roofing director brings more than 30 years of experience in the industry, having worked for roof coating manufacturers and roofing

contractors, including 13 years as joint managing director of a national contractor. Mark has been tasked with building on Bracknell's expertise in flat roofing and growing its team to further support customers.

0870 562 6800 www.bracknellroofing.com

Enq. 112

Silavent systems specified for regeneration



345 Silavent Green Line HRX2 Mechanical Ventilation with Heat Recovery (MVHR) systems from **Polypipe Ventilation** are being installed into apartment schemes at London's Greenwich Peninsula – one of the largest regeneration projects in Europe. The Silavent HRX2 units are being installed in utility cupboards within each apartment

for easy access with Polypipe's market leading Domus rigid ducting. Featuring a heat exchange efficiency of up to 95 per cent, the HRX2 offers the homeowner a year-round ventilation solution and is 2010 Building Regulations compliant.

Enq. 113

Nuaire's Q-Aire range launched



Leading ventilation specialist **Nuaire** has launched its new Q-Aire range targeting the residential new builds. A winner of a number of awards in recent years, in particular for innovation in House Builder Products, Nuaire's name is synonymous with new build ventilation design and systems. The Q-Aire range consists of three new products that will be music to the ears of new build specifiers. 1Z – an all in one acoustic enclosure allows the ducting and an MVHR unit to be entirely encased in an aesthetically pleasing unit that importantly reduces noise and vibration. The new Q-Aire Carbon Filter – allows Nuaire to offer a complete ducting solution refining traditional filtration and aiding noise reduction within the ducting. And Q-Aire valves – a series of three new supply and extract valves that can help solve common problems with MVHR commissioning, balancing and performance. The 1Z acoustic enclosure provides the solution to the problem of under sized ventilation units running at high duties in properties where space restriction is an issue. The Q-Aire carbon Filter offers a complete ducting solution with a range of specifiable products. And the Q-Aire valves are the only lockable, filtered valve on the market and are fully compliant with the latest NHBC guidance.

0292 085 8486 www.nuaire.co.uk

Enq. 114

Howarth gets on board with Champion Diver



Howarth Timber and Building Supplies has announced its sponsorship of 2015 Diving World Champion and British Olympic hopeful Rebecca Gallantree. The sponsorship aligns the UK's largest privately owned timber company with one of the most successful female divers in British history as she aims to qualify for the Olympic Games for the third time in

her career. Leeds resident Rebecca has 18 national synchro and individual titles to her name – more than any other British female diver in the sport's history – and she was named Leeds Sportswoman of the Year in 2015.

Enq. 115

Savvy homebuyers demand good air quality



Leading British ventilation manufacturer **Vent-Axia** has welcomed recent research on the importance of good indoor air quality (IAQ) and how the nation's health is dependent on it. Vent-Axia's latest MVHR unit is the Sentinel Kinetic Advance which offers a range of features that improve IAQ, allowing households to control it from their sofa via an innovative

app. Programmable controllers are also available via the app. Filters up to F7 grade ensure that even homes in heavily urbanised areas can filter out most impurities, including damaging PM2.5 particles.

0844 856 0590 www.vent-axia.com

Enq. 116

1000 companies to inspire Britain



Designer Contracts has been identified as one of London Stock Exchange's 1000 Companies to Inspire Britain. The report is a celebration of the UK's fastest-growing and most dynamic small and medium sized businesses. To be included in the list, companies needed to show consistent revenue growth over a minimum of three years, significantly

outperforming their industry peers. It's been a hugely successful year for the rapidly expanding company, which saw a 14 per cent increase in turnover compared to the previous year.

01246 854577 www.designercontracts.com

Enq. 117

New Midlands cutting centre at Ibstock



One of the UK's largest brick makers, **Ibstock**, has opened a new state-of-the-art cutting centre for its Chesterton brick works as part of its ongoing investment programme. The investment has resulted in doubling of production at the site, the installation of the fastest slipsaw in the UK – capable of processing 8,000 bricks a day – and increased staff numbers.

Ibstock's Chesterton site specialises in custom made brick shapes from the Ibstock-Kevington range of special shapes and prefabricated solutions including Faststack, Fastwall, arches and underslung soffits.

0844 800 4575 www.ibstock.co.uk

Enq. 118

BLANCO's new hob



The new **BLANCO** hob collection includes the very latest technology for high-speed, energy-efficient cooking. Pictured is one of the models in the new nine-hob line up – the touch controlled, bevelled edged BH467827 which retails at £488 ex.VAT. The 520mm x 590mm four zone black glass hob features a Flexi induction zone that accommodates

multiple pans of varying sizes, auto power/stop, and a clever boost option which brings liquid to boiling point in seconds. As with all BLANCO products, each piece is rigorously factory-tested to withstand years of use.

Enq. 119

Kaldewei unveils the Meisterstück Incava



The new Meisterstück Incava bath from **Kaldewei** was created in collaboration with industry designer, Anke Salomon. The distinguishing features of the fully enamelled, freestanding Meisterstück Incava is its ultra narrow rim and the unique, conical contour of the enamelled panelling. Both lend the bath an extraordinary lightness. The contrast

between the softly shaped interior and the geometric exterior creates a new kind of elegance thanks to the delicate tension between straight and gently curving lines.

01480 498053 www.kaldewei.co.uk

Enq. 120

The Specifier's Guide to Ceramic Tiles and Calibrated Natural Stone



Produced by Tile & Stone Journal, the UK's foremost trade magazine for the professional ceramic tile and calibrated natural stone sector and published by **Kick-Start Publishing**, *The Specifier's Guide to Ceramic Tiles and Calibrated Natural Stone* offers architects, interior designers and other construction professionals a comprehensive guide to the technical and aesthetic properties of ceramic and natural stone tiles.

As well as analysis of current design trends, the Guide covers technical issues, such as best practice when installing tiles in interior and exterior applications. In addition to the printed version being distributed to over 3,000 practices, there will also be a digital version, giving the vast online world access to The Specifier's Guide as a virtual digital page turner with all the images, content and adverts that the printed version offers.

The Specifier's Guide has released an app which is available on both Apple and Android devices. This means all articles will not only appear in the publication and website, but also on the app to access at the click of a button. The app will also include all images, links and contact details.

Enq. 121

Product Focus

BAFE

BAFE is the independent, third party certification, registration body for the UK fire protection industry, helping you to meet your fire protection obligations. For more than 30 years BAFE has been developing schemes for UKAS accredited Certification Bodies to assess and approve fire protection companies to support quality standards. There are now over 1,250 registrations to BAFE schemes. These numbers continue to grow with end users recognising the value of the BAFE quality standard. Search free on the BAFE website to find a certified, competent fire protection company for your requirements.

Enq. 122



Hoppings Q-Deck

Q-Shades timbers by Hoppings Q-Deck are pre-stained with translucent grey, brown or black colour-wash prior to TANALITH preservative treatment. The result is stylish shades that allow the beauty of the wood grain to show through with an assured long term preservative protection built-in – the products come with a 15 year performance warranty. The pigment based colour system is extremely durable compared to other treatment colour systems and maintains the natural organic appeal of timber. Depending upon the location, UV exposure and whether the product is being used horizontally or vertically expect the shades to remain effective for two to five years.

Enq. 123



Dural UK

The popularity of underfloor heating systems has increased significantly in recent years, as they provide a cost-effective, comfortable, unobtrusive heating solution for millions of homes. However, these systems often cause movement between the subfloor and the top substrate in the form of expansions and contractions. Dural UK is proud to have developed a solution in the form of Micro Joint Infill, which provides discreet stress protection for tiles and natural stone on heated floors. Micro Joint Infill has been specially developed for tiled flooring installations which are laid over underfloor heating systems, particularly for residential developments.

Enq. 124



Canopies UK

'FastFit' by Canopies UK is a 48 hour, delivered-to-site service that is designed to meet the supply demands of even the fastest paced build schedule. With 'FastFit', the most popular products in the manufacturers' door canopy portfolio – The Dorchester, The Standard Royale and The Clarendon – are available in just two days. Conforming to all relevant British and European standards, all GRP door canopies from Canopies UK are maintenance and paint free and delivered fully assembled and complete with full fixing kits to make installation quick and simple. What's more, all Canopies UK products come with a comprehensive ten-year guarantee.

Enq. 125



Gripsure

The Dunes is a modern energy-efficient home built in Camber, East Sussex. When developing the outdoor living area, Camber Consulting came to Gripsure, one of the UK's leading non slip decking companies. Gripsure Pro Contemporary was the profile of choice for this project with Camber Consulting saying: "The smooth decking with white non slip inserts fitted the bill. It looks stunning and anyone can walk around the decking area with absolute confidence; whatever the weather. We are delighted with Gripsure." Gripsure offers a range of anti slip decking options for commercial projects and homeowners.

Enq. 126



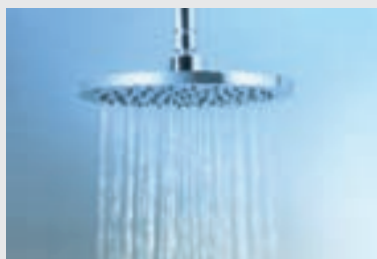
Clearstone Paving

From loose gravel that tended to get kicked onto lawns and into drains, Clearstone's resin bound has transformed and restored the Middle Temple paths into smooth, wheelchair accessible walkways. The porosity of Clearstone's resin bound enables air and water to circulate around the roots of the 200-year-old London plane trees. And the flexibility of resin bound means Clearstone's craftsmen were able to pave around the precious tree roots. Clearstone installed 1572m² of resin bound in Brewers Malt. They manufacture and install their own system using high quality UV stable resins, so can control quality and finish.

Enq. 127



Bathrooms & Kitchens Showcase



Save energy and money with a stylish Aqua Air shower from **Croydex**. Using the latest water-saving technology, this innovative range of overhead showers and handsets draws in air and blends it with water flow to make each droplet bigger and softer. By enhancing the system's spray power, Aqua Air promises to reduce water use by up to 50 per cent compared to normal showers. It is also included in the Water Label scheme which rates products by the number of litres per minute they use. The collection features 14 designs. For more information, visit the company website.

Enq. 128



Multipanel's Photo Wall allows customers to create bespoke visuals tailored to their own personal spaces. Photo Wall can transform bathrooms and wet rooms into areas that are dynamic, engaging and completely unique. Customers can choose from stunning designs from Multipanel's own library or use their own photography for a totally customised room. The company thrives on helping people to create bathrooms that are truly one of a kind, making your space stand out. To find out more information, please visit the company's website.

Enq. 129



Printed Glass Solutions (PGS) is one of the UK's leading glass printers. The stunning glass artwork that the company has created has been installed in locations such as Heathrow and Stanstead Airports, London embassies and Tottenham Court Road Station. PGS has taken its experience in custom glass printing and is now offering glass splash backs to any shape and size, printed with an image of your choice to create stunning bespoke kitchen designs. For more information please visit the Printed Glass Solutions website or contact the company directly.

Enq. 130



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Enq. 131

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

Enq. 132

Bathrooms & Kitchens Showcase



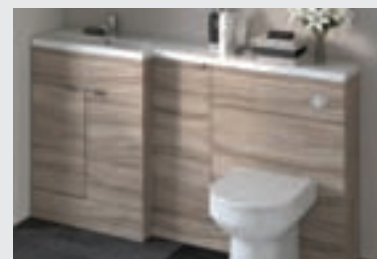
MX Group continues to build its reputation for being a one stop shop for all things showering. From the widest range of types and sizes of shower tray to its ranges of electric showers, thermostatic shower mixers, brassware, enclosures and shower accessories, MX offers a massive selection of shower related products that needs to be seen to be believed. MX Group offers great quality and great warranties – for more information on available products, visit the MX Group website or call the company directly to speak to a member of the team.

Enq. 133



This heavyweight British made Shaker 800, from **Shaws of Darwen**, is a deep single bowl sink with traditional style square sides, perfect for new build or refurbishment projects. The sink comes complete with a round overflow, a 3½" waste outlet and is manufactured with a durable glaze designed for years of usage. Due to the weight of the sink, it's recommend that it is installed professionally with bespoke cabinetry. To see the full range of sinks, taps and accessories available, please visit the Shaws of Darwen website, or contact the company directly.

Enq. 134



The new Medley range from **Balterley Furniture** offers a unique space-saving storage solution for the smaller bathroom. This selection of slimline and L-shaped polymarble basins complement the vanity and WC units, giving you the flexibility to add additional storage in even the smallest bathroom. With a choice of countertops and cabinets, you can tailor your chosen look. The Medley range is available in four stylish finishes: classic Gloss White and Gloss Oyster, or Driftwood and Hacienda Black. Choose doors with or without handles to achieve a unique style.

Enq. 135



Multipanel Walls, Brick Tile Range, Black

Completely waterproof, easy to install and easy to clean, grout free alternative to tiles.

Don't tile it. Multipanel it.

www.multipanel.co.uk

Enq. 136

Reginox offers luxury steel appeal



Reginox's Diplomat Eco range of sinks offers the perfect solution for housebuilders seeking a luxury sink at a budget price. The Diplomat 1.0 Eco and 1.5 Eco both boast all the features associated with higher-end products, including a polished finish, designer-profile drainer and basket strainer waste, but are available at an extremely

competitive price point. The 1.0 Eco has a large sized single bowl and drainer that measures 860mm x 500mm, whilst the 1.5 Eco features a 1.5 bowl and drainer and measures 950mm x 500mm.

01260 280033 www.reginox.co.uk

Enq. 137

Best range of trays from 'one stop shop'



MX Group's impressive 'one stop shop' range of shower and bathroom products continues to be welcomed by the building trade looking for high quality, reliable products for new developments and refurbishment projects up and down the country. Shower trays, electric showers, thermostatic showers, shower enclosures, taps and mixers and shower accessories –

it's a huge range of products. MX remains the leading shower tray manufacturer in the UK, manufacturing 100s of different tray sizes, in 6 main product types, catering for the specific needs of customers.

01684 293311 www.mx-group.com

Enq. 138

Remodelling with Granite Transformations



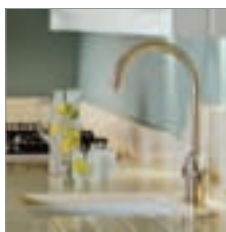
Most experts agree that upgrading the kitchen and bathroom is the best way to add value to your home, often earning back most, if not all, of your outlay on fixtures and fittings. Many people simply don't have the spare time or technical skills for do-it-yourself remodelling projects. Instead, you can use expert **Granite Transformations** fitters to carry

out all the work. Just get in touch with your nearest Granite Transformations showroom and to see all the remodelling materials, fixtures and fittings, then get a quote for the job, including installation.

0800 044 5393 www.granitetransformations.co.uk

Enq. 139

PRONTEAU® Province 4-in-1 kitchen tap



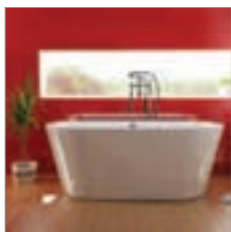
The Slimline **PRONTEAU** Province 4-in-1 filtered boiling water kitchen tap - the latest innovation from **Abode**. Province is just one of five new designs of taps offering all the benefits of a normal kitchen mixertap with the addition of filtered cold drinking water and 80-98° filtered, steaming hot water from one single tap, with no extra handles. The

boiling water function can only be accessed with the unique, child safe Abode Hotkey, for added safety. Whatever style or finish, the PRONTEAU range of taps offers the same impressive functionality.

01226 283434 www.abode.eu

Enq. 140

Use wall panelling for the wow factor

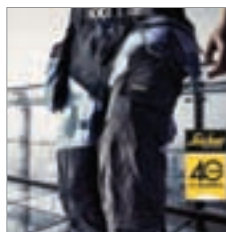


With superb design the differentiating factor for kitchen and bathroom studios, the wall finish is growing in stature as an important consideration. No longer is traditional tiling the natural choice. Instead, the market is moving towards panelling. Panel products such as Lustrolite from **Abacus Manufacturing Group** – an advanced multi-layer acrylic

sheet that looks just like glass – have applications that include shower walls, bathrooms and kitchen splashbacks. These products come in a range of contemporary colours and minimise the need for joints, providing an elegant, unbroken aesthetic.

Enq. 141

Snickers' top quality knee protection



Give yourself the best possible protection with a range of kneepads that are tough on impact and effective on protection. **Snickers'** range of revolutionary Kneepads deliver cutting edge protection. Whether you're working in tough environments, floorlaying or just need all-round knee protection, there's a Kneepad in the Snickers range to suit the job you're doing.

Every Kneepad in the range is comfortable and efficiently designed to fit the unique KneeGuard™ Positioning System on Snickers WorkTrousers, so you can pick and choose whatever you need for the job in hand.

Enq. 142

MIXER VALVES

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Enq. 143

New STEICOdurelisdek boosts floor deck performance with triple protection

Following a consultation and trial period market leading I Joist supplier STEICO have introduced a complimentary decking product which offers the very best on site protection for the timber floor and allows builders and developers to source the complete floor system from a single source.

STEICOdurelisdek features triple protection avoiding excessive swelling of the board substrate even in the most hostile of situations on site.

(1) The Durelis board from Unilin Panels is a higher surface density P5 particle board with unique "Top Surface" technology making it far less prone to moisture related swelling and thermal expansion.

(2) The top surface has an additional wax sealer applied which adds further protection and allows the finished floor to be cleaned easily for a pristine finish on handover.

(3) A final proven slip resistant and durable blue peel off layer together with a customised fixing kit protects the floor for the exposed construction period.

(4) STEICOdurelisdek is also available with a permanent waterproof acrylic surface sealer in place of a peel off layer which offers a similar level of protection speeds up the build process and avoids waste going to land fill.

Andy Moore, STEICO UK Managing Director (Sales) says: "For quite a time we have been concerned about the level of onsite deterioration on decking used externally with I Joist systems. Excessive swelling and movement of the decking following temporary exposure to the elements can lead to noisy squeaky floors, compromised acoustic integrity and in worst cases a loss of structural performance. Having to sand swollen joints and cut in



additional expansion gaps is sadly an all too often necessity and adds additional costs for the builder. We have worked hard with our partners Price & Pierce (Unilin Panels) to develop this new triple protected enhanced floor deck which builds in real durability and performance without adding significantly to cost. STEICOdurelisdek offers suppliers, users and developers peace of mind and the chance to purchase the complete floor system from one source with best in class performance assured."

To arrange a site trial or for further information on this exciting new decking product or for any other STEICO products, visit the company website or call them directly.

01727 515120

www.steico.co.uk

Enq. 144



Beam & Block/ Poly Flooring

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

150mm & 225mm deep t-beam available

Currently 1 to 2 week lead in period

EPS system options available

All designs comply with EC2

fpmccann.co.uk/flooring

01335 361269 | info@fpmccann.co.uk

Enq. 145



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Enq. 146

Engel LIGHT keeps you cool



Known for its long lasting and superbly fitting workwear with a collection of clothing designed for almost every type of work situation, Danish company, **F Engel**, is now introducing its range of 'LIGHT' garments ready for the spring and summer. Slightly lighter than the company's standard selections, but still maintaining the same levels of protection and practical

benefits, the 'LIGHT' two-colour range is made from TC Twill 65 per cent polyester/35 per cent cotton. 250g/m², ensuring wearers are kept comfortably cool both indoors and when working outside.

07933 150197 **www.fe.dk/en**

Enq. 147

Hultafors' next generation spirit levels



It's always been **Hultafors'** mission to give professional tradesmen and women the best quality tools for optimal on-site performance. That's why the company's high-quality spirit levels have been redesigned to perform at a higher level than other similar products. The new, modern design includes an upgraded crush-proof vial with an improved focus

for easier reading. There's also a strong aluminium profile and effective shock-absorbent end protectors and a new anti-slip function to keep the device firmly in place. Added to all the other products in the range, there's something to suit every levelling requirement.

Enq. 148



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Enq. 149



Accessible guidance

With the growing need to make homes adaptable so occupiers can remain independent, and in their own homes, new guidance is aiming to help get it right. 'Design Guidance & Considerations for a Domestic Accessible Toilet/Wetroom' has been produced and published by **Clos-o-Mat**. The white paper gives advice to ensure that all aspects affecting the functionality and practicality of a bathroom, wetroom and toilet, as occupier needs change, are considered. Clos-o-Mat is Britain's leading provider of toileting solutions for elderly & disabled people. The company introduced its first automatic wash and dry shower toilet to the UK 50 years ago; in excess of 40,000 of the toilets have since been sold- some of which are still in daily use 30+ years after first being installed. Family-owned, Clos-o-Mat is unique in offering, in-house, comprehensive design advice, supply, installation, commissioning and after-sales service & maintenance.

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

Enq. 150

Keep up to speed with regulations

Building Regulations guidance, which covers accessibility of buildings, as well as the standards covering lifts, lifting platforms and associated equipment, are changing. What does this mean for builders and developers, and which solutions are available to meet these requirements? Nick Mellor, technical director of the Lift & Escalator Industry Association (LEIA) and show director of LIFTEX 2016, explains

Changes in accessibility legal requirements

The document relating to accessibility that you need to be aware of is 'Approved Document M Access to and use of buildings', and this was revised in 2015. It gives guidance on complying with building regulations in England and Wales and is now split into two sections:

- Volume 1 Dwellings – this applies to new dwellings and those undergoing material alteration. It contains updated guidance and has now introduced three categories:
 - Category 1 – Visitable dwellings
 - Category 2 – Accessible and adaptable dwellings
 - Category 3 – Wheelchair user dwellings

It's important to remember that the requirements for category 1 always apply; those for categories 2 and 3 apply when they are conditions of planning permission.

- Volume 2 Buildings other than dwellings – this now incorporates previous amendments but there have been no technical changes. So, what do these changes mean for you? For category 1, 'visitable dwellings', it states that "a passenger lift is the most convenient way for



"The document relating to accessibility that you need to be aware of is 'Approved Document M Access to and use of buildings', and this was revised in 2015. It gives guidance on complying with building regulations in England and Wales"

many people to move from one storey to another". This requirement can be met for communal lifts by installing a lift with a minimum 400 kg load, internal dimensions at least 900 mm wide x 1250 mm deep and 800 mm wide doors. You would be well advised to specify a lift type 1 as described in the standard BS EN 81-70 as this is slightly larger and will accommodate a wider range of wheelchair users.

For category 2, 'accessible and adaptable dwellings', the guidance for communal lifts is that every passenger lift which gives access to the dwelling should be a type 2 lift conforming to BS

EN 81-70. This car size, 1100 mm wide x 1400 mm deep, is recognised as the smallest which allows an accompanied wheelchair user to access and use the lift.

When it comes to category 3, there are two groups of lifting appliances recommended for 'wheelchair user dwellings'. For the approach to the building, communal lifts should be a type 2 lift conforming to BS EN 81-70 as described for category 2 above. Within the building, the guidance differs according to whether the dwelling is wheelchair adaptable or wheelchair accessible:

- For wheelchair adaptable dwellings, it is sufficient to allow a space into which a lift could be easily installed with minimum lift-way dimensions of 1100 mm x 1650 mm. It should be noted that these dimensions, especially for more than two storeys, are likely to restrict the size of lifting appliance which could be incorporated at a later date and so LEIA would always recommend that specifiers allow larger dimensions.
- For wheelchair accessible buildings, two types of lifting appliance are recognised:

Continued overleaf...

- A through floor homelift to BS 5900; suitable only for two-floor applications.
- An enclosed lifting platform to BS EN 81-41. The guidance notes that the liftway dimensions stated may not be sufficient. LEIA would agree and recommend that specifiers allow larger dimensions.

For passenger lifts, Approved Document M references BS EN 81-70 Accessibility to lifts for persons including persons with disability which is also being revised. It will include new car sizes which allow turning by passengers in wheelchairs, new requirements for the light reflectance values (LRVs) at lift controls, and will introduce requirements for lifts with destination control using new technology such as touch screens.

Solutions for accessibility challenges

There are now more solutions available than ever before to assist with vertical access challenges. Typical products include:

- Traditional passenger lift – a range of sizes suitable for a wide range of users which will meet the accessibility requirements of Approved Document M and BS EN 91-70.
- So-called “slow speed lifts” – essentially a passenger lift with fully enclosed car and automatic controls but with a low travelling

speed limited to 0.15 m/s. This type is especially useful where pit depth and headroom is limited. A standard is currently being developed; until this is available, manufacturers design these according to a risk assessment.

- Enclosed lifting platform – these are operated by constant pressure controls which requires the user to hold down a control button as required by the product standard BS EN 81-41.
- Non-enclosed lifting platform – ideal for travelling a short distance and are intended primarily for the transport of persons with impaired mobility, with or without a wheelchair. Design requirements and guidance on application are included in BS 6440.
- Inclined platform stairlift – this needs careful assessment of the strength of the stair and of the wall that it is fixed to.
- Stairlift - with chair for installation on either straight or curved stairs. BS EN 81-40 specifies requirements and provides guidance on application for both types of stairlift.

Points to consider

While the ever evolving choice of products available is positive news, there are a number of issues to consider. LEIA advise you to use the fol-



lowing checklist when selecting products:

- Make sure they are compliant with building regulations where applicable.
- Make sure they are compliant with product safety standards – these are listed above.
- Check energy efficiency – this is an important area if you are looking for BREEAM credentials on larger buildings using lifts. The other accessibility products listed above are not considered by BREEAM guidance.
- Consider what is happening with the sizes of wheelchairs and mobility scooters. Think about the challenges these may pose for lifts, are they large enough to accommodate these types of products? In particular, look at building solutions to avoid mobility scooter impacts on lift landing doors.

Enq. 151

Reliable access with the Melody 3 Platform Lift

Suitable for domestic and public access applications, the **Melody 3 Platform Lift** is the perfect solution for easy wheelchair access both outside and inside of a property.

- ✓ **Quick installation**
- ✓ **Integral ramp** keeps building work to a minimum
- ✓ Option of **automatic gates** for even easier access and egress
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Call today for more information: **0800 247 1228**
 w: www.terrylifts.co.uk e: sales@terrylifts.co.uk

Terry
total lift solutions



Enq. 152

Brand new website for West End Windows



After celebrating 40 successful years in the home improvement industry in 2015, West End Windows – a Bristol-based fabricator of industry leading PVC-U systems from **The VEKA UK Group** – has started the next episode in its considerable company history with a fresh new website. Sales and Marketing Manager, Karen Carr explains: “Besides

showcasing the huge range and quality of home improvements available from West End Windows, our new website truly marks a milestone for the company.”

01282 716611 www.vekauk.com

Enq. 153

AluK specified for housing development



A site in East London has been demolished to make way for the new residential development, Tredegar Place. **AluK** aluminium window and door systems were specified for the development. The project fabricator and installer chose AluK 58BW window system and 58BD and GT55 TB door systems for their slim sightlines and

profile sizing, which matched the developer's design intent. The thermally broken aluminium profiles helped the development to achieve a BREEAM Excellent rating due to their energy efficiency. Approximately 2,500m² of AluK systems were installed.

Enq. 154

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Enq. 155

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Enq. 156




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Enq. 157



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Enq. 158



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Enq. 159

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Enq. 160

Flood control – what do you need to consider?

Paul Blewett, Head of Sales & Product (Environment & Mapping) at Landmark Information Group discusses the issues surrounding flooding and how housebuilders and developers can prepare and plan for it

It's fair to say that the last six to 12 months have been a pretty soggy affair. It seems that not a month passed by without a report of flooding or at least flood warnings being issued somewhere in the country. Even at the height of summer last year we were seeing news reports of flash flooding occurring from heavy unseasonal downpours.

As it stands, according to the Environment Agency, approximately 5.2 million properties in England are at risk of flooding. They also report that the expected annual damages to residential and non-residential properties in England at risk of flooding from rivers or the sea is estimated at more than £1 billion.

It's a huge issue, and one that is only going to become more prominent. The difficulty is that flooding can occur at any time and in almost any location. A common misconception is that flooding only happens if the site is located near to a tidal or flowing water source, such as the sea or a river, or alternatively is situated on low-lying ground. This unfortunately isn't the case.

In fact, surface water flooding, which happens when heavy rainfall occurs and overwhelms the local drainage systems is an increasing risk. The Environment Agency suggests that three million properties are currently at risk of surface water floods, and this is likely to grow, particularly when new developments are built. It not only



“As it stands, according to the Environment Agency, approximately 5.2 million properties in England are at risk of flooding. They also report that the expected annual damages to residential and non-residential properties in England at risk of flooding from rivers or the sea is estimated at more than £1 billion”

creates further demands on existing drainage systems but also means there is less green space where waters can naturally drain to.

At the end of last year, amendments were suggested to The Housing and Planning Bill by the Wildfowl & Wetlands Trust, as they believe it currently fails to recognise the environmental challenges linked with large-scale building projects. In particular, it stated that many existing drainage systems are over capacity, and suggested that further urbanisation will create

more surface water damage as a result.

It has been suggested that Sustainable Drainage Systems could help lessen the risk of flood damage to new homes if designed and managed appropriately, however it is not currently a requirement for small developments or even those larger sites if the costs are considered prohibitive. Not exactly a forward-thinking approach, when calculations show that using such systems could dramatically lessen future impact.

Continued overleaf...



How can you determine your sites flood risk – what data is out there?

First and foremost, it's important to undertake some form of site assessment to understand what environmental risks may be present, so if any are identified you can incorporate risk mitigation measures in your overall plans.

To check your risk, there are three main options – one is the Environment Agency's flood website (or Scottish Environment Protection Agency if you're based in Scotland). This assesses all the main types of flooding: river, coastal, surface, groundwater or reservoir. The only potential downside is the scale is such that it is difficult to tell whether a specific location is affected by this risk if it is on a boundary.

The second option, which offers more assurances, is to obtain a flood report for the specific site or property address. There are various levels of reports available today that analyse data from a range of specialist sources and organisations. They provide a view on whether further

onsite investigations are required.

This leads us to the next step, which is to speak to an environmental or flood-specific consultant. They will be able to provide a site assessment and offer practical solutions on what steps should be taken, if flooding cannot be ruled out.

What types of flood risk can be analysed?

There are in fact six different classifications of flooding: surface water, river, coastal, groundwater, dam break and canal or reservoir failure. As such, it is possible for sites in any location to carry some level of flood risk. There is data available on all of these flood risk types.

How accurate is the data used in the models?

They are sufficiently accurate as they provide information not only on potential depths of water following a prescribed period of rain fall or high tides, but many also provide details regarding flow rates. This is important when considering what steps may need to be implemented when putting flood resilience or resistance measures in place.

How can we predict what risks will occur over time?

Flood risk modelling continues to evolve and is improving all the time. Consultants also take into account historic data, which helps when predicting where flooding will occur in the future. One of the main issues in urban areas, is that green spaces are being concreted over; gardens tarmacked, new developments built and, as a result, more water is flooding into the drainage system. Where practical, the construction of sustainable

urban drainage systems alongside new developments, will offer somewhere for surface water to drain in order to help alleviate flooding.

Resistance and Resilience Measures – what's available?

There are many resistance measures (to keep water out of a property) as well as resilience tips (adapting a property so it can quickly recover from flooding) available to developers today.

The first step when developing any new properties is to incorporate resilience measures as part of the build, so for example, installing electrical sockets, heating boilers or service meters higher up walls so they are less likely to be breached if a flood occurs.

Also, flood waters can find their way through the smallest of spaces, therefore consider measures that may prevent water from entering via airbricks or plumbing outlets. There are many products available today to support this.

What about insurances – what's the latest update?

From April this year, Flood Re comes into force, which is designed to help residential property owners who may reside in a high flood risk zone to be able to access appropriate and affordable insurance cover. While this is expected to help offer assurances to over 350,000 of the most 'at risk' homes, it does not extend to properties built after 2009 as Flood Re does not want to be seen as incentivising development in areas deemed at risk.

It therefore pays to do your research at the outset to determine exactly what risks are present on any site or plot of land earmarked for development, to ensure it is not blighted in future.

Enq. 161



Temperature and humidity Wi-Fi loggers



Monitoring building drying or laying of screed can take weeks or even months. Saveris 2 from **testo** is a cloud based measuring solution, enabling you to take control and monitor the whole drying process remotely. Data is accessible via any internet enabled smartphone, tablet, PC or laptop. Temperature and humidity values are monitored and recorded continuously and alerts sent by email and SMS if critical values are exceeded, thus enabling early intervention and prevention of costly and time consuming remedial work.

01420 544433 www.testolimited.com

Enq. 162

Guardian UK earns new certification



Guardian UK has earned the coveted BES 6001 accreditation for its responsible sourcing of materials. After independent assessment by the British Standards Institution, the awarding body, Guardian UK received a "Very Good" score, highlighting the company's long-term focus on sustainability and environmental responsibility. Having the BES 6001 certification not only shows Guardian to be a responsible company that cares for the environment, noted Steven Scrivens, Marketing Manager, but it also helps it to stand out amongst its competitors.

0800 032 6322 www.guardian.com

Enq. 163

CaberShieldPlus, keeping you building



New from **Norbord**, CaberShieldPlus is the ideal flooring solution when building in Britain's unpredictable climate. Based on Norbord's popular moisture-resistant Caberfloor P5 tongue-and-groove particleboard flooring panel, CaberShieldPlus is specially designed to withstand exposure to wet conditions.

Unlike Norbord's other protected flooring product CaberDek, which features a peel-able film on the top surface, CaberShieldPlus has protection on both sides, not just the exposed upper surface. The 2,400mm x 600mm tongue-and-grooved panels are available in 18mm and 22mm thicknesses.

Enq. 164

Nicobond launch ScreedPro



N&C Nicobond has introduced ScreedPro, a new high-performance range of smoothing compounds, for easy, efficient and effective levelling of the floor prior to applying the floor covering. Nicobond ScreedPro offers clients fast drying capabilities and exceptional handling characteristics, as well as high levels of flow compared with other

manufacturer's offerings. Nicobond's portfolio is vast and offers features such as rapid drying capabilities, OPC (Ordinary Portland Cement) free formulations that are fast drying. Many of Nicobond's smoothing compounds are pumpable.

Enq. 165

A revolutionary French Drain



Drenotube is the instant, pre-assembled French Drain available through **Wallbarn**. This new, ultra-lightweight drainage product means constructing underground drainage is made easier, faster and safer. Improve drainage and prevent surface flooding around foundations and concrete structures, for road building, sports grounds without the heavy lifting. The days of inserting pipes, wrapping them up and covering with stones or shingle are over. Take the effort out of drainage. Uses include road construction, embankments, walkways, sports fields, agriculture, riding arenas and gallops, around foundation walls, gardens, retro-fitting to areas with a high water table and irrigation systems. The perforated drainage tube has been covered with polystyrene pellets which makes the tubes very lightweight. One person can easily carry a six metre length. The pellets are wrapped in a geotextile fabric and covered with strong netting. Ground water rises up during peak times and collects in the perforated pipe, running out of the system towards the drain. Each piece can be laid by hand and connected easily together to form a land-drain as long as is required. Key advantages include faster installation, less machinery required and optimum drainage. Contact Wallbarn for more information.

0208 916 2222 www.wallbarn.com

Enq. 166

Why Sustainable Drainage Systems are important



Millions of homes and businesses are at risk from localised flooding, driven by climate change, increased rainfall and urban development. The challenge demands a completely integrated approach from design to installation. For housebuilders and developers making sense of the myriad of planning guidance combined with the stalling of clear legislation has further complicated the process of achieving consistent levels of best practice. Planning Practice Guidance issued by the DCLG in support of the National Planning Policy Framework answers the question on why sustainable drainage systems are important. Sustainable drainage systems are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to: reduce the causes and impacts of flooding; remove pollutants from urban run-off at source and combine water management with green space with benefits for amenity, recreation and wildlife. Water management specialist **JDP** uses cutting edge technology, accurate rainfall data, topography reports and advice for projects involving surface water management to ensure operational efficiency, effectiveness, legislative compliance and manage increased volumes of surface water.

01228 791503 www.jdpipes.co.uk

Enq. 167

Polypipe supplies Permavoid for Walthamstow Stadium SuDS Solution

A Polypipe shallow stormwater management system holding 1.5 million litres of water has been designed for use in one of London's prestigious new residential developments.

The Walthamstow Stadium redevelopment project, developed by Quadrant Construction, will boast 294 new homes that incorporate sustainable drainage features, brown roofs and permeable paving.

Located on the site of the former greyhound stadium, and adjacent to the River Ching, the site features both contaminated land at shallow depths and a high water table. Prior to the redevelopment surface water discharge was unrestricted into the river. However, as part of the project the Environment Agency stated that there was the need to 'make space for water' and reduce existing urban stormwater run-off by 80 per cent. This will allow the site to be capable of handling rainfall in the event of a '1 in 100' year storm, in line with climate change planning.

Working closely with MLM consultant engineers and Quadrant Construction, Polypipe designed a suitable solution utilising its high strength Permavoid geocellular system to form a sub-base replacement system beneath 4,500m² of permeable paving. This will provide 1,500m³ of water attenuation to meet the requirements previously agreed with the Environment Agency at the pre-planning stage.

The Permavoid cells boast a 95 per cent void fill ratio and incorporate a unique jointing mechanism to form an interlocking 'tensile raft'. Despite being light in weight, the innate strength of the Permavoid cells allows them to support structural loads across heavily trafficked areas, making them suitable to withstand the compressive and dynamic loads produced by vehicles at the site.



In areas of hard standing without permeable paving, Polypipe's Permachannel and Permavoid Biomat have also been installed to capture, treat and attenuate surface water run-off.

Permachannel acts as both a surface water collection point and treatment system that intercepts silt and oil with a zero gradient at pavement level.

01709 770000 www.polypipe.com/wms

Enq. 168



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www.esg.glass

01376 520061







Enq. 169

Johnson & Starley extends guarantee



Johnson & Starley has extended the five year free parts and labour guarantee to cover all of its QuanTec boiler range. Until now, only the flagship QuanTec HR28C with Integral PFGHR qualified for a full five year guarantee, but from 1st February 2016 the manufactures free five years parts and labour guarantee has now been

extended to cover the whole range of QuanTec boilers, and when installed as a package with any of the Johnson & Starley Aquair range the five year guarantee will also apply to the Aquair.

01604 762881 www.johnsonandstarley.co.uk

Enq. 170

Employees give hospice a helping hand



A hospice close to **Recticel Insulation's** production facility is £1,000 better off thanks to a donation by employees of the manufacturer. The Douglas Macmillan Hospice, which has cared for people in North Staffordshire for more than 40 years, was presented with a cheque by the town's Lord Mayor Coun Jean Bowers during a recent visit to the factory.

Accompanied by Lady Mayoress Coun Sabrina Bowers, she presented the cheque to the hospice's Alex Ward Brassington in the presence of commercial director Kevin Bohea and plant manager Simon Harrison.

01782 590 470 www.recticelinsulation.co.uk

Enq. 171

SIG360 provides energy efficiency solution for luxury Somerset development

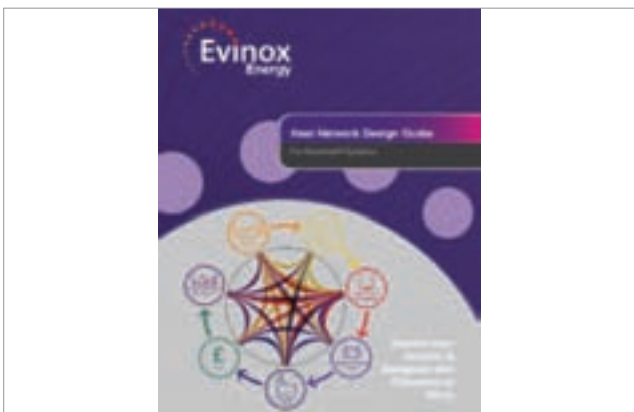


The SIG360 Technical Centre, a specialist offering by **SIG Insulation**, providing energy efficiency and building expertise for new build and retrofit projects, has provided cost-saving solutions for a luxury residential development in Somerset. Constructed by Bath-based property developer, Boss Development, the former doctors' surgery in Chew Magna, North Somerset will be developed into seven high-end apartments.

Appointed to the project by Boss Development, SIG360 was tasked with ensuring that the project met all of the thermal and acoustic requirements (Approved Document Part L and Part E) of the Building Regulations 2013. To keep costs to a minimum, SIG360 was able to reduce the cavity wall insulation thickness from 90mm to 75mm by specifying higher performance cavity wall insulation that would still meet the required U-values. The insulation experts were also able to recommend a cavity protection system for the insulation, removing the need for a backing block behind the building's original stonework, saving costs while providing additional space. To ensure the building meets Part E of the acoustic requirements, the technical experts specified Regupol acoustic flooring material to be installed below the screed.

0114 285 6300 www.siginsulation.co.uk

Enq. 172



New Heat Network Design Guide

Evinox Energy has launched a Heat Network Design Guide and CPD Seminar for Communal & District heating systems. Packed with useful information, the Heat Network Design Guide contains all of the key factors to consider when planning, designing and delivering a communal or district heating project. The scope of any heat network project begins at the planning stage, and carries through to system design, product selection, network maintenance and end user support. Attention to detail must be applied at every stage of the project in order to deliver a successful, efficient and cost-effective heat network. The free guide is a useful tool for system design and product selection process, supplementing other industry standards, guidelines, regulations and codes of practice. Visit the Evinox website to download a copy of the guide, or contact the company directly to request a hard copy or book an Evinox CPD seminar.

01372 722277 www.evinoxenergy.co.uk

Enq. 173



Enq. 174

Get ready for spring with Everbuild



Spring has finally sprung so why not spruce up your garden with new Shed and Fence Mate from **Everbuild** – a Sika company – a new wood treatment giving lasting protection to fences, sheds, gates and all rough sawn timber. Available in five colours, Shed and Fence Mate is packed full of water repellent waxes and carefully selected UV resistant pigments,

meaning the colour will last up to six times longer than standard creosote. It is also totally harmless to plants and animals both during and after application, allowing it to be used on kennels and hutches.

0113 240 2424 www.everbuild.co.uk

Enq. 175

Get 'parking perfect' for spring from Arco



Now spring has sprung, safety expert **Arco** is urging British businesses to freshen up its line markings across car parks, warehouses, loading bays and industrial sites, to keep workers safe. According to the Health & Safety Executive (HSE) in 2014/15 there were over 5000 accidents involving transport in the workplace. Arco is urging companies to give sites a 'spring

clean' by offering a range of marking paint or tape. As every site is different, a well-designed and maintained site enables workplace transport accidents to become less likely.

01482 222522 www.arco.co.uk

Enq. 176

New Sheffield homes use Natratex

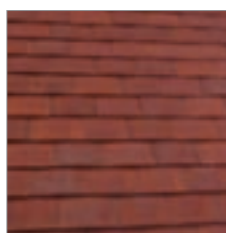


A recent housing development by Bellway Homes in Sheffield is one of the latest projects to use **Bituchem's** specialist Natratex Cotswold landscaping material. Over 700m² of the product in 6mm buff was applied to the new Bluecoats housing estate's footpaths to complement the natural stone finish of the houses, while standing out from the surrounding tarmac

roadways. Natratex Cotswold, Bituchem's flagship product, is extremely versatile with successful applications across a variety of sectors. The material can be laid all year round and is done so using conventional equipment for a quick and easy application.

Enq. 177

New rich colour option enhances tile range



Marley Eternit has enhanced its Acme Double Camber clay plain tile range with the launch of a new colour option – Acme Purple Blend. As the only manufacturer in the UK, Marley Eternit's Acme range is already a unique market offer. The addition of the Purple Blend option extends the colour choice to six, with a wide selection of fittings and accessories

for complete design flexibility. As well as the deep colour, the distinctive double curve of the Acme tile gives designers the opportunity to create highly textured roofscapes with accentuated light and shade.

01283 722588 www.marleyeternit.co.uk

Enq. 178



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Enq. 179



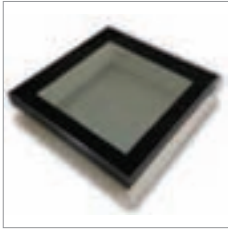
Tired of clearing gutters? Pick Rainhandler

If you are fed up of clearing gutters, and looking for an alternative, there is a highly efficient solution with easy to install **Rainhandler**. A European distribution agency has recently been set up on Jersey for this product, which is a proven and practical alternative to conventional gutters and downpipes. Instead of collecting the roof rainwater run-off and diverting it to a soakaway, the product allows the rainwater to fall on to angled louvres, projecting it away from the building in the form of droplets. It can be used on most types of roof and is especially beneficial when space is limited. It also eliminates the need for additional soakaways. Each length is 1,500mm, comes with brackets and fixings and is available in three standard colours – white, brown and an aluminium mill finish. A self-cleaning dispersal system ensures that maintenance is minimal. The unique louvre design allows leaves to blow or wash away and the aluminium fittings means it remains rust free.

01534 863339 www.rainhandler.co.uk

Enq. 180

A new generation of rooflight



With the growing demand for natural daylight in our homes, **Jet Cox** has launched **Coxdome Flat Glass** – an exceptional rooflight solution offering stylish looks and masses of creative freedom. Coxdome Flat Glass is a unique rooflight distinguished from other modular units by way of an uninterrupted glass surface, offering pure natural daylight

and clear panoramic views internally, while providing clean continuous lines on the external roofscape. Coxdome Flat Glass provides the ultimate in rooflight technology.

0121 530 4230 www.jet-cox.co.uk

Enq. 181

New industry-leading clay pantile



Break-through innovation has combined with a traditional aesthetic to meet the needs of UK specifiers seeking an easy-to-fix clay tile, with the launch of **Lincoln** clay pantile from **Marley Eternit**. Lincoln features a classic s-curve profile and thin leading edge, while also benefitting from a unique design making it easier to install than traditional pantiles. In fact, it is as

simple to install as a concrete roof tile and can be used to a minimum roof pitch of just 17.5 degrees, giving Lincoln a great deal of versatility on a wide range of projects where a traditional appearance is required.

01283 722588 www.marleyeternit.co.uk

Enq. 183

Maintaining a Victorian aesthetic



When it came to expanding the beautiful **Alvaston Hall Hotel** in Cheshire, maintaining the attractive Victorian aesthetic of the original building was a top priority. To match the style of the older buildings, **Redland's Plain Tile**, a concrete tile with a traditional plain tile appearance was used in the **Breckland Black** colour.

These slate grey tiles are finished with a red-tinged streaking effect to simulate the look of a weathered roof, ideal when the requirement was to mimic the look of the original Victorian building.

08708 702595 www.redland.co.uk/plaintile

Enq. 182

2016 Roofing Awards – Finalists Revealed



After receiving almost 300 entries this year, the **NFRC** are delighted to announce the finalists for the **UK Roofing Awards** in 2016. The competition ran from September until January, when a panel of technical experts whittled the entries down to just 56 projects across 14 categories. The winners are then chosen by a small panel of construction

professionals. The winners will be announced at the **UK Roofing Awards** ceremony on 13th May 2016. All the short-listed projects, sponsors and information on the Awards can be found on its website.

020 7638 7663 www.roofingawards.co.uk

Enq. 184



Let your roofline gleam!

Freefoam, a leading manufacturer of a wide range of innovative products, have announced the launch of two new fascia colours, **Woodgrain Chartwell Green** and **Cream**. Picking up on the growing trend for 'heritage' colours for window frames, conservatories and orangeries, Freefoam's addition to its roofline range offers customers the opportunity to stock a coordinating fascia and soffit range and capitalise on the home improvement market. These additions to the range further underlines Freefoam's position as the colour specialist. Foiled products are available in a comprehensive range of colours. In addition to foiled products Freefoam manufacture an industry leading range of co-extruded fascia, soffit and trims in eight colours using its patented **Colormax™** technology. Featuring built in colourfastness, colour variety, and reliable colour matching, all with a ten year guarantee.

01604 591110 www.freefoam.com

Enq. 185

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Enq. 186

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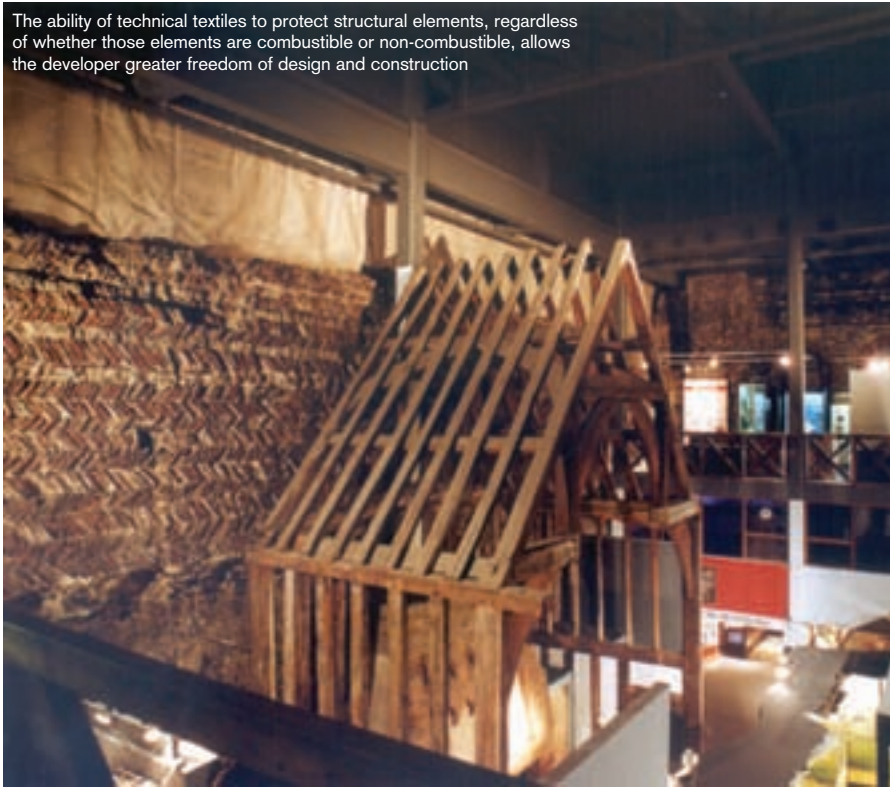
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The ability of technical textiles to protect structural elements, regardless of whether those elements are combustible or non-combustible, allows the developer greater freedom of design and construction



Protecting lives and property from fire

Among the plethora of Building Regulation requirements that must be complied with, perhaps the most challenging for builders and developers, and certainly the most emotive, is that of fire safety. The impact of fire and smoke can be devastating, destroying property and putting lives at risk. Any viable steps that can be taken to minimise that risk should be considered, and installing passive fire protection that is integral to the fabric of the building is clearly one of the most straightforward and effective places to start, as Viv Fisher, commercial and marketing manager at TBA Protective Technologies, explains

What are the considerations?

There are a number of areas highlighted in *Fire Safety: Approved Document B Volume 1 – Dwellinghouses (ADB1)* which warrant particular attention. For example, ADB1 recommends the use of compartmentation to reduce the risk of fire spreading, and states that compartment walls should be carried up to the roof, as well as requiring penetrations and junctions to be suitably dealt with. It also draws attention to the potential dangers of cavities and concealed spaces, such as roof voids, where fire could spread unseen.

B3 Section 5.3: Compartmentation states that: 'Every wall separating semi-detached houses or houses in a terrace should be constructed as a compartment wall and the houses should be considered as separate buildings.' (p30). Similarly, integral garages need to be separated from the rest of the house through the use of materials that will create a minimum 30 minutes fire resistance barrier.

Multi-unit housing, social housing and care homes carry with them particular requirements, either by virtue of the height of the building or the likely vulnerability of the occupants, which

may affect the speed with which the building can be evacuated. Additional measures, such as alarms and sprinkler systems may be needed to comply in these situations, but the role played by passive fire barriers is still the starting point to provide crucial time for occupants to exit the building safely.

"ADB1 recommends the use of compartmentation to reduce the risk of fire spreading, and states that compartment walls should be carried up to the roof, as well as requiring penetrations and junctions to be suitably dealt with. It also draws attention to the potential dangers of cavities and concealed spaces"

Achieving fire resistant barriers

ADB1 also gives its definition of the fire resistance of an element (i.e. roof, floor or wall) as a measure of its ability to withstand the effects

of fire in one or more ways:

- a. Resistance to collapse
- b. Resistance to fire penetration, i.e. an ability to maintain the integrity of the element; and
- c. Resistance to the transfer of excessive heat, i.e. an ability to provide insulation from high temperatures. (ADB1, p28, online version)

Historically, the products most commonly associated with fire barrier applications have been manufactured from mineral fibre, which is classed as non-combustible. However, as a material, mineral fibre can be difficult to handle, and the thickness required to form an effective barrier can make installations cumbersome, especially where space is limited. An increasingly attractive alternative is to use a technical textile to create fire barriers in walls, floors, roofs and ceilings, as well as being able to easily form collars around penetrations from pipe work and other building services, to maintain the integrity of the barrier.

Manufactured from either woven or non-woven glass, these textiles have evolved to provide a flexible, lightweight, non-respirable, and easy to install product for all types of horizontal and vertical installations. Fire resistance of up to two hours can be achieved with these products.

Continued overleaf...



Technical textiles provide lightweight flexible fire barriers, with fire resistance of up to two hours

Simple to fix

Take, for example, a vertical compartment wall installation: typically, the barrier is fixed at the top with a support, and continuous galvanised angle along the top, sides and bottom, screwed through at 250 centres.

A 100mm overlap should be left at all perimeters, and the stud and galvanised angle should be of a minimum gauge of 0.5mm. Heavier gauge metal can be used. This method creates a complete barrier to fire, smoke and, when using an insulated barrier, heat penetration.

Proven performance

Technical textiles can be used to protect structural elements, as well as providing resistance to fire penetration, and to the transfer of excessive heat.

Of course it is vital that any product specified for use as a fire barrier has been tried and tested to achieve the level of performance that is required. ADB1 cites BS.476 *Fire tests on building materials and structures* to classify the performance of different products.

BS.476 Part 21 describes how to test the fire resistance of loadbearing beams, columns, floors, flat roofs and walls using the heating and pressure conditions of BS.476-20. It includes guidance on specimen selection, design and construction, loading and restraint conditions, equipment, procedures and criteria applicable to loadbearing specimens.



ADB1 recommends the use of compartmentation to reduce the risk of fire spreading, and draws attention to the potential dangers of cavities and concealed spaces, such as roof voids, where fire could spread unseen

The method is also used to determine the ability of a fire protection product to protect (insulate) structural steelwork. These products include: intumescent coatings, board, casings and spray applied non-reactive coatings, as well as technical textiles.

What are the benefits?

The ability of technical textiles to protect structural elements, regardless of whether those elements are combustible or non-combustible, allows the developer greater freedom of design and construction. Materials can be selected on the basis of other criteria such as thermal performance, strength, durability, cost or aesthetics. The thin, lightweight and flexible nature of the textiles has minimal impact on the design, and can help to speed up the construction process. It also has the advantage of being easy to install in refurbishment or retrofit projects.

The Building Regulations are concerned with preserving life; installing effective fire barriers will help to comply with this imperative. It is worth considering that they will also help to preserve property in the event of a fire, protecting investment and keeping insurance premiums to a minimum.

With so much at stake, technical textiles could be the way forward, protecting both lives and property from the threat of fire and smoke.



Typically a vertical compartment wall barrier is fixed at the top with a support, and continuous galvanised angle along the top, sides and bottom

Offsite balconies set two new records



Sapphire's pioneering offsite balcony solution is enabling fast-track installation of pre-assembled balconies for the first phase of a residential development at Essex County Cricket Club in Chelmsford. In a new record for Sapphire's installation team, 36 balconies were installed to new apartments in just 10 hours, minimising crane time and

associated site costs. During manufacture, Sapphire once again demonstrated its market leading capabilities by beating its own record for the number of balcony cassettes produced in a single day. To find out more, please visit the company website.

Enq. 189

New affordable fire alarms for sites



January saw the launch of two new site fire alarms from **Bull Products**. The Bull Site Siren systems are designed as stand-alone temporary fire alarms on construction sites. These affordable alarms are fully self-contained and can be used separately as a stand-alone device, linked by cable or linked with a radio connection. The alarms have the benefit of an extremely

robust ABS casing for maximum durability. They have a very high noise output of 115dB, more than adequate to be heard over the general noise on construction sites. No mains electricity is needed as the units operate from 9V PP3 batteries.

Enq. 190


Long-life low-cost smoke & heat alarms




The latest generation of Firex® hard-wired optical, ionization and heat alarms from **Kidde Safety** includes options for long-life lithium battery back-up, alongside the usual loose battery and integral rechargeable battery versions. This innovation ensures reliable back-up throughout the whole alarm life, without the need to change batteries, at a much lower price than rechargeable products. Firex® smoke and heat alarms offer a much lower, maximum mains consumption, with substantial energy savings over previous models and significantly lower running costs. Other features include an Alarm Memory Function, identifying which alarm has triggered, as well as dust compensation and bug screens on all optical alarms to minimise nuisance alarms and call-backs. Accessories include a wired, remote 'Test and Hush' switch, and a relay pattress to operate other devices. Firex® alarms can also interconnect with Kidde's 4MCO and 4MDCO hard-wired CO alarms, as well as with each other, using the unique 'Smart Interconnect' feature. Here, the alarms have different, distinct alarm sounder patterns for carbon monoxide and fire – an essential facility – supported by different display messages on the 4MDCO model.

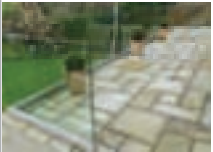
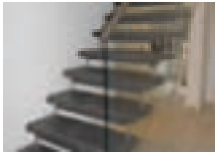

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Enq. 191





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Enq. 193

Why MVHR is perfect for new energy-efficient social housing

Modern, energy-efficient homes are sound investments – good environmental credentials, quality build, utilisation of new technologies and lower energy costs – a win-win situation for developers, landlords and tenants. When it comes to the indoor climate for a home of this type, there really is only one system that fits the bill. Michelle Sharp, Group Communications Manager at Zehnder Group UK, gives the lowdown on MVHR

The greatest ongoing living costs for social housing occupants, after food, is for heating and electricity, and therefore social housing providers should be investing in modern efficient systems such as Mechanical Ventilation with Heat Recovery that keeps the building well-maintained and keeps the money in the tenants' back pocket – and in turn keeping houses rented for longer periods of time and reducing the risk of tenant complaint, issue and possible re-housing.

New homes are driven to be built to stringent energy-efficient standards and the choice of heating and ventilation system is crucial to achieve these standards and maintain a good, comfortable indoor environment. At the very top level is Passive House, where MVHR systems are a prerequisite part of the build, and where amazing savings in energy bills can be achieved. However, a home or an MVHR system does not have to be of Passive House standard to be beneficial for developers, landlords and tenants – it's a perfectly balanced solution for any modern, energy-efficient home.

So, what are these benefits, how are they realised and why should MVHR be the system of choice for new build social housing?

"New homes are driven to be built to stringent energy-efficient standards and the choice of heating and ventilation system is crucial to achieve these standards and maintain a good, comfortable indoor environment"

It is the only fit-for-purpose fabric first approach

Build the structure well, with practically no air leakage and you will keep the heat in and the energy bills down. There is however the question of air – the air that the occupants will breathe, the quality of that air and how comfortable that air makes the home throughout the year. Going from a leaky house to a sealed house design will win the energy-efficiency agenda, but ventilation then becomes crucial to the home. An energy-



efficient modern home needs a whole house ventilation system to contribute to the delivery of good indoor air quality.

Comfort: MVHR is a whole house ventilation system that provides continuous ventilation 24 hours a day, 365 days a year, working to maintain and deliver fresh air. It comprises a centrally-mounted unit which is located in a cupboard, loft or ceiling void, and which is connected to each room via a ducting network, with air supplied to or extracted from rooms via simple ceiling or wall grilles. Ventilation is balanced – extract and supply – so always a consistent level of fresh air. Air is extracted from wet rooms and supplied to habitable rooms.

In winter, the heat exchanger in an MVHR system works to ensure that the fresh filtered air entering the building is tempered – making for a comfortable home and of course, energy efficiency savings. With frost protection in most units, the unit is also protected from the extremities of our winter weather. We talk about heat recovery, but an MVHR unit also plays its part in the summer – constantly monitoring the outdoor air temperature so that it can automatically make a decision to keep the indoor environment more comfortable. In summer, recovering heat isn't necessary and will lead to discomfort and this is where the summer bypass is utilised to

allow fresh air in, without tempering the air. The fresh air will give the perception of cooling to the home and tenant by circulating the air.

Energy Efficiency: MVHR helps reduce the heating demand of a property by recovering heat that would have otherwise have been lost through the traditional ventilation process. There are many different units with varying performances, but this can be up to an outstanding 95 per cent.

The nature of heat recovery also means that it contributes to reducing heating demands in the winter through the heat recovery process – this is a great contribution to the environment and the occupant who is living in the home.

Health: MVHR provides the continuous year-round ventilation which helps saves landlords from issues with mould or condensation. Mould and condensation are expensive issues for landlords and affect the well-being of tenants. There are over 5 million homes in the UK today suffering with these issues, most of which are a result of improved insulation levels and poor, not fit-for-purpose ventilation systems.

MVHR provides fresh filtered air to dwellings – air is filtered through replaceable filters in the unit ranging from G3 to G7, depending on the unit, so that indoor air quality is consistently

maintained. This is especially important with the increased density planning guidelines for homes and of course continued brownfield developments. Homes situated close to industrial estates, on flight paths and in and around busy roads may have poor external air quality levels which you don't want to bring inside.

According to research undertaken by Professor Hazim B. Awbi from the University of Reading on behalf of BEAMA, in order to avoid a serious and significant increase in asthma cases – which could be up to 80 per cent and other health conditions related to poor indoor air quality and toxins in the air, homes must be adequately ventilated. He comments: "There needs to be increased awareness of effectively installed MVHR systems to prevent a rise in future health issues, particularly as UK homes become increasingly airtight and energy-efficient. I support the view that all new and refurbished homes should have effective and sustained mechanical ventilation installed as standard."

Tips for specification

Heat Recovery Ventilation is detailed in Part F of the Building Regulations' airflow rates, and helps



efficiency via Part L, through SAP calculations. The decision isn't a difficult one on the basis of energy performance, health and comfort. However, it is more than an extractor fan and is the very heart of the home and therefore when looking at specifying MVHR you need to focus right from the design stage. Here are some top tips to guide you:

- One essential requirement of MVHR is that the building is reasonably well sealed, with airtightness levels of 5 ach (air changes per



hour) – there is no point putting a sophisticated system in a leaky home.

- The system should be designed from the outset as a complete package – the unit and the ducting – taking into account the performance of all components and materials to ensure they are compatible and meet the design requirements.
- The choice of heat recovery unit must be based on a calculation of the floor area, the number of bedrooms, and occupancy levels – can the unit handle the pressure and deliver the airflow.
- Look for systems that continue to filter the incoming air before it is supplied to the home when the bypass is open (especially important for allergy sufferers in the hayfever season).
- Complaints about MVHR noise are almost always due to an under-sized system that has to work harder and more noisily than a larger system – don't under spec to save space and money – it may be more costly in the end
- When it's time to install and commission the system, it's essential to check that those doing the work are properly accredited and understand MVHR and its application. Installers of whole-house ventilation systems should currently have BPEC accreditation, though in the near future the requirement will be for installers to hold Certsure certification.
- Handover and regular maintenance is essential for performance of the system in the home – look for a partner who will advise when filters need replacing and can offer training or support on when and how to complete the requirements.

Knight's Place: setting new standards for Passive House within the social sector

Knight's Place Housing is a sustainable social housing development of 18 one and two-bedroom apartments, designed by Gale & Snowden Architects for Exeter City Council. Built with meticulous attention to detail, the two blocks have been designed to strict Passive House standards, which deliver high comfort levels for residents via a mechanical ventilation and heat recovery system (MVHR). This produces consistent internal temperatures and excellent air quality while minimising energy use for heating and cooling, resulting in lower energy bills. Knight's Place is among the first multi-residential, certified passive houses in the UK.

Outstanding energy performance

Knight's Place apartments maintain a comfortable temperature of 21°C year round for residents, with minimal heating required and low running costs. According to the SAP Energy Performance Certificate, dwellings at Knight's Place can be heated for as little as £18 a year.



Get more advice

Manufacturers can provide an expert design service to ensure that the great results from MVHR are easily and reliably achievable. All social housing builders, architects, and building engineering services consultants are welcome to contact us for initial, exploratory advice. Whether your project is a new-build or an improvement programme for a modern building, there's no point in throwing away energy, or making your building more vulnerable to condensation and mould problems when you don't have to.

Enq. 194

Hot news about underfloor heating underlay



Underlay and underfloor heating have always sat uncomfortably together. The reason: underfloor heating needs underlay with low thermal resistance – and the only suitable products are dense and hard, more suited to commercial use. But that's all changing with HeatWave from **QA Flooring Solutions**. It is the first underlay that combines a low tog rating (1.2) with a

super soft PU foam that gives excellent comfort underfoot. HeatWave is also flame retardant – making it a safe choice for any property where underfloor heating is used.

0151 495 3434 www.qaflooringsolutions.com

Enq. 195

All round knee protection from Redbacks



Redbacks Cushioning Ltd has introduced a new strapped version as an addition to its original, big-selling product for pocketed work trousers. The new product retains the company's award winning cushioning technology, which incorporates a flexible TPE (Thermo Plastic Elastomer) leaf-spring set within a unique honeycomb matrix. Elasticated,

soft Neoprene straps have dust and particle resistant fastenings, allow the kneepads to be worn on bare skin or over trousers, and ensure that they stay in the correct position when kneeling, walking or sitting.

01327 702104 www.redbackscushioning.com

Enq. 196

Waterproof new underground structures with Mapei's new Mapeproof HW



Mapei is pleased to announce the launch of Mapeproof HW, into its waterproofing product line. Based on natural sodium bentonite, Mapeproof HW is a high performance waterproofing membrane, ideal for waterproofing concrete structures below ground level. Mapeproof HW consists of 5.5kg/m² of natural sodium bentonite encapsulated between two-geotextiles secured with a special needle-punched system. The upper layer is a non-woven polypropylene fabric and the lower is woven fabric. Bentonite is a natural clay mineral which swells in contact with water, absorbing around 60 per cent of its own mass. Once swollen, the bentonite membrane forms a dense monolithic material, creating an effective seal. This new product is a highly effective and simple waterproofing solution and is also a 'green waterproofing product' as Mapeproof HW is not only eco-friendly as it contains no solvents or VOCs but is also not dependent on oil as a raw material. Mapeproof HW is used as part of a waterproofing system using the following products, Idrostop B25, Mapeproof Seal, Mapeproof Mastic and Mapeproof CD fixing washes. Mapeproof HW is suitable for protecting structures against ingress of ground water.

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Enq. 197

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Enq. 198

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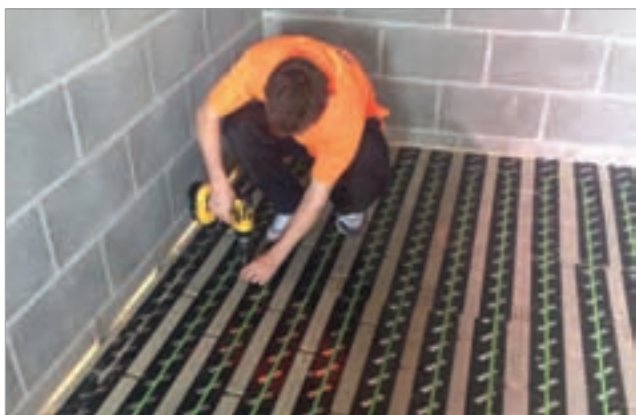
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Omnie supplies renewable heating solution

A custom residential build in the Channel Islands is nearing completion where the heating and hot water will be provided by an air source heat pump from the Omnie range by Timóleon, with its output and efficiency being optimized by coupling it to one of the manufacturer's underfloor heating systems. The heat pump selected to serve the needs of the three bedroom house – each having its own ensuite bathroom – is an LWD70A/SX. The four zones upstairs contain a total of 392 metres of pipework connected to a 7-port Axios manifold, which is also part of the OMNIE range. While this arrangement offers a flow rate of 275 litres an hour, a similar sized Axios manifold located downstairs, off the hallway, can deliver 450 litres per hour. This highly environmentally friendly project in a very desirable location underlines the ability of the Omnie range to offer affordable and energy efficient solutions for both bespoke and mass market developments.

Enq. 199

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Enq. 200



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Enq. 201

Underfloor heating: the perfect solution for any environment

For both housebuilders and end users, there are many benefits to introducing water-based underfloor heating in a property. Andy Coy, of Polypipe Underfloor Heating, explains how the advances made in water-based underfloor heating technology means that all types of property can benefit from underfloor heating

Many housebuilders specify traditional radiators when building a new home, without understanding the many advantages of water based underfloor heating systems. This may come from a lack of knowledge and a reluctance to recommend using systems they have little experience of. In order to allay some fears and help builders to understand the many positive qualities of underfloor heating, we must look at its merits when compared with traditional radiators, alongside its ability to be specified in a number of different types of properties.

“Traditionally, rooms are designed around bulky radiators, which often hinders the design process. Underfloor heating removes the need for space consuming radiators as the system is hidden below the floor. It’s unsurprising, therefore, that buyers are increasingly opting to upgrade and install underfloor heating systems”

With homeowners becoming increasingly interested in having total design freedom, housebuilders can help facilitate this through the use of water-based underfloor heating. Traditionally, rooms are designed around bulky radiators, which often hinders the design process. Underfloor heating removes the need for space consuming radiators, as the system is hidden below the floor. It’s unsurprising, therefore, that buyers are increasingly opting to upgrade and install underfloor heating systems in their new homes once moved in.

Water-based underfloor heating can also be a much more energy efficient way to heat a home when compared with radiators, which is a great selling point for a home. This is a very important consideration for the modern and environmentally conscious homeowner. Energy experts are increasingly recommending underfloor heating over traditional heating options to fulfil house-



hold efficiency benchmarks, something housebuilders should also strive to achieve. Underfloor heating operates with an average water temperature of 50 degrees celsius, rather than the 80 degrees used by traditional radiators, and there-

fore requires a lower temperature rise from the boiler. This means that to produce an equivalent heat output, the water can be stored at a much lower temperature, ultimately lowering household energy costs, an important

“As well as working perfectly with combi boilers, the systems can be used in conjunction with ground and air source heat pumps, which extract warmth from the air around the property or the earth in the garden. This process further reduces the amount of energy boilers need to use, consequently improving the energy rating performance of a home and reducing CO₂ emissions”

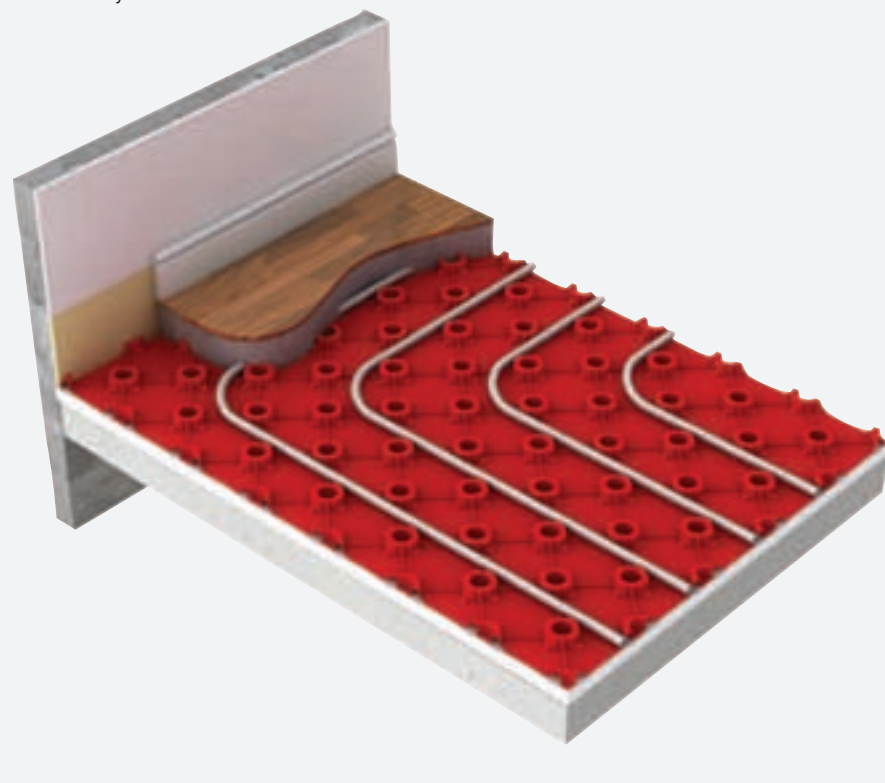
consideration for any homeowner and a great selling point for any housebuilder.

As well as working perfectly with combi boilers, the systems can be used in conjunction with ground and air source heat pumps, which extract warmth from the air around the property or the earth in the garden. This process further reduces the amount of energy boilers need to use, consequently improving the energy rating performance of a home and reducing CO₂ emissions, a definite positive for developers.

Underfloor heating also lends itself to the increasingly popular ‘smart-home’ – the use of smartphone apps to control the main functions of a house, from lighting, to heating, to household appliances continues to grow. Water-based underfloor heating systems are designed with smartphone-controlled apps in mind, future proofing heating delivery in the modern home.

As well as these performance and design benefits, underfloor heating can be installed under all floor coverings, as well as in new builds

Panel Floor System



and as part of renovations, making it an ideal universal product for all installers to have in their portfolio. The essential consideration to make, for any underfloor heating project, is not the age or style of the property, but the type of system to use to ensure optimum efficiency with the chosen floor type.

A number of different water-based underfloor heating systems are available dependent on

whether the property is yet to be constructed or is being renovated. While the property is in the design stage, screeded floor systems are the most efficient solution. For new builds, the piping is fitted directly into the floor and covered with screed before finally laying the floor covering on top. This is the ideal solution for when a new floor is being constructed. These systems are perfect for heavyweight floor coverings like ceramic tiles, or where the floor covering needs to be secured directly to the panel, such as with solid wood flooring.

While screeded floor systems are ideal for new build projects where the floor is yet to be constructed, overlay systems are perfect for fitting over existing floors, and are well suited to renovation projects, or as a later addition to a new build project – perhaps following a customer specification. Overlay systems can be fitted over existing floors and are a preferred option for renovating a home or as a later addition to new build projects if the flooring has already been installed.

Modular Heating Panels deliver a pre-configured solution that can easily be fitted and connected on site. They can be strategically placed in areas that need the most heat for maximum efficiency. This can be used to avoid areas where extra heating would be unnecessary, such as under baths and beneath fitted units.

Informing housebuilders of not only the benefits of water-based underfloor heating, but the different options available, allows this valuable information to be passed onto specifiers, architects and homeowners. This, in turn, allows customers to choose the option that's right for their new home, without placing limitations on their current, or future, interior design goals.

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Modular Heating Panels





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