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# Housebuilder & Developer

May 2016

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

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Printed in England



David Mote,  
news editor

Editor's comment

We are all waiting with baited breath for the eventual arrival of the Housing and Planning Bill, and when we went to print the Secretary of State for the Department for Communities and Local Government, Greg Clarke was still going through with amendments requested by the House of Lords.

However, while we wait for the new Bill the CPRE has expressed concern that the number of houses houses planned for England's Green Belt is increasing (see page 6).

Possible building on the Green Belt continues to be an emotive issue. However, homebuilders can only build where local government says they can, and are now supporting the government's desire to 'catch up' with new build numbers restricted in the 1980s, 90s and early 2000s. Some might also say that this shortfall in housing was caused by the successful pressure placed on successive governments by organisations, including the CPRE, to restrict home construction.

## HOUSING AND PLANNING BILL

# Lords' amendments to Bill could stifle housing delivery, says FMB

House of Lords amendments to the Housing and Planning Bill, which would target small development sites for expensive affordable housing contributions and increase regulations and taxes on small builders, will stifle the supply of new homes at a time when they are needed most, warns The Federation of Master Builders (FMB).

Brian Berry, Chief Executive of the FMB, said: "We understand the need for more affordable homes in rural areas and government policy must address this need but the intention to hit all small scale housing developments will be counterproductive. Up until relatively recently, including under a Labour government, we had a national threshold for affordable housing requirements set at 15 units. This was part of a longstanding recognition that it is not appropriate to place the same demands on the smallest sites and the smallest firms, as it is on major developments and multi-national companies."

Brian continued: "Now we have a situation where the House of Lords is actually inserting into legislation a requirement that small sites should be treated the same as large sites, almost as if it were a matter of principle. We've seen a long-term decline in the number and output of small and medium-sized (SME) housebuilders, a trend which has accelerated during the downturn and has almost certainly reduced the overall capacity of the industry, and in turn reduced our ability to build our way out of the housing crisis. There's little doubt that the historically unprecedented demands now being placed on small developers are a major barrier to this. To our members, this amendment will appear little more than a direct attack on SME housebuilders."

In conclusion, Brian Berry explained: "Unfortunately, this is only one of a series of amendments backed by the Lords which show a reckless lack of realism and concern for consequences of heavy-handed regulation. The disinterring of a zero carbon standard flies in the face of the fact that further carbon reduction on site will be difficult, if not impossible, to achieve, so will likely amount to no more than a tax to enable off-site carbon mitigation. Heaping ever-more taxes and heavy-handed regulations on small local builders will worsen the housing crisis."



Brian Berry, Chief Executive of the FMB

## NEW LONDON HOUSING ZONES

# 11 new Housing Zones announced as Mayor launches affordable development for Soho

The Mayor of London, Boris Johnson has announced 11 new Housing Zones that will provide 24,554 new homes and create new neighbourhoods across the capital.

The Greater London Authority (GLA) invested an additional £200 million to designate the final 11 zones, which stretch from Havering to Kingston and Enfield and bring the total number planned in London to 31. The aim is to boost housing supply, stimulate building and produce the new low cost homes London needs to meet its growing population. The 31 zones are estimated to deliver 77,000 new homes, of which 34 per cent will be affordable, alongside transformational regeneration of key town centres, train station hubs and housing estates.

The Mayor made the announcement as he officially opened a new affordable housing development in the heart of London's West End. Trenchard House, spanning across Broadwick & Hopkins Street, is a former derelict Metropolitan Police hostel, on Greater London Authority acquired land. The site has undergone a £54 million redevelopment to build 78 new homes, including 65 affordable one to three bedroom apartments.

The affordable apartments are intermediate rent with some offered at 75 per cent discount to market rates. Exact rents are based on resident's incomes, and many of them work night shifts in the theatres and bars surrounding Soho and will now be within walking distance of their jobs.

The site, which had lain vacant for almost 13 years, is one of the 414 hectares of land transferred to the GLA with every surplus site owned by City Hall now released for development. The

intermediate homes are part of the 100,000 affordable homes the Mayor is on track to deliver by the end of his term.

Boris Johnson MP said: "Meeting the unprecedented demand for housing after 30 years of historic failure to build new homes is a critical issue affecting the capital. That is why I have led an enormous programme of regeneration with my 31 Housing Zones that will transform communities across London, creating nearly 80,000 new homes, plus new transport hubs and schools.

"This fantastic new housing development in the heart of the West End is delivering a life line to hard working local people who were priced out of Soho and desperate to reside nearby their places of work. These apartments are just some of the 100,000 new affordable homes being delivered over my two mayoral terms. This site forms part of more than 400 hectares of developable land the GLA inherited and which I have now released every inch of, to ensure as many homes as possible are built throughout London."

Dolphin Living have partnered with Barratt Homes to provide the development and have worked with Westminster Council to ensure that the intermediate rent homes are prioritised for local people on housing waiting lists. The lower rents mean that people earning the London Living Wage can rent properties (minimum annual incomes of £24,000). Some three bedroom apartments (with a rent of £202 per week) represent a 75 per cent discount from local market rents.

Jon Gooding, Chief Executive of Dolphin Living said: "We all recognise that there is a

growing disconnect between wages within central London, and market rent, and we at Dolphin think it is crucial that we continue to provide good quality rental accommodation for those workers who keep this city alive. It is for this reason that we've sought to ensure that we have new homes to rent at discounts of up to 75 per cent of the market rate, and ones that will be affordable for couples earning the new national living wage.

"This scheme has been a fantastic opportunity for Dolphin Living to deliver genuinely affordable housing for working people, on a site formerly owned by the public sector, which had lain dormant for years in one of London's most high profile cultural and social quarters. 2 Hopkins Street provides a rare, but a fantastic opportunity for those working in, and around the area of Soho to reside here as well."

New resident Taber has just moved in with her partner, she said: "We couldn't be more pleased as we are now both a few minutes' walk from work and feel extremely lucky to have found such a lovely, spacious flat in the middle of Soho which despite the extraordinary prices of the local housing market, is actually affordable for us."

As part of the Mayor's commitment to double housebuilding, London's Housing Zones will unlock massive regeneration on hundreds of hectares of brownfield land across the capital. The special status has been awarded to areas identified and packaged up by local authorities. It removes all unnecessary planning restrictions, combined with the funds to maximise development, and fast track homes and supporting infrastructure.

## HOMES &amp; COMMUNITIES AGENCY

## Mark Hodgkinson appointed Interim Chief Executive of the Homes and Communities Agency

Chairman of the Homes and Communities Agency (HCA), Kevin Parry announced that Mark Hodgkinson, an experienced interim CEO, has been appointed as Interim Chief Executive and Accounting Officer of the Agency.

Mark has a strong commercial and financial background with extensive strategic and general management experience, particularly in organisations driving change in a growth environment.

Chairman of the HCA, said: "I am delighted

to have found someone of Mark's background to lead, on an interim basis, the HCA through a period of growth and change. As the government's primary housing delivery agency, Mark will focus on structuring the Agency to be well organised to play its very major role in contributing to the dual ambitions of 1 million new homes and the doubling of first-time buyers.

"Andrew Rose has provided strong leadership in his time as Chief Executive particularly setting

up the investment arm of the Agency. I'd like to thank Andrew for his hard work over the last three years and wish him well in the future."

Mark Hodgkinson said: "The HCA has an enviable reputation built on strong commercial, social and regulatory expertise, and above all a track record of delivery. I am excited by the opportunity to lead the Agency through this period of growth and change."

The recruitment of a permanent HCA Chief Executive will commence in the coming months.



## GREEN BELT HOMES

Paul Miner



## More than a quarter of a million houses now planned for Green Belt land, says CPRE

government's commitment to the Green Belt. The CPRE is concerned that despite the Prime Minister claiming that the protection of the Green Belt was "paramount" in the Conservative party's 2015 manifesto the Secretary of State for Communities and Local Government Greg Clark has decided that 1,500 new homes should be built on Green Belt between Gloucester and Cheltenham in one of the biggest developments which has taken place in the Green Belt for a decade.

This followed proposals in the Government's planning policy consultation to release small sites in the Green Belt for 'starter homes'. A Government-appointed body, the 'Local Plans Expert Group', has also encouraged Green Belt reviews.

The CPRE is worried that Green Belt policy is gradually being weakened through loopholes in planning guidance. Under pressure from Government to set and meet high housing

targets, councils are releasing Green Belt for new development through a misappropriated 'exceptional circumstances' clause.

Paul Miner, planning campaign manager at the Campaign to Protect Rural England (CPRE), said: "Councils are increasingly eroding the Green Belt to meet unrealistic and unsustainable housing targets. The Government is proposing to encourage further development in the Green Belt. Our Green Belt is invaluable in preventing urban sprawl and providing the countryside next door for 30 million people."

The spectre of possible Green Belt building continues to be an emotive issue. However, homebuilders say that they are simply supporting the Government's desire to 'catch up' with new build targets restricted in the 1980s, 90s and early 2000s by the successful pressure placed on successive Governments by organisations, including the CPRE, to restrict home construction.

**R**esearch by the Campaign to Protect Rural England (CPRE), shows that 275,000 houses are now planned for England's Green Belt, an increase of 50,000 on last year and nearly 200,000 more than when the government introduced its planning reforms back March 2012.

Compiled from draft and adopted local plans, the research apparently challenges the

## RAILWAY STATION REGENERATION

## Regeneration of rail stations set to deliver thousands of new properties and jobs

**A** new agreement between Network Rail and the Homes and Communities Agency will see both organisations working with local councils to trail blaze development opportunities across England's railway stations for housing and businesses.

It is hoped that the programme of railway stations and surrounding land development will deliver thousands of new homes and jobs whilst boosting local growth.

The initiative could deliver up to 10,000 new properties on sites around stations in the coming years. Government wants to hear from at least 20 local authorities to take the scheme forward.

York, Taunton and Swindon councils have already come forward with proposals to spearhead the new initiative and have identified railway sites that could be pooled to deliver housing and other locally led regeneration.

Drawing on the example set by the transformation of Birmingham New Street, Manchester Victoria and London Kings Cross, Government will bring together high-calibre technical expertise and local knowledge to increase development opportunities that exist throughout the entire rail estate.

Speaking about the initiative Communities Secretary Greg Clark said: "We're determined to

fire up communities and back local business so they build much needed housing and create thousands of jobs. Rail stations are a hub of communities, connectivity and commerce and should be making the most of their unique potential to attract investment and opportunities.

"With record numbers of people travelling by train, it makes sense to bring people closer to stations and develop sites that have space for thousands of new homes and offices. This new initiative will bring about a step change in development and ensure we go further and faster in putting these rail sites to good use."

The first local authorities to come forward with ambitious proposals to regenerate around stations are York, Taunton and Swindon. In the case of York, proposals submitted suggest that land at York Central station will be able to support up to 2,500 homes.

Housing would be key to creating a sustainable new community and would include starter homes and community facilities. Around 100,000m<sup>2</sup> of office and commercial space for private sector firms could also support more than 6,600 jobs in industries such as professional services. Housing and office regeneration around the station could add £1.16 billion to the local economy.

In the case of proposals by Taunton Local Authority, regeneration at Taunton station could provide a significant increase in commercial spaces and homes in an underused site on the edge of the town centre.

In addition, remodelling of the station layout and car park, which would be supported by the Local Growth Fund would further complement this development. This proposal would create a vibrant gateway to the town and strong links to the town centre, according to the local authority. This would in turn provide a significant boost to the local economy of one of the South West's key urban centres, and provide significant residential and commercial growth.

Lastly, in the case of Swindon's proposals to regenerate rail stations, the area around Swindon station could provide opportunities to boost housing in the town by creating homes and commercial opportunities taking advantage of the benefits brought by the Great Western Electrification Programme. In addition to this, Swindon has ambitious plans for the regeneration of its town centre and also the revitalisation of leisure opportunities to the north of the station. The redevelopment of land around the station would help to maximise and enhance these opportunities.

## UK CITY HOUSE PRICE INDEX

# UK city property inflation reaches 4.2 per cent

The latest Hometrack UK Cities House Price Index has revealed that city level house price inflation, over the first three months of 2016, reached 4.2 per cent. This is the highest rate of quarterly growth for 12 years and is due to the normal seasonal increase in demand being boosted by an additional demand from investors ahead of changes to stamp duty.

According to Hometrack the acceleration in growth in the last quarter has, in part, been down to stronger demand from investors, especially those searching for higher yielding property. Tougher lending criteria for buy-to-let investors

and changes to tax relief on mortgage interest payments are likely to encourage investors to search for higher yielding property. This will mean more focus of investor demand in 'lower value cities' with lower buying costs, and further support for house price growth.

It is recognised that in the recent past, periods of accelerating house price growth have coincided with changes in market sentiment and demand, which included the introduction of Help to Buy in 2013.

However, with the rush to beat the stamp duty deadline now over, the question is how weaker

investor demand will impact house price inflation in the second quarter of 2016. This will coincide with homebuyers starting to consider the implications of the EU referendum for the economy and mortgage rates.

Hometrack believes that house prices will continue to rise but a moderation in investor demand and greater caution in the run up to the EU vote will limit further acceleration in house prices. It expects the rate of house price growth to slow more rapidly in high value, low yielding cities such as London, where house prices will be more responsive to weaker investor demand.

## ZERO CARBON HUB

## Zero Carbon Hub loses funding following cancellation of policy

Following the decision by the Government not to pursue the zero carbon homes target, funding has been withdrawn and resulted in the closure of the Zero Carbon Hub.

The Hub was established as a public/private body in 2008 to help translate the then government target for all new homes to be zero carbon from 2016 into practicable regulation, and to remove the barriers to its implementation.

In the nine months since the Chancellor's announcement, The Zero Carbon Hub was forced to change its focus to overheating in homes and the energy performance gap – the difference between a building's designed energy performance and actual performance.

Chair of the Zero Carbon Hub Board, Paul

King said: "Zero Carbon Hub has been remarkably successful in bringing together a wide spectrum of stakeholders with an interest in the world-leading zero carbon target across public, private and third sectors. It has been a model of collaboration between industry and government, helping translate policy aspiration into reality. I would like to thank the many individuals and organisations who have supported us on this remarkable journey and their commitment to improving the quality of new homes."

Neil Jefferson, the Zero Carbon Hub's chief executive, added: "I am extremely proud of what Zero Carbon Hub has achieved in the past eight years and very grateful for the hard work of its dedicated staff. Since we embarked upon this

journey, the industry has come a very long way and The Zero Carbon Hub has made a significant contribution by engaging government, industry and consumer interests and successfully translating policy ambitions into practicable standards and guidance."

However, other commentators expressed disappointment. Julia Evans, BSRIA Chief Executive, said: "We are disappointed the hub didn't work out. We were supportive of it as a basic principle and certainly admire its intent. During its existence the hub did a lot of good work and led the way for a carbon friendly homes. But the work the hub was championing has not gone away. As such, we ask now who is going to pick up the 'carbon zero torch'?"



Paul King

## HOUSING FORUM

## Von Bradsky is new chairman at The Housing Forum tasked with driving supply

Andy von Bradsky has taken over chairmanship of The Housing Forum, the cross-sector, industry-wide membership network representing the housing supply chain on behalf of the housing industry. He has been elected for a three-year term from April 2016.

As a former chairman of housing architectural practice PRP, Andy has worked for more than 30 years in the design and delivery of housing for both the private and public sector.

He sits on a number of key groups and committees, including as chair of the RIBA

Housing Advisory Group, the DCLG Design Advisory Panel and the NHBC Foundation Expert Panel, and was formerly a member of the Government's appointed Challenge Panel that provided advice for the Housing Standards Review.

Speaking about his election von Bradsky said: "It is a particularly interesting time to be taking over as chair of The Housing Forum. With housing as high on the political agenda as it has ever been in recent decades and a government committed to stimulating supply. I look forward to building on our past success, and to being a

central part of this dynamic organisation in the years ahead as its members adapt to new policies and commercial pressures."

He succeeds Ben Derbyshire, managing partner at HTA Design LLP, who oversaw a 30 per cent increase in membership of The Housing Forum during his tenure.

Chief executive of The Housing Forum, Shelagh Grant welcomed the appointment saying: "Andy brings to The Housing Forum a wealth of knowledge and experience, and a clearly evident passion for placemaking, sustainability and design excellence in housebuilding."

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## COMMENT



# Passing new Housing Bill has been a high-stakes game

Patrick Mooney of Mooney Thompson Consulting comments.

**T**he controversial Housing & Planning Bill limped its way through Parliament as the Commons and Lords played a high stakes game mixing Ping-Pong and Dare, to determine the final detail of this important legislation.

It has revealed deep policy disagreements between the government and much of the housing sector. Terrie Alafat, chief executive at the Chartered Institute of Housing (CIH) blamed the problems on insufficient time being allowed for consultation while the Bill was being drafted.

As the government was forced into a series of embarrassing concessions and climbdowns, the Bill's impact could still be deep and last for years even after some policies have been watered down.

Lord Kerslake, whose last job was as head of the civil service, emerged as an unlikely sergeant major for the government's opponents in the House of Lords. He has taken on the role of champion for social landlords and tenants alike, making speeches and tabling motions as well as turning up in the BBC studios of Radio 4 to explain his misgivings with the proposals. And he has had some notable successes.

## Disputes

This is not what we have come to expect from someone Lord Kerslake, but the government appears to have decided it wanted to avoid becoming embroiled in a long-running dispute with the housing sector. Perhaps it wanted to avoid a repeat of the conflict which has afflicted the health and education sectors. It has also come at a politically sensitive time in the run-up to the European referendum.

The government is trying to preserve its position on always making work pay and restricting social housing to those who really are in the most need. Its opponents believe they are going too far and as a result the policies are divisive and extreme. Housing providers and their tenants who are trying to make ends meet have been caught in the middle.

Concessions to allow the granting of 10 year tenancies for all new tenants (double the original proposal for a maximum five year tenancy), as well as introducing a taper for higher rents for better off tenants did not prove as popular as Ministers hoped. Rules forcing councils to sell off high value properties to fund Right to Buy discounts for housing association tenants have also proved highly contentious.

The influential Public Accounts Committee waded into the dispute, criticising the Depart-

ment for Communities and Local Government for only producing vague assurances over how the scheme would work.

Pay to stay, which would see the rents for better off tenants increase to market rent levels, has also been the focus for dispute, with the Lords pushing for an increase in the household income levels when the policy kicks in and reducing the rate at which rents will increase.

## Treasury influence

Housing professionals had hoped that when Greg Clark was appointed as Communities Secretary in place of Eric Pickles, they would be getting an easier time of it with a less combative politician. They have been sadly disappointed, but the responsibility possibly lies elsewhere – in the Treasury.

The Chancellor of the Exchequer has taken a bigger role in deciding housing policy as he squeezes the welfare benefits budget and moves the bulk of government funding for new housing into various building for sale schemes.

Lord Kerslake hinted that the Treasury had blocked a deal to give councils more influence over the forced sales policy and how the proceeds should be used. At least the government's changes over tackling rogue private landlords have been less controversial.

## Unlawful lettings

The government indirectly suffered another setback in its efforts to encourage local authorities to amend their housing policies with a landmark defeat in the High Court. A West London council's policy to reserve 20 per cent of its lettings for 'people in work' was found to be discriminatory and unlawful by the High Court.

The judgement found that Ealing Council's allocation policy, which favoured households that were working 24 hours a week, indirectly discriminated against women, the disabled and older people.

This outcome could have a significant impact on other local authorities, particularly those in the capital where councils at Barnet, Bexley, Westminster and Hammersmith & Fulham have introduced similar policies.

Commenting on the High Court ruling Melanie Rees, head of policy at the Chartered Institute of Housing, said "Councils need to be really alert to the threat of legal challenge and should be carefully monitoring the outcomes of their changes to allocation schemes."

## Disadvantaged

Two families had argued that Ealing's scheme put women, disabled people and older people at a disadvantage because they are much less likely to be able to work 24 hours a week.

Figures quoted in the court judgement showed a reduction in lettings to disabled people since the scheme was implemented in 2013. Disabled applicants made up 13.5 per cent of those who obtained lettings in 2012 but only 10.6 per cent of successful applicants for 2015.

"I conclude that the working households element of the scheme amounts to unlawful indirect discrimination under the [Equality Act 2010]," the judge said.

The judge also found the scheme breached the European Convention on Human Rights and the Children's Act.

It follows a number of judgements that have found councils' allocation arrangements unlawful since the 2011 Localism Act gave local authorities more freedoms to change their schemes.

## Mergers

There was better news for the government with the announcement that more large housing associations are proceeding with planned mergers. The chancellor believes that the larger landlord bodies will deliver more new housing and lower operating costs, with fewer chief executives commanding six figure salaries.

The latest mega merger being discussed could see Sovereign and Spectrum in the south and south-west combine to form a 56,000 home landlord. But it will not have escaped eagle-eyed readers that this and other planned mergers (involving L&Q, Hyde and East Thames and the Circle and Affinity Sutton) all see the current executives staying in senior positions.

It also remains to be seen what, if any, role tenants will have in deciding whether this series of mergers go ahead.

Meanwhile the government is actively considering removing many regulatory powers or influence which councils have over housing associations operating in their area. This is another measure to get associations' spending off the public sector balance sheet.

It all boils down to another hectic period for social housing. Implementing the new housing law and dealing with the welfare benefit changes will provide a stiff challenge. Let's hope that the sector responds positively and successfully.





## Meet Fenman House, King's Cross' next major residential building

Following the launch of heritage development Gasholders London and the completed apartment schemes ArtHouse and The Plimsoll Building, work has begun on site for the latest residential project at London's Kings Cross, Fenman House. Designed by award-winning architects Maccreeanor Lavington for lead developer Argent, the 50 apartments for sale in Fenman House will add to the already established residential quarter around Lewis Cubitt Park.

The first building to front Lewis Cubitt Park, Fenman House's facade will feature a continuation of the detailed brickwork used on neighbouring residential buildings Roseberry Mansions and Saxon Court, also designed by

Maccreeanor Lavington. The building's main elevation of 14 storeys is connected to an eight-

**"Drawing inspiration from the industrial heritage of Kings Cross, Fenman House is a modern interpretation of local industrial structures from the Victorian era, such as the Granary Building to the south of the site."**

storey podium to form an L-shaped structure, with views of green – over either the new Lewis Cubitt Park or, to the east, Jellicoe Gardens.

Drawing inspiration from the industrial heritage of King's Cross, Fenman House is a modern interpretation of local industrial structures from the Victorian era, such as the Granary Building to the south of the site. The robust exterior is softened by glazed brick decoration, tall framed windows and elegant dark metal detailing. Fenman House, named after a famous steam locomotive operating in the 1950s from King's Cross, will have interiors by Johnson Naylor, a residents' roof garden and concierge service.

Richard Lavington, Partner at Maccreeanor Lavington said: "Fenman House will complete the mixed tenure block formed of Saxon Court and Roseberry Mansions as originally conceived, and provide space for a new café or restaurant at



## NEW DEVELOPMENTS



ground level that will open onto Jellicoe Gardens, a new public green space. The building will also include a roof garden designed with Tom Stuart Smith."

"Fenman House is the latest phase in the continuing King's Cross success story. The area has become popular with buyers who want high-specification new homes, lovely public realm, schools, amenities and outdoor space"

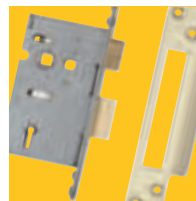
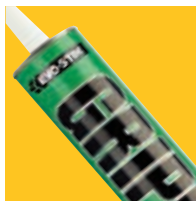
Priya Pannu, Partner at property consultancy Knight Frank, comments: "Fenman House is the latest phase in the continuing King's Cross success story. The area has become popular with buyers who want high-specification new homes, quality public realm, schools, amenities and outdoor space, all within a central Zone 1 London location. The total regeneration of the area has had a significantly positive impact on property prices to date, and high quality commercial space and retail offerings, such as the forthcoming Coal Drops Yard, will further cement this area as an established hub for residents and businesses."

Fenman House will provide 75 high quality apartments in total, and will complete in late 2017.

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## EMPTY HOMES

# The number of empty homes hits lowest level since records began

New figures show that the number of empty homes is now at its lowest level since records began. This equates to a drop of over a third from 318,642 in 2004 to 203,596 in 2015.

The government has introduced a number of measures to get homes that have stood empty for years occupied again.

These include:

- Rewarding councils for bringing empty homes back in to use through the New Homes Bonus – since April 2011, councils have been allocated over £4.846 billion for providing new homes
- Providing over 704,000 additional homes, bringing over 106,000 empty homes will be back into use and providing 271,000 affordable homes
- Giving councils the power to increase Council Tax on empty properties
- Introducing charges on certain ownership to prevent residential property being held through companies left empty
- Ensuring Capital Gains Tax is due on gains made by foreign owners who sell residential property here in the UK (much of which is left empty); this means the same rules apply

to residents and non-residents

The Government is determined to provide more homes to give hard-working families across the country the chance to realise their ambition of home ownership.

It has committed more than £20 billion over the next five years to help meet its ambition to provide 1 million new homes.

This is on top of Right to Buy being extended to 1.3 million people, shared ownership properties being made available to a much larger number of people and 200,000 Starter Homes being provided at a minimum 20 per cent discount for first time buyers.

Figures also show an increase in the number of owner-occupied homes in the past year, after seven years of decline, starting in 2007.

The downward trend in ownership is continuing to level out after a fall from a peak of 69.5 per cent in 2002 to 62.5 per cent in 2015 and 62.8 per cent in 2014.

The Government states that it has got the country building again – with the number of new homes up by a quarter in the last year alone, the highest annual percentage increase in net additional homes for 28 years.

Housing and Planning Minister Brandon

Lewis said: “We are turning around the housing market and making sure the best use is made of all housing including empty homes.

“We are very clear that a house should be a home which is why we have taken action to stop homes being bought up and left as an empty investment.

“And we’re taking forward the boldest ambition for housing in a generation, doubling the budget so we can help a million more people into homeownership, while delivering a bigger, and better private rental sector.”



## ROYAL DOCKS TRANSFORMATION

# Mayor proposals to further transform Royal Docks to generate £16 billion for capital's economy

Proposals to further transform the Royal Docks and deliver 24,000 new homes and 60,000 jobs have been announced by the outgoing Mayor of London, Boris Johnson MP.

In the 19th and early 20th centuries, the Royal Docks in East London were at the very heart of London's commercial success, acting as a hive of industry and attracting trade and people from all over the world.

The Greater London Authority (GLA) has been working hard to restore the Royal Docks to its former glory and the area is currently enjoying an incredible transformation. Chinese developer ABP has secured planning permission for a large financial and business district at Royal Albert Dock that will create more than 20,000 jobs, and generate £6 billion to the London economy. Construction work will start on site later this year alongside two new hotels which are already underway. The Silvertown Partnership has started restoring the iconic Millennium Mills at Silvertown Quays and will eventually deliver a

new development including creative workspace, exciting new brand buildings and over 3,000 homes.

The Docks are also set to benefit from major transport infrastructure projects such as Crossrail and new crossings over the Thames, such as the Silvertown Tunnel.

Now, the GLA is building on that success by launching a consultation on proposals to transform further parts of the Docks and adjoining Beckton Riverside to become a world-class business destination as well as an area that has the capacity to deliver thousands of new homes for Londoners.

Boris Johnson MP, said: “This part of London was once a global standard-bearer for trade and industry and we are already bringing about a new era of prosperity with exciting schemes transforming Royal Albert Dock and Silvertown Quays. Now we want to take that success to a new level and transform further parts of the Royal Docks,

capitalising on the potential of Crossrail and other transport infrastructure improvements to deliver more of the homes and jobs London so urgently needs.”

A planning framework for the Royal Docks and Beckton Riverside focuses on releasing surplus industrial land and intensifying other sites, which City Hall believes will open up further developable land on the north banks – potentially leading to the delivery of 24,000 homes and 60,000 new jobs.

Sir Edward Lister, Deputy Mayor for Planning, said: “With careful planning, the potential exists to build on the work we have already done at Royal Docks and deliver tens of thousands more homes and jobs.”

Detailed modelling carried out at City Hall, which includes linking 13 Opportunity Areas, showed for the first time how a minimum of 203,500 homes and 283,300 jobs could be delivered over the next 20 years.

## EVENTS

**Energy Efficiency: lessons & solutions**  
22 June, Edinburgh  
[www.cih.org/eventsfinder](http://www.cih.org/eventsfinder)

**CIH Housing Conference & Exhibition**  
28 - 30 June, Manchester  
[www.cihhousing.com](http://www.cihhousing.com)

**UK Construction Week**  
18 - 20 October, Birmingham  
[www.ukconstructionweek.com](http://www.ukconstructionweek.com)

**The Build Show**  
18 - 20 October, Birmingham  
[www.ukconstructionweek.com/build-show](http://www.ukconstructionweek.com/build-show)

**Grand Designs Live**  
19 - 23 October, Birmingham  
[www.granddesignslive.com/nec](http://www.granddesignslive.com/nec)

**London Build Expo**  
26 - 27 October, London  
[www.londonbuildexpo.com](http://www.londonbuildexpo.com)

**Homes**  
16 - 17 November, London  
[www.homesevent.co.uk](http://www.homesevent.co.uk)

**Ecobuild**  
7 - 9 March, London  
[www.ecobuild.co.uk](http://www.ecobuild.co.uk)

**kbb**  
7 - 9 March, London  
[www.kbb.co.uk/visit/kbb-london-2017](http://www.kbb.co.uk/visit/kbb-london-2017)

## CIH Housing Conference & Exhibition 28 - 30 June

The future of the housing sector warrants much speculation. It is looking to be a huge year for housing, and at the CIH Housing Conference & Exhibition you can be sure to be at the heart of the debate.

How can we improve the 'housing' brand? How will the sector adapt to the extension of right to buy, or the rent reductions in social housing? At the show, these questions and more will be explored, opening a window towards facing

and identifying solutions that can make a real difference.

Housing 2016 is the largest housing-focused event in Europe and 2015 saw record numbers of delegates and visitors through its doors. Speaking of the previous year, Brandon Lewis MP, Minister of State for Housing and Planning, said: "I was pleased to see a focus across the conference on encouraging young people into the housing industry and thank you for organising an

opportunity for me to speak with housebuilders about this issue."

The conference spans three days, examining the social, political and economical climates affecting the sector. At Manchester Central, from the 28 - 30 June, The Chartered Institute of Housing 2016 Conference & Exhibition promises more innovation, ideas and inspiration than ever before. Find out more on page 31.

## UK Construction Week 18 - 20 October

Over 1,000 exhibitors will congregate at the NEC Birmingham, on 18 - 20 October 2016. Joined by an estimated 24,000+ building and construction industry contractors and professionals, UK Construction Week is set to be an unmissable opportunity for all in the construction industry to connect.

Visitors can choose from a wide range of features, from seminars, to demonstrations, debates, discussions and much more, creating a stimulating environment for both visitors and

exhibitors to enjoy and network.

Consisting of Timber Expo, Build Show, Civils Expo, Plant & Machinery Live, Energy 2016, Smart Buildings 2016, Surface & Materials Show, HVAC 2016 and Grand Designs Live, UK Construction Week will span five halls of the NEC catering for the entire spectrum of the industry from architect to installer.

The National Exhibition Centre in Birmingham is the UK's largest and most versatile

venue, boasting a long tradition of highly successful events, spanning not just the building and construction industry, but also a multitude of leading events in the UK, providing the perfect setting for this prestigious event.

With support from trade associations and partners from across the industry, including some of the leading knowledge providers and research bodies UK Construction Week is on course to deliver a relevant, useful and profitable show experience for all who attend.

## netMAGmedia team raises over £1,500 for charity

On 9 April, a large team from the people behind Housebuilder & Developer took part in the Royal British Legion Major Series, a demanding 5K course full of military obstacles and thick mud, to raise money for the Kids Cancer Charity.

Wading through muddy streams, 'stencil trenches', crawling under barbed wire, aquaplaning down a 50ft water slide and negotiating a number of other obstacles, completing the course with only minor scrapes and bruises.

To view more pictures of the team or to sponsor them, visit [www.hbdonline.co.uk](http://www.hbdonline.co.uk) and enter the reference number 22446.



## BREXIT

# Survey finds UK house builders divided over Brexit

Michael Thirkettle



Almost half of England's housebuilders are unconcerned about the possibility of Britain leaving the EU, according to a survey recently, however a significant number have concerns.

The survey of 389 owners or directors of house-building companies was carried out for leading property consultants McBains Cooper by Morar Consulting.

The companies were asked whether they were worried about the impact Brexit would have on their business in terms of restricting their ability to recruit from abroad through EU freedom of movement rights. Housebuilders have often recruited from EU countries because of skills shortages in the UK.

Overall, 49 per cent of respondents said they were not worried about EU withdrawal, though a significant minority – 31 per cent – said it did concern them. However, a sizeable proportion (20 per cent) said they were unsure.

In terms of regions, firms in London were among the most anxious – 38 per cent of companies surveyed in the capital were worried about Britain withdrawing from the EU.

Last week, Deputy Mayor of London Stephen Greenhalgh warned that London risks losing the large numbers of European construction workers it needs to build new homes if Britain leaves

the EU.

In other parts of England, those most worried about Brexit were the North East (41 per cent) and the North West (38 per cent). Regions showing the least concern were the West Midlands (61 per cent), Eastern (60 per cent) and East Midlands (56 per cent).

Michael Thirkettle, Chief Executive of McBains Cooper, said: "This survey will make interesting reading for the 'leave' and 'remain' campaign groups.

"Many of the companies surveyed are smaller businesses and it seems that Britain withdrawing from Europe is not an issue for most of them.

"London firms may be among those more worried about Brexit because, more than the rest of the country, the capital is in the middle of building and infrastructure boom which requires skilled workers from the rest of the EU. In this scenario, a Brexit could lead to a fall in house-building in London, hitting the prospects of those wanting to get on the property ladder."

"For areas such as the North East, the EU has been a huge source of inward investment. Fears over the impact on skills shortages of a Brexit are also likely to be mixed with concerns over the impact that this loss of investment will have on the regional economy and, in turn, the demand for new houses."

## FIRST-TIME BUYERS

# Size of a housing deposit needed by Bristol first-time buyers jumps by 860 per cent

Research conducted in Bristol has found that the deposit needed by first-time buyers is now almost nine times greater than in 1996, even after inflation has been taken into account.

The average price for the cheapest 25 per cent of properties in Bristol today stands at £160,000 – compared to just over £57,000 in 1996 (in today's money). The typical deposit needed in 1996 was 5 per cent of the value of the property – or nearly £3,000. By comparison, the average deposit in 2015 stood at 18 per cent of the property value, or £28,800 on average. The combined effect of higher prices and a larger deposit required has led to the vast increase in deposits needed and risks making the city unaffordable for new buyers.

The Mayor for Homes campaign is calling on Bristol's next Mayor and Council to take the action needed to end the city's housing crisis by building more homes. That is why Bristol City council has been asked to set up an independent agency with a clear remit to deliver over 2,500 affordable homes by 2021. By providing land to this agency and working with local housing

associations, housebuilders and business groups, it is hoped the next Mayor can take the decisive action needed to deliver affordable homes and bring prices under control.

Statistics from the National Housing Federation show that between 2011 and 2014 the city of Bristol built 4,600 fewer homes than needed. This has pushed prices up, with the average house now costing £235,547 and average monthly rents reaching £814.

Nick Ballard from Acorn Communities said: "Excessive house prices and deposits push more and more people into the private rental sector and keep them there. With demand far outstripping supply, private landlords have tenants over a barrel and can charge extortionate rents knowing that we have nowhere else to go.

"With rent increases of 25 per cent in four years this cannot continue. It is believed that Bristol's next Mayor will be judged on their response to the housing crisis and significant delivery of affordable homes is crucial."

Kat Hart, External Affairs at the National Housing Federation said: "This generation of

Bristolians is struggling to get a foot on the first rung of the housing ladder, with the average buyer now having to scrape together an impossible £28,800 compared to a fraction of that just 20 years ago.

"Bristol is a vibrant and diverse city but such increases in housing costs put its future as a great city to live at risk. That's why we're calling on the next Mayor to put housing at the top of their to-do list and take the decisive action needed to bring prices under control."

David Ingerslev, Chairperson, Bristol Supported Housing Forum concluded that: "If people who are renting could buy homes, they would free up private rented homes which would allow more people to move out of Bristol's supported housing pathway. Homeless hostels and supported housing are full and move-on has reduced.

"The knock-on delays are preventing homeless people getting off the streets and preventing people from leaving dangerous or unstable living situations. Bristol desperately needs more homes. The only viable solution is to build more homes."



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## STAMP DUTY

# Mixed reaction to stamp duty hike

According to The Council of Mortgage Lenders (CML) research landlords rushing to beat the stamp duty hike sent mortgages up 59 per cent in March. The CML estimates that gross mortgage lending reached £25.7 billion in March, driven by a surge to beat the second property stamp duty surcharge deadline. This is 43 per cent more than in February when lending totaled £18 billion.

Commenting on new research, commissioned by Haslams, which indicates that buy-to-let investors remain confident despite the recent changes, The firm's Head of New Homes, Mike Shearn said: "Although research by the National Landlords Association (NLA) has suggested that over half a million, previously-let properties could come to the market to be sold as a direct consequence of changes in taxation, research among our landlords has shown that an overwhelming majority (93 per cent) are in fact looking to maintain or increase their buy-to-let portfolios over the next two years.

"The majority of those surveyed are typical of the buy-to-let market in the UK, with most (69

per cent) owning one to two properties, producing valuable income and capital gains, which they regard as an integral part of their

wider investment portfolio."

The online survey of 400 buy-to-let investors took place between 14<sup>th</sup> and 31<sup>st</sup> March 2016.



Mike Shearn

## FUTURE BRICKLAYERS

# Pupils have a go at bricklaying in Barnet

Helping young people get a first hand feel for housebuilding David Wilson Homes invited 16 schoolchildren to help with some bricklaying while visiting their development in Barnet.

David Wilson welcomed pupils from Queenswell Junior School to its Barnet development, Oakwell Grange to give them the chance to learn about what happens on a building site.

During their visit site manager, Paul Hewitt explained both the importance of site safety and the different jobs involved in housebuilding. The

school group, aged seven to 10, tested their skills by having a go at laying bricks and being given a tour of the show home.

Explaining why schoolchildren are encouraged to see what happens on a building site Senior Sales Manager at David Wilson Homes North Thames, Glenn Copper said: "We look to invite local schoolchildren to our developments whenever possible as we want to give them the chance to see what happens on a building site. The visits are an excellent opportunity for the children to have a go at a skill, which they probably won't

experience in the classroom such as bricklaying. We also take time to teach children about site safety to discourage them from viewing building sites as potential playgrounds and to show them the dangers which exist."

Headteacher at Queenswell Junior School, Spencer Clayton said: "The children had a fantastic time at Oakwell Grange learning about what is involved in building new homes. It was a great experience for them to see a housing development first-hand and being able to have a go at laying some bricks was a particular highlight."

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# Industry movers

The latest movements and appointments within the housebuilding industry

## BIDWELLS

**B**idwells is further strengthening its planning team in Chelmsford with the appointment of Lisa Skinner, at Partner level with more than 20 years' experience. Lisa has a wealth of experience working in the public and private sectors and has worked across a range of residential, commercial, mixed-use, educational and community-use projects. She is a former employee at Andrew Martin Associates (now Capita Symonds). Lisa has also appeared as an expert planning witness on numerous occasions including attendance at the High Court. Lisa is an active member of the RTPI and has sat on the Planning and Policy and Resource Committee. Lisa said: "I am really pleased to be joining Bidwells at such an important time."

## ACTAVO



**I**nternational engineering solutions company, Actavo, has announced the promotion of Roger Hastie to CEO of Actavo Structural Division. The division combines the companies formerly known as Eventserv, Roan Building Solutions and Deborah Services Hire and Sales. Previously, Roger served as divisional director of Deborah Services Hire and Sales. With over three decades of experience in the sector, Roger has spent the last six years with Actavo playing an integral role in tripling the company's turnover.

## FAIRGROVE HOMES

**D**erbyshire-based housebuilder and Custom Build specialist, Fairgrove Homes, has officially appointed Vanessa Gregory as its new Sales & Marketing Manager. Originally joining Fairgrove less than a year ago as Sales & Marketing Administrator, Vanessa's 20 years' experience in the property industry was quickly noticed within the team. The skills and knowledge she'd learned working for such companies as David Wilson Homes, Bovis Homes and Peveril Homes among others, certainly helped secure her swift move up the ladder at Fairgrove. Fairgrove MD, Steve Midgley, said: "Vanessa is a brilliant member of our experienced sales team here at Fairgrove and her impressive industry knowledge and understanding were evident from the beginning."

## DAVIDSON HOMES



**G**reg Locke, former CEO of David Wilson Homes, and most recently at Linden Homes, has joined the board of Davidsons Homes as a non-executive director. Greg has considerable experience in the sector having held senior management roles with a number of the major players throughout his career. Davidsons group managing director, James Wilson, said: "I'm delighted to welcome Greg to the board."

## LCP

**L**ondon Central Portfolio (LCP), is delighted to announce the appointment of Richard Crowder, an experienced FTSE 250 Chairman, as a non-executive director of its quoted residential funds. With extensive experience in structuring businesses, growing securities, banking, investment and advisory, Crowder will support the funds' executive leadership team, providing a valuable independent overview and expertise from a wide range of investment styles and portfolios. Crowder is a key appointment for LCP, who will be listing the shares for its latest multi-million pound property fund later this month.

## CRL



**S**tructural defects insurance specialist CRL has bolstered its senior management team with the appointment of a business development director. Mark Griffin has joined the CRL team to accelerate the company's ambitious growth plans and to provide operational leadership across the business development function. The 45-year-old has spent more than 11 years in senior roles at NHBC.

## ERIC WRIGHT GROUP

**T**he Eric Wright Group has appointed Karen Hirst, currently development director at Salford City Council, as a board director to work within its property development business – Maple Grove Developments. Karen, who has been involved in many of the city's high profile regeneration schemes, including MediaCityUK, Salford Central and Port Salford, has 26 years' experience in the sector. Her last four positions have been directorships, including the Welsh Development Agency, Central Salford Urban Regeneration Company and a private developer. She joins the firm in a newly-created position, building on the success of Maple Grove in Lancashire by extending the development portfolio beyond the county.

## WILLIAM DAVIS



**H**ouse hunters look to make their next move to William Davis Homes' Grange Park development will be welcomed by a new sales consultant. Joining the flagship Loughborough development from the HBF (Home Builders Federation) five star rated housebuilder is Karen Buck, an expert consultant with senior level sales experience in residential and luxury properties. Karen will work alongside Grange Park's existing sales team of Stephanie Holland and Claire Bryers at the busy development.

## RUDRIDGE

**C**live Summerfield has joined civil engineering and groundwork material specialist Rudridge as a Regional Director. Clive has a vast range of experience in the building industry, beginning his merchant career in 1982, and has worked for Keyline for the last 17 years as both Branch Manager at Basingstoke and Reading, and as a Regional Director for the South West and Wales since 2008. He brings with him a wealth of expertise to support the Rudridge team. Clive said: "I'm really excited about the new opportunity and challenge. The Rudridge family is a successful, high performing team and I am really looking forward to supporting my new colleagues in my role as the Regional Director."



## NOTTINGHAM HOMES

# Building a Better Nottingham to see council deliver over 100 more new homes

Work is about to begin on the next phase of Nottingham's council housebuilding programme, with over 100 new properties being built, as part of the Building a Better Nottingham scheme.

The programme, being delivered across the city in partnership with Nottingham City Homes (NCH) and Nottingham City Council (NCC), will see the construction of 60 bungalows contributing to a commitment to build 100 new bungalows by 2019. In addition further homes will be built on the site previously home to Morley School on The Wells Road in St Ann's.

The bungalows will offer quality homes for older people or those with mobility issues, enabling them to move into suitable accommodation while remaining in their own community.

Being built on 10 sites, the project forms the second and third phases of the empty property programme, to repurpose disused sites in the city:

- 10 bungalows and a communal unit which will form an independent living scheme on Conway Close in St Ann's
- 21 bungalows will be built on Oakford Close in Broxtowe
- 23 properties are due to be built on both

Hazel Hill and Hazel Hill Crescent in Bestwood Park.

A further 19 properties are being planned for Aslockton Drive, Colesbourne Road, Gautries Close, Meadowvale Crescent, Middlefell Way and Ragdale Road. Details of these properties are yet to be determined, subject to planning.

In addition to the new bungalows, Nottingham City Homes will be transforming the former Morley School site. Work will commence early in the summer to provide 39 high quality sustainable homes with 6 bungalows and 33 two and three bed homes.

Richard Whittaker, Head of Development at Nottingham City Homes, said: "We're committed to creating homes and places where people want to live. We've already transformed a number of neighbourhoods across Nottingham and these two projects really highlight the mix of properties in the whole programme. From much-needed family accommodation to bungalows and independent living schemes, it's about delivering homes that local people need."

Nottingham City Homes has appointed local contractor Robert Woodhead Ltd to deliver both projects, which will be carried out by the Woodhead Living team.

Craig Pygall, Construction Director of Robert Woodhead, commented: "We're delighted to be working with Nottingham City Homes again to deliver high quality sustainable, safe and secure homes built by local people for local people. We believe that by investing in new homes, we are investing in the local community, building pride throughout Nottingham. While we're on site we will mirror the council and NCH's commitment to working with the local community and engaging them in our progress as we go."

These developments form part of the wider Building a Better Nottingham scheme, which has so far seen almost 150 new council homes built across Nottingham with nearly 400 further properties due for completion this year.

Councillor Alex Ball, Executive Assistant with responsibility for housing at Nottingham City Council, said: "Our Building a Better Nottingham housing programme is helping to transform communities, creating homes to meet the needs of our residents. The scheme is also providing a number of employment and training opportunities for local people through the council's employment hub, as well as supporting local businesses wherever possible."

## MIXED-USE REGENERATION

# Green light given for major council build-to-rent scheme in Barking borough

The London Borough of Barking and Dagenham has resolved to grant planning consent to developer here, advised by planning and development consultants Icen Projects, for a flagship build-to-rent development in Barking. It is one of the largest consented build-to-rent developments in the UK.

The UK's flourishing build-to-rent sector is set to revolutionise the rental market by providing contemporary homes, services and facilities tailored to modern-day renters.

The scheme will deliver 597 homes specifically designed for rent, as well as public open space and 493 sq m of flexible commercial space on 3.88 acres of the nine-acre Abbey Retail Park in Barking town centre.

The decision followed an officer's recommendation for approval and will now be referred to the GLA. It will also be subject to the developer's and the council's agreement of the Section 106.

The scheme will serve as a catalyst for the local economy and make great strides towards delivering the council's and the Mayor of London's ambitions to regenerate Barking – as set out in the Barking Town Centre Housing Zone programme.

Ian Anderson, Executive Director at Icen Projects, said: "This is a flagship build-to-rent scheme in a borough that wants to do business and is fast emerging as a major growth opportunity area."

"Barking is a council and a community willing to embrace change. To receive no objections at all on a major scheme is unheard of but testament to the quality of the scheme and the collaborative approach between the project team, the council and community stakeholders. We hope it encourages other developers to invest in Barking, as well as attracting new people to the area to live and work."

In 2014, Icen Projects secured planning

consent for a new Sainsbury's superstore on the remainder of the Abbey Retail Park. Work to deliver the new store, which will provide up to 450 jobs on completion, is now well underway.



# A modern classic set in Kent parkland



## Case study by David Mote

Inspired by one of England's greatest architects, John Nash and renowned landscape gardener, Humphry Repton, Sundridge Park is now an exclusive development of townhouses, apartments and detached homes. All of which are set in 275 acres of Kentish parkland.

Approached along a half-mile driveway and nestled between two renowned golf courses, Sundridge Park was once a home owned by nobility and frequented by royalty.

Over the last 200 years, Sundridge Park has experienced numerous uses including being a favourite haunt for King Edward VII and Napoleon III. It was also briefly a popular English country hotel.

Today's Sundridge Park homeowners are still living in a place of enormous historical importance and timeless classical architecture, where every detail has been carefully considered

to provide a feeling of refinement and tranquility. Residents enjoy a luxurious modern day lifestyle in a community, which includes 14 townhouses, 25 apartments and two exclusive detached properties, all designed to be light, open and airy.

### Modern traditional

Millgate's approach to the architectural design at Sundridge Park was to create a 'modern traditional' style and marry the classical and timeless exteriors with how people expect to live their lives today.

Their vision was to create modern homes in the context of a great historical house and its gardens. The discrete and secluded location also gave the houses and apartments their own identity while still enjoying the benefits of the park and local golf clubs. When planning the develop-

ment, it was also essential that the homes enjoyed views of the gardens.

With strong and unique historical connections, classical architecture, which would complement the existing mansion, seemed a natural choice. The properties were, therefore, designed with sweeping Georgian style frontages and classical proportions. Soft buff brickwork and off-white stucco facades also sit comfortably within the surroundings.

However, before work could begin a 1950s block had to be demolished and cleared. The development was also designed to hide parked cars beneath the properties so that the central tree-lined avenue created a green space between the two main buildings.

The houses have hallways that offer plenty of storage and the first-floor drawing rooms open onto a wide balcony with views across

*Continued overleaf...*



the gardens.

The four-storey Tower House, one of two detached residences, was originally designed as a folly within the Repton landscape. Both this and the detached mansion, Wyatt House, feature classical style columns, while the rear southern facing facade of the apartment building has an open portico of terraces, screened by a colonnade of narrow order columns. In this way, period features are incorporated into the contemporary architecture, with understated detail that respects the nature of the setting.

Throughout the whole scheme, the very best materials have been chosen and combined with outstanding interior specification that ensures every home at Sundridge Park is both luxurious and functional.

### Bespoke interiors

The classical architecture of Sundridge Park is reflected in the homes' decorative kitchen, drawing room, hall, dining room and bedroom cornices. Internal walls are painted while ceilings to all rooms are smooth, and again painted throughout.

Millwood internal design partner, Alexander James Interiors has individually designed the interior of each home to reflect the architectural character of the property and to harmonise with their surroundings.

The interiors are carefully planned with a meticulous eye for detail and quality. They also aim to help maximise the full potential of a property by introducing bespoke designs, and homes are tailored to the owners' particular requirements. Millgate, supported by Alexander James, provides each homeowner with a dedicated designer who guides them through the interior design project from start to finish. This ensures the design is delivered to a high standard, with a completed finish that ensures the home completely ready for occupation when the owners move in.

All internal joinery is traditionally crafted. This includes the solid front doors with chrome furniture and the internal doors with a combination of solid and three-panel glazed design.

Bedrooms feature Tisettanta or Charles York fitted wardrobes with an Elm veneer, chrome hanging rails and internal ironmongery. All rooms also feature painted architraves and skirting.

### Comprehensive electrical system

Each home also features a comprehensive electrical system, which includes recessed down lighters, switch plates and sockets, chrome dimmer switches and shaver sockets in en-suites.

All halls feature a photoelectric smoke detector with mains operated smoke detectors on landings and in communal hallways. Properties also have a multi-locking system to their front doors, door entry to the apartments is via a video entry handset, and all properties, including





garages, are pre-wired for CCTV.

## Landscape

Humphry Repton, the pioneer of landscape gardening, first visited Sundridge Park in 1793 to advise on the removal of several trees. However, as documented in his 'Red Book' of design proposals, which he produced for then estate owner, Edward Lind, he immediately saw that this unique site had enormous landscape potential.

The landscape at Sundridge Park became one of Repton's early masterpieces, turning the then run down estate into an elegant gentleman's family residence.

In the gardens open spaces are designed with extensive flower borders, carefully manicured terraces and parkland.

Many of the existing trees and shrubs were planted in the 18th century by returning English explorers and are still thriving today. The formal terraces that had survived from the days of Repton have now been extended to create a courtyard of gardens where residents can relax.

The extensive landscaped grounds now include large green lawn areas, small private gardens and areas of seclusion, which are being fully restored to their original glory. The gardens also feature bollard lighting and low energy lanterns with sensor and override switches.

Residents can also enjoy a game of tennis on the tennis court situated to the west of the

development, close to the terrace gardens.

## By far the biggest project yet undertaken

Millgate has a reputation of building homes in the most desirable locations and these can range from prestigious mansions to luxurious apartments. But each development is different.

At Sutcliffe Park, as Millgate's Marketing Director, Jonathon Cranley explained: "This was by far the biggest project we have undertaken. Not many developers would have taken on the project.

"Even the gardens and garden wall are listed so it has been a labour of love. But it is such a fantastic location that we felt we had to do it justice and create something special."



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## NEW DEVELOPMENTS



## Plans for 350 new homes to regenerate London's Nine Elms

Plans for over 350 new homes as part of the Nine Elms regeneration scheme on the South Bank have been given the go-ahead by Wandsworth Borough Council. The impressive plans for the high-profile site, submitted by joint developers Bellway and L&Q, represent a significant urban extension to the 510 homes being built by Bellway at its current development The Residence, adjacent on Ponton Road, Vauxhall.

The approved plans for the new joint-venture development at 46 Ponton Road, a central site in the 195 hectare Nine Elms masterplan, include the delivery of 357 high quality one, two and three bedroom apartments, available to purchase through private sale or shared ownership. In addition, commercial space will be built as part of the plans, bringing new retail and lifestyle amenities to the area for local residents. Ponton Road benefits from a prime location, to the south of the Nine Elms regeneration area, adjacent to the railway viaduct and the future location for Covent Garden Flower Market.

Designed by London-based architects Patel Taylor, the new scheme is a visually-distinctive trio of buildings, benefiting from exemplar architecture that will become a positive addition to the Wandsworth skyline, as well as an attractive and appealing focal point for Ponton Road. The six separate tower blocks, reaching 10 and 13 storeys, take their design influences from New York brick architecture and more locally from

Victorian Chelsea mansion blocks.

The buildings will be interspersed with attractive courtyards and landscaped open spaces, culminating in an impressive public realm that links with the new Linear Park and provides direct access to the riverside and Battersea Power Station.

Speaking about the new homes, Cllr Ravi Govindia, leader of Wandsworth Council, said: "Bellway and L&Q's partnership to bring over 350 new homes to Wandsworth is fantastic news for our community, and the plans will dramatically transform this site into an attractive place for people to call home. We look forward to seeing the development progress over the coming months, and welcoming new residents to the borough, and to this fantastic new scheme."

Ian Gorst, Managing Director of Bellway Homes Thames Gateway division, said: "The new site at 46 Ponton Road will be a fantastic addition to our current development The Residence, and is an exciting new chapter in the extensive regeneration of the area. We are delighted with the approved designs, and we are confident the new development will become an integral part of the growing neighbourhood and open up Battersea as an exciting place to live. We're looking forward to getting started on site and working with L&Q to deliver much-needed housing in the capital."

Jerome Geoghegan, Group Director of Development and Sales at L&Q, said: "We are

delighted to be able to collaborate once again with Bellway and to be involved in such a high profile regeneration scheme as Nine Elms on the South Bank. 46 Ponton Road is a key site in providing vital London housing, and the impressive modern design and landscaping will help to make this an attractive place to live".

Pankaj Patel, Director of Patel Taylor, said: "The integration of innovative new housing, animated commercial spaces and attractive public realm will draw residents, businesses and visitors alike into the local area, helping to activate this new neighbourhood. The securing of planning permission is testament to the considerable effort and commitment to design excellence of the project team and we look forward to working with Bellway and L&Q to deliver this exciting development."

It is anticipated that construction work on the former industrial warehouse site will begin later this year.

Situated close to Vauxhall station, the new development enjoys a great location boasting a range of amenities, including those being built at Battersea Power Station, or it is a short journey by public transport into Clapham or to Oxford Street. Transport options are extensive, making the new homes ideal for commuters. Work has already begun on the extension to the Northern Line, with two new stations close by for even swifter commutes.

## RETIREMENT HOUSING

# Lack of suitable properties prevents London downsizing

More than four in 10 Londoners aged 55 and over believe there is a lack of suitable accommodation in the capital to downsize to, according to a YouGov poll conducted on behalf of McCarthy & Stone.

The retirement housebuilder said that 43 per cent of respondents felt this way, but 32 per cent were either currently considering downsizing or contemplating it for the future.

It is expected that the older generation will be the fastest growing demographic in London with the number of over 65s anticipated to rise from 980,000 to 1.2 million over the next 10 years.

The research comes as McCarthy &

Stone launches a London manifesto for housing in later life, which the company sent to all London boroughs and the mayoral Greater London Assembly candidates ahead of the London elections.

McStone has made specific policy recommendations to boost retirement housing supply in the capital. They include:

- Developing stronger London-wide and local planning policies across the 32 boroughs to support retirement homes delivery across all tenures
- Giving retirement housing equivalent status

to affordable housing to help provision and encourage new entrants into the sector

- Requiring local authorities to identify suitable sites for retirement housing in local plans

Commenting on the survey results McCarthy & Stone CEO, Clive Fenton said: "These survey results reflect what we have suspected for some time. The growing and changing housing requirements for older Londoners is one of the most important challenges facing the capital and it is vital that new housing supply meets the needs of our ageing population."



Clive Fenton

## APPRENTICES

# Redrow presented Apprentice Employer of the Year award

(L-R): Express & Echo editor Patrick Phelvin, Redrow Regional Director Keith Miller, Councillor Andrew Leadbetter, Redrow Apprenticeship Manager Keith Lovelock, and special guest Judi Spiers.



Redrow has been awarded 'Apprentice Employer of the Year' at the 2016 Express & Echo Business Awards. The award recognises organisations which go the extra mile to help their apprentices succeed and are inspirational role models for other employers.

Redrow was awarded 'Apprentice Employer of the Year' for its Apprenticeship Programme, which is proactively developing and driving the number of apprentices into its business in a bid to address the shortfall in the number of skilled trades people in the South West.

Speaking about the award Redrow Regional Director (West Country), Keith Miller

commented: "We're delighted to be recognised for our dedication to our apprentices – we believe they are the lifeblood of the business, as they form the future supply chain of workers, future site managers – even future directors. We were up against some really strong contenders in the awards category, so this is a huge achievement for Redrow.

"Young people bring fresh ideas, energy and enthusiasm to the workforce, and we're proud to have an Apprenticeship Programme that helps develop young talent and increase business productivity. We'd like to thank the judges for this recognition and look forward to welcoming

many more apprentices in the West Country as we support the Redrow pledge to take on 100 apprentices in 2016."

Since its launch, Redrow (West Country) has recruited a total of 30 apprentices across its office, commercial and technical departments, as well as trade apprenticeships for its new homes sites. Redrow has 130 trade apprentices across the country, and over 160 apprentices in total enrolled in programmes such as business administration, commercial and technical. Offering their range of apprenticeships, Redrow has been recognised as a top 100 apprenticeship employer for by City & Guilds for three consecutive years.



## RETIREMENT SECTOR

# Audley launches Mayfield Villages to meet modern retirement living gap

**A**udley Retirement, the luxury retirement village operator, has launched Mayfield Villages as part of an ambitious five-year growth plan to meet a critical market gap. Following the recent growth of Audley in the premium sector and the acquisition of Audley by the Moorfield Audley Real Estate Fund (MAREF) for £170 million, the company has been assessing further growth opportunities.

Mayfield is designed to address a growing demand for high-quality, modern housing with facilities and flexible care in the mid-market. Formed as part of the company's plans to double its coverage in this sector of the housing section £200 million will be invested in Mayfield Villages

over the next five years.

Recognising that a significant gap existed, and that there were 4.5 million potential customers in this part of the market, Audley undertook extensive research to determine the potential for contemporary mainstream retirement accommodation. The result is the launch of Mayfield Villages.

The company believes that the new venture will tap into major socio-economic changes in the UK, including longer life expectancies. This trend will see an increase in the number of older people with a desire to continue their existing lifestyles in modern, attractive and secure environments, whilst maintaining their independence.

With the cost of apartments starting from £200,000, potential Mayfield residents will be likely to own family homes worth £200-£400k. Mayfield will purchase sites for two villages per year over next five years, amounting to 2,500 units over the next five years and bringing retirement village living to a broader demographic.

The size of Mayfield properties will range from one-bed units of approximately 525ft<sup>2</sup> to 775ft<sup>2</sup> for two-bedroom apartments. The villages will provide health clubs including swimming pools, restaurants, and fitness rooms, as well as care available on site. Mayfield customers can use the facilities on their doorstep, as well as enjoying their own homes and independence.

CEO of Audley, Nick Sanderson explained: "The demand versus supply for high quality retirement housing has long been an issue in the UK market, with the desire to downsize simply not being met with enough quality options. The

Nick Sanderson



more research we did, the more we realised there was a lack of contemporary, aspirational and secure retirement properties with flexible care provision in the middle section of the market that needed to be addressed. The growth potential for the retirement village sector is huge, and allowing older people to downsize from family homes into properties better suited to both their current and future needs frees up homes for others, creating much-needed movement in the property market. Mayfield represents the next stage of development for our business. It is an exciting step forward in meeting this growing demand with high quality housing and facilities across the whole market."

## AVANT HOMES GRADUATE SCHEME

# Avant Homes celebrates first graduate from innovative sales advisor training scheme

**F**ollowing a six-month study and work experience course the first recruit into Avant Homes' innovative sales advisor training programme has graduated.

Jasmine Tubridy is the first trainee to qualify from the programme, which is unique to the housebuilding sector. The programme is designed to find and train talented and enthusiastic people who have no previous experience in new homes sales and prepare them for a successful career in the housing sector.

Explaining the importance of the programme Avant Homes' new graduate sales advisor, Jasmine Tubridy, said: "For me, this was an incredible opportunity to expand my current sales skills and grow within the company. Taking part in the training programme, especially with Avant Homes, which has a reputation for focusing on excellent customer service, was such

an exciting experience and I would like to thank them for giving me the chance to delve into the industry.

"I am looking forward to putting into practice everything I have learnt and helping people to find their dream home and building communities."

The Avant Homes sales advisor training involves a six-step programme combining classroom-based activities and 'on-the-job' training across Avant Homes developments in Yorkshire. The programme aims to develop and train promising sales advisors to become advocates of the Avant Homes difference, nurture and develop trainees' talents, enhance the customer experience and achieve sales. The programme's end result will create competent sales advisors who can confidently and efficiently direct customers from reservation to completion.

Commenting on Jasmine's achievement, Avant Homes' managing director, Mark Mitchell, said: "At Avant Homes we are committed to giving our customers the best possible home buying experience – from the quality of the property and the superior specification to outstanding customer service. Our approach to housebuilding is totally different to our competitors, so we felt that our sales training should be different too.

"Over the last six months, Jasmine has demonstrated confidence and enthusiasm in every aspect of her role and now possesses the skills required to become a highly competent sales advisor. We're very impressed with Jasmine's passion and eagerness to learn, and we're confident that she will enjoy a successful career with Avant Homes now her training is complete."

# SE Controls feels the power with Bristol's Electricity House development

**E**lectricity House, Crest Nicholson Homes' stylish city centre apartment development in Bristol is using an advanced smoke ventilation system from leading smoke and natural ventilation specialist, SE Controls, to help keep residents safe if a fire should occur.

Originally designed by acclaimed architect Sir Giles Gilbert Scott in the 1930s, the six-storey Grade II listed building has been converted into 85 luxury apartments, while ensuring that many of the original design features are retained or reinstated to enhance its art deco style.

The building's main atrium is at the heart of the SE Controls solution, as the smoke ventilation system is designed to vent smoke from the atrium in the event of a fire to ensure escape routes are kept clear.

To achieve this, SE Controls designed, installed and commissioned the system, which comprises 37 SHEVTEC® automatically controlled louvres, which are manufactured and tested in accordance with BS EN 12101: 2. The SHEVTEC® louvres also incorporate 'fall protection' to increase safety, as well as using IP rated external motors, which are essential to allow easy access for future maintenance.

A further 21 low level air inlet louvres and linear door actuators also form part of the system, all of which are controlled by a series of OS2 control panels with integral battery back up and fully compliant with the relevant sections of the BS EN 12101 standard.

SE Controls' Business Development Manager, Stuart Coote, commented: "Electricity House is a landmark building designed by an iconic British architect, so we're delighted to have played a part in this project.

"Smoke control and fire safety is not only a core part of our business, but



also an area we're very actively involved with via organisations such as the Smoke Control Association, FIRAS and British Standards, to ensure that design, manufacturing, installation and maintenance standards are constantly being maintained. Although this is important for the industry, the real benefit is for residents who rely on our systems for failsafe performance, if a fire should occur."

01543 443060 [www.secontrols.com](http://www.secontrols.com)

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## Designer Contracts strengthens team



**Designer Contracts** has announced a promotion and two new appointments to support its continued success. Brian Flynn joined the Thames Valley region last year and now takes on the role of area manager. Julie Burton also joins Designer Contracts as HR and H&S manager. Joining the company as sales manager for the South Midlands region, Sean MacLachlan has

extensive experience in the retirement living market. Designer Contracts has fully staffed offices and warehousing in 12 regions across the UK. For more information, visit the company website.

01246 854577 [www.designercontracts.com](http://www.designercontracts.com)

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## Diffusion and Vent-Axia join forces



British heating and cooling equipment specialist **Diffusion** has been acquired by the Volusion Group plc, a leading supplier of ventilation products to the residential and commercial construction market in the UK and northern Europe. A company with great British heritage, Diffusion has been manufacturing heating and cooling equipment in the UK for over 50 years

and is known for excellence. The company's product portfolio comprises a wide range of fan coil units, air curtains, fan convectors and general purpose heaters.

020 8783 0033 [www.diffusion-group.com](http://www.diffusion-group.com)

Enq. 108

## Around two thirds of Brits wouldn't consider working in construction, says survey



Construction plays a major part in the UK economy, as well as providing much-needed housing and infrastructure to the country, but is that how the public sees the industry? At a time when the construction industry has a shortfall of talent, the findings of the survey perhaps show the gap between public perceptions of the construction industry and the reality. A YouGov poll of 2,000 members of the public, commissioned by **Construction United**, measured perceptions and found that the vast majority would never consider a career in the construction industry, with just 17 per cent saying that they would give it thought. So why do so many people avoid the industry? The words Brits associate with construction may shed some light on this – when questioned, 68 per cent described the work as 'strenuous', and 58 per cent saw it as 'dirty'. Meanwhile, only 11 per cent think the industry is 'exciting'. The industry, however, is the driving force behind the biggest investment into British infrastructure since Victorian times. Construction United is a coalition of some of the industry's leading companies and experts, which flies the flag for all of the great things about the sector, while dispelling the myths and outdated perceptions the public may have about construction.

@ConstructionUtd [www.constructionunited.co.uk](http://www.constructionunited.co.uk)

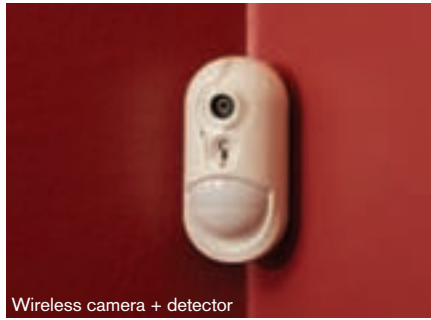
Enq. 109



# Ones to watch at Grand Designs Live



App for wireless security



Wireless camera + detector



Wireless touch screen keypad with mini swipe to arm/disarm

**A**.C.T. Excel installs future facing wireless security systems nationwide as well as providing 24 hour monitoring, app connection and after care servicing.

The company's wireless System 64 expands to 10 wireless cameras indoors and outdoors and 54 other wireless intruder and safety devices so no property is too large to protect. These compact and elegant wireless detectors are based on ground breaking UHF technology and combine several field-proven technologies.

The cameras send a five second video burst on activation or on demand using UHF radio (not Wi-Fi) from 400 metres to the panel and require no electric power, making the cameras genuinely wireless.

The easier your system is to use the more you will use it and arming and disarming your security system has never been easier. Use the ACT Excel app, press a button on the remote control, swipe the touchscreen keypad with a mini-swipe or send a text – your choice.

Use your app to arm and disarm from anywhere in the world. Receive video clip by email sent from your cameras on activation or on demand as well as receive email notification of all security and safety alerts.

Packed with the latest wireless technology from the stylish touchscreen keypad to the discrete door contact measuring only 5mm high aesthetic design has also been at the forefront of production.

Wireless System 64 also incorporates wireless safety devices that send alerts for smoke, carbon monoxide, water leak, low temperature warning and medical alerts.

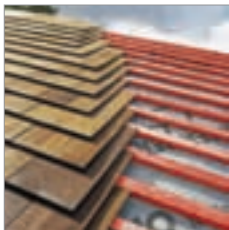
From the precision installation by one of A.C.T Excel's technicians through to its 24 hour monitoring alert centre and after care you can rest assured your security stays within the company's four walls with no "sub-out" anywhere.

If you miss A.C.T Excel at Grand Designs Live, the company will visit your home or business and provide a wireless security demonstration, survey and no-nonsense price there and then.

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Enq. 110

## Marley Eternit acquires John Brash



**Marley Eternit**, one of the UK's leading manufacturera of roofing systems, has announced its acquisition of John Brash & Co, the largest timber roofing batten provider in the UK. The deal will see the creation of an unparalleled roofing solutions player in the UK. In addition to roofing battens, John Brash also manufactures cedar roof shingles, non-slip

timber decking and timber scaffold boards. The entire John Brash business will become part of Marley Eternit, including the market-leading JB Red batten, being retained by the company.

**01283 722588** **www.marleyeternit.co.uk**

Enq. 111

## Vortice responds to ErP directive



With the ErP directive setting minimum performance criteria for ventilation, becoming effective from 1 January 2016, **Vortice** has reviewed and responded to these changes. The ErP Directive, which is European legislation, applies to products which can have an effect on energy consumption throughout their lifecycle, from manufacture, through use, and until

the end of their life. With ventilation systems falling under this category, Vortice has set out changes within many of its fan ranges to ensure all products are fully ErP compliant.

**01283 492949** **www.vortice.ltd.uk**

Enq. 112

## Polypipe an award finalist for fourth year



For the fourth year running, **Polypipe Ventilation** is pleased to announce it is a Finalist in the Housebuilder Product Awards Best Services Product category; this year for its Domus Green Line Rigid Duct Bends. The company won the award in 2015 with its Domus Radial Duct System and in 2013 with its Silavent Green Line HRX Mechanical Ventilation

with Heat Recovery (MVHR) system. Polypipe Ventilation is well placed to offer immediate, practical solutions to Building Regulations Parts F & L. For more information about Polypipe Ventilation, please visit the company website.

Enq. 113

## Ecobuild success for Saniflo



**Saniflo UK** is reporting a successful exhibition at Ecobuild. This was the company's second time exhibiting at the show and this year the focus was on the prestigious Kinedo range of shower cubicles with Kinedo Horizon and Kinemagic Design shower cubicles on display. UK Customer Services and Marketing Manager, Ann Boardman,


comments: "Ecobuild was a great success for us. Showcasing the Kinedo range comes at a time when we're noticing more specifiers, house builders and installers switching to cubicles from enclosures."

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Enq. 115



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 01335 361269 | [sales@fpmccann.co.uk](mailto:sales@fpmccann.co.uk)

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## The Solid Gear Hydra GTX Safety Shoe



Nowadays, good safety shoes are part and parcel of a day's work on site – just like good working clothes and quality hand tools. The **Hultafors Group's** new 'Solid Gear' brand – available through Snickers Workwear stockists in the UK – is revolutionising footwear on site – just look at the new HYDRA GTX trainer-style safety shoe. It's a highly technical

safety shoe that integrates modern design with best-in-class materials for water protection, durability and a sporty look. The unique BOA Closure System – used on many top-brand sports shoes – distributes the pressure of the fastened shoe evenly across your feet.

Enq. 117

## Snickers' ALLROUND WorkTrousers



The **Snickers' Next Generation Workwear** range consists of modern working clothes that combine amazing fit with hardwearing comfort and advanced functionality. The new ALLROUND WorkTrousers are the most modern product of their kind, with superior knee protection, built-in leg ventilation and a stretch gusset for extra freedom of

movement. Made from a hardwearing nylon 'Dobby Pro' fabric with Cordura reinforcements, they not only have a host of handy pockets, but extra features like an advanced side panel design that gives superior weight distribution when carrying tools and fixings.

Enq. 118



## Well fixed for fastenings

Leading construction connector manufacturer **Simpson Strong-Tie** has released an all new 'Nails and Screws' brochure for Spring 2016. Featuring a host of new products, the Nails and Screws edition consists of four sections: structural screws, corrosion resistant fastenings, Quik Drive collated screw systems and fastenings for use with construction connectors. As the range has been fully tested and CE marked, the brochure also includes mechanical properties as well as loading and performance information. Simpson Strong-Tie Sales Director, Jon Head explains: "We've significantly boosted our nails and screws portfolio to provide for just about every building application from steel frame construction to drywall installation. Our Nails and Screws brochure is packed with solutions to make life easier for building designers and installers alike – whether they work with timber, steel or concrete."

01827 155600 [www.strongtie.co.uk](http://www.strongtie.co.uk)

Enq. 119



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Enq. 121

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Enq. 122



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**STAND B3**



CIH Housing stand no B3

Enq. 123

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CIH Housing stand no P22/A

Enq. 124





# Celebrating 100 years of Housing

Housing 2016 is Europe's largest housing event. From 28-30 June, housing professionals from across the UK and beyond will converge on Manchester for three jam-packed days covering all things housing.

Falling just days after the EU referendum, there'll be a lot to talk about with big changes both within and outside the industry affecting the way we operate in the future.

2016 is going to be a huge year for housing. How will the sector deal with the affordable housing rent reduction, the extension of right to buy and deregulation – and what does the future hold? How do we improve the 'housing' brand? Join Housing 2016 in its centenary year to explore the biggest questions our industry is facing and make sure you are at the heart of the debate at Housing 2016.

Speakers include Andrew Rawnsley, Chief Political Commentator, The Observer and Isabel Oakeshott, Former Sunday Times Political Editor who will share their thoughts on what the future policy and legislative environment will look like. In addition there will be a session depicting eight years after the global financial crisis from Simon Rubinsohn, Chief Economist, RICS.

**"In addition to the main housing conference there are many other additional informative features at Housing 2016. New for 2016 is the Housing Management Theatre, where delegates will focus on the more practical side of key issues facing the sector, such as income management, resident involvement and estate regeneration"**

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New for 2016 is the Housing Management Theatre, where delegates will focus on the more practical side of key issues facing the sector, such



as income management, resident involvement and estate regeneration.

## Health, housing & social care conference

Returning to Manchester and aimed at professionals from social care, local authorities, extra care and housing, this conference will be focusing on solutions around the integration of health and housing, inviting organisations to showcase the good work they are doing in this area. This year the conference will run alongside the main programme on all three days and will be fully accessible to all delegates at Manchester.

Delegate of the Future is supported by Affinity Sutton, Incommunities, Stockport Homes, Wheatley Group and Wolverhampton Homes.

Following its very successful launch in 2015, delegate of the future returns this year. To ensure younger housing professionals from all housing disciplines have the chance to explore new ideas and hone their thinking, this ground-breaking initiative will see up to 1,000 housing staff, who have yet to attend the sector's flagship annual event in Manchester, offered a free conference pass for Thursday 30 June at Housing 2016.

Step back inside #thetreehouse16 fringe, in partnership with Wheatley Group. Back by popular demand, this year's treehouse fringe will once again provide a platform of innovative sessions delivered through the art of drama, music, debates and networking. The fringe will be located on the exhibition floor and is free to attend for all delegates and visitors.

2016 also sees the launch of a new partnership  
*Continued overleaf...*



with the CPD Certification Service, which means all sessions at Housing will be CPD certified, so everyone who attends the sessions can use the hours as part of their CPD requirement.

As usual the week will be kicked off on the Monday evening with the welcome to Manchester dinner, incorporating the Housing Heroes' awards. This year's event will be hosted by Gyles Brandreth. In addition to programme content, the exhibition promises to be busier than ever with over 300 suppliers present and taking part in a series of informative seminars through the Ideas Exchange.

Attending Housing 2016 will be the most useful three days housing professionals will spend out of the office, to listen and network with leading experts to help shape the housing conversation and debate a new reality.

### Reasons to attend CIH:

- The largest gathering of housing professionals in the UK – over 2,000 Chief Executives, Directors and Heads of Housing attended in 2015
- 65 per cent of the 7,943 delegates and visitors were involved in the purchasing of products and services
- Three days of interactive conference sessions, from leading sector speakers – and a firm fixture in the Housing Minister's calendar
- Over 300 exhibitors with a co-located exhibition from Procurement for Housing
- A truly national event – all of the G15 attended in 2015
- CIH is celebrating its centenary year. At Housing 2016 we want to recognise the achievements of the profession, and look forward to how we shape the industry over the next 100 years.
- Step back inside #thetreehouse16 fringe. Back by popular demand, this year's treehouse fringe, in partnership with Wheatley Group will once again provide a platform of innovative sessions delivered through the art of drama, music, debates and networking
- Launched in 2015, the Health, Social Care and Housing Conference is returning
- Following its very successful launch in 2015, Delegate of the Future returns. To ensure younger housing professionals from all housing disciplines have the chance to explore new ideas and hone their thinking, this ground-breaking initiative will see up to 1,000 housing staff, who have yet to attend the sector's flagship annual event in Manchester, offered a free conference pass for Thursday 30 June at Housing 2016.
- The event will continue to support people in housing – from start to finish – kicking off with the Housing Heroes awards and Rising Stars

Book your delegate place now. For more information visit [www.cihhousing.com](http://www.cihhousing.com), email [conferences@oceanmedia.co.uk](mailto:conferences@oceanmedia.co.uk) or call the events team on 020 7772 8333

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CIH Housing stand no G13

Enq. 125



## Heating and ventilation solutions



CIH Housing stand no D48

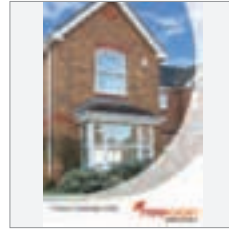
At the Chartered Institute of Housing's 2016 Exhibition, **Johnson & Starley** is exhibiting a comprehensive range of heating and ventilation products that meet the needs of housing associations, local authorities, housebuilders and contractors. Housing professionals involved in the specification of energy efficient H&V solutions will be able to discuss specific

project requirements with a company that has unrivalled experience in this market through countless installations of its warm air heating, gas condensing boiler and ventilation products.

01604 762881 [www.johnsonandstarley.co.uk](http://www.johnsonandstarley.co.uk)

Enq. 126

## New catalogue for Freefoam



**Freefoam** announce the launch of a brand new Product Catalogue. The new version contains the complete range of Freefoam products including PVC-U and PVC-UE fascia, soffit, rainwater systems, exterior cladding, interior panelling and decking. With over 2,000 product items, a clear concise catalogue is essential for Freefoam stockists to promote the range and its A5

compact format is ideal for building professionals roofline fitters and roofers to keep a copy handy with all the product information they need. The brochure can be downloaded from the company website.

01604 591110 [www.freefoam.com](http://www.freefoam.com)

Enq. 127

## Meet Kalsi Group at Housing 2016



CIH Housing stand no C60

**Kalsi Group** will be introducing its products and services to a new sector this summer. In a first for the low maintenance building product specialist it will be exhibiting at Housing 2016 at Manchester Central (28-30 June 2016). The Birmingham-based business will be challenging established players in the market with its Aquacel and rainwater product offering. The independent, family-run business is supporting its strategic growth plan with the opening of a new multi-million pound extrusion and warehousing facility in the West Midlands.

0121 693 0373 [www.kalsiplastics.co.uk](http://www.kalsiplastics.co.uk)

Enq. 128

## VMZINC for Cardiff bay development



Cardiff Pointe, a £250 million residential project in Cardiff Bay, has seen **VMZINC**® used throughout phases one and two. Scott Brownrigg's design specified standing seam facades and roofs in ANTHRA-ZINC® for homes which stand on the peninsula adjacent to Cardiff Yacht Club. Two 24 and 18 storey towers built on the north of the site cantilever

out over the water to provide added focus for the colour's visual aesthetic. Creating 640 homes over nine phases, the development will also include a public plaza.

01992 822288 [www.vmzinc.co.uk](http://www.vmzinc.co.uk)

Enq. 129

## When the roof becomes the facade



A striking zero carbon family home in Belgium has been clad entirely in clay plain tiles from **Marley Eternit** to give character to the minimalist design, meeting the planning requirement for a brick look but offering a long lasting and high performance technical solution. The clay facade forms part of the lightweight thin wall construction, adding to the

thermal properties whilst maximising the internal living space. Marley Eternit's range of clay tiles also offers impressive environmental credentials. To find out more, visit the company website.

01283 722588 [www.marleyeternit.co.uk/clay](http://www.marleyeternit.co.uk/clay)

Enq. 130

## Rendaboard and Weber Secure BBA



**Euroform** is delighted to announce that Rendaboard and weber-rend MT have been awarded a BBA certificate (Cert. No. 15/5228). The certificate relates to weber.rend MT Systems thin coat external renders applied to Rendaboard for use as ventilated and drained exterior wall panel systems on timber-frame and steel-frame buildings. Key factors assessed included

weather resistance, strength and stability, fire resistance and durability, with the board demonstrating its capacity to perform for a period in excess of 30 years. Rendaboard has also been tested for wind loading, soft and hard body impact and bond strength.

Enq. 131



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Enq. 132



# Cladding brings refreshed look to flats of the future

Danny Phelan, sales manager at Panel Systems, looks at how housebuilders are using innovative cladding materials to create modern, aesthetically pleasing multi-occupancy dwellings.

**T**here has been a great change in multi-occupational living over the past four decades, with some of the most significant advances occurring relatively recently. For instance, between 2002 and 2014, the proportion of people aged 16 or over who were single or divorced increased, leading to higher numbers of people living in single person households. There has also been a growth in adults who are not living as a couple and have never married or civil partnered, which rose to one quarter of adults (24.9 per cent). This is still the most common living arrangement for the 16 to 29 age group, where 71.6 per cent of people were found to be living alone.

This rise in smaller households is leading to a reinvigoration of the market for multi-occupational living, therefore presenting both a challenge and an opportunity for housebuilders. These companies are increasingly pushing the boundaries to make apartments more desirable and aesthetically pleasing.

The entire skyline of a city can change with the construction of a tall residential building, which is why it is so important to get the aesthetics

right. Architects have a preference to make them minimalistic and modern in appearance, and architectural cladding can help to create a clean, uncluttered design. The wide choice of cladding options means that housebuilders can experiment with various colours, textures, materials and decorative effects on cladding panels. These decorative effects are the reason for

**“The entire skyline of a city can change with the construction of a tall residential building, which is why it is so important to get the aesthetics right”**

architectural cladding’s great appeal for larger multi-occupancy apartments.

In urban areas, housebuilders often choose to clad buildings due to the acoustic and sound-proofing qualities for residents. There are also extensive benefits in terms of energy efficiency too, as the cold or warmth outside cannot penetrate the cladding system, and therefore the internal temperature within the apartment is

more consistent.

When it comes to aesthetics for city centres, architectural panels can provide a sheer, smooth facade. We have seen building designers use this to great effect for residential buildings, incorporating elongated horizontal cladding panels, which creates a modern take on the architecturally-proportioned ashlar coursing found on many historical buildings. This type of effect works particularly well with grey or stone coloured fibre cement panels, with the added benefit that it offers low maintenance. For developers looking for something even more contemporary, triangular, vertical or simply square panels are all possibilities. Choosing the most effective shape, material and colour for the facade depends on a number of factors.

## Energy-efficient buildings

Cladding panels offer a popular method of insulating a building, where insulation is integrated behind the cladding boards. Insulation can be selected in a range of grades and thickness, including materials which are



BREEAM approved and fire retardant. The result is that the facade can help to reduce the running costs of the building without loss of internal space.

Materials like fibre cement have captured the imagination of specifiers because of their wide choice of colours and finishes, combined with the ability to complement most other external envelope materials, making it a compelling choice.

Lightweight, strong fibre cement facade panels also give building designers greater freedom of expression because it avoids the need for heavy masonry-based internal supporting structures. The result is not only a building with a reduced carbon footprint, but one that is a closer reflection of both the clients' and architects' original vision. Aside from fibre cement's geometric possibilities, the material's visual appeal creates an architectural fusion between other commonly-used facade materials, such as timber and aluminium.

This was one of the reasons why fibre cement cladding panels were chosen by Great Places Housing Group for its Richmond Park development in Handsworth. The work was part of a £16.5 million redevelopment of two former council estates, and fibre cement was specified for both the existing and the new residential units. It comprised a development of 12 blocks of flats and 36 existing houses, which were overclad with rainscreen cladding.

**“Aside from fibre cement's geometric possibilities, the material's visual appeal creates an architectural fusion between other commonly-used facade materials, such as timber and aluminium”**

600m<sup>2</sup> of fibre cement external cladding was used on this project. To ensure the panels could be quickly and easily installed on site, they were cut to size to meet the project's call-off schedule. The rainscreen design incorporated high performance insulation, which was mechanically fixed to the exterior wall of the refurbished buildings to improve energy efficiency.

The type of fibre cement specified allows the texture of the material to show through, adding another visual dimension to the facade. The panels were specified in bluestone and azura, which provided a visual link between the older, refurbished properties, and new properties, creating a sense of continuity between the brick finish of the homes and the timber weatherboarding.

As multi-occupational living shows no signs of weakening and housebuilders continue to strive to use innovative cladding materials, there is great scope for the apartments of the future to be more aesthetically pleasing and visually interesting than ever before.

Enq. 133



# Balancing airtight sealing and ventilation

Peter Thompson, General Manager of ISO-Chemie UK, gives an insight into the trade-off between airtightness and ventilation when specifying sealing products.

The legal requirement to consider airtightness in building designs has been around since the 2006 changes to UK Building Regulations. This is the same for every version of the regulations that apply to all regions of the UK, whether it be England, Scotland, Wales or Northern Ireland.

The measurement for calculation air loss out of, or ingress into, a building is measured in cubic metres ( $\text{m}^3$ ), per hour (h), per square metre of building envelope ( $\text{m}^2$ ) and at a differential pressure of 50 Pascals (Pa) between internal and external air pressure. The back stop maximum leakage is 10, equivalent to  $10\text{m}^3 (\text{h.m}^2) @50\text{Pa}$ .

When designing to Passivhaus standards, this gets a little more complicated as they refer to airtightness in terms of changes of air per hour. This relates more to the cubic capacity of the building or room, rather than the surface area of the envelope of the building. Notwithstanding this, to give some comparison it is generally agreed that Passivhaus is looking for a goal of  $0.6\text{m}^3 (\text{h.m}^2) @50\text{Pa}$ , or less.

Initially, not too much notice was given to the requirement to have a maximum air leakage, as in reality an air loss of  $10\text{m}^3 (\text{h.m}^2) @50\text{Pa}$  could not really be called an airtight building, so the designs and detailing did not have to change radically to achieve it. However, building standards have progressed with the requirement to conserve more and more energy. Although the legal backstop of 10 has not changed the target air

leakage for SAP, separate target values set by the housebuilders themselves have both significantly reduced. This helps to save heat loss out of the building, thus requiring less use of heating systems to maintain a comfortable temperature within the building, and in turn leading to greater energy efficiency and lowering  $\text{CO}_2$  emissions.

This brings us to the question about air quality within the building. The more airtight we make our buildings the less fresh air we get into them through random unwanted gaps within the building fabric. Such problems can cause other issues for people with respiratory problems or young children, so proper ventilation is crucial.

**"The more airtight we make our buildings the less fresh air we get into them through random unwanted gaps within the building fabric. Such problems can cause other issues for people with respiratory problems or young children, so proper ventilation is crucial"**

'Build Tight, Vent Right' has been a popular mantra relating to building design, particularly to those concerned with the Fabric First strategy, rather than just throwing 'Eco Bling' at a building design to achieve the relevant Standard Assessment Procedure credentials. It is often argued that if by reducing air loss you then need to build-in designed ventilation, then why bother in the first place?

The answer, apart from the fact that legislation must be complied with, can be summed up in one word – control. It is the difference between controlled air loss, or ventilation, and uncontrolled air loss, draughts, which is the nub of the whole issue.

How is 'Build Tight and 'Vent Right' achieved? With regards to ventilation, this generally falls into two major camps - natural ventilation and mechanical ventilation. If you achieve an air loss of  $3\text{m}^3 (\text{h.m}^2) @50\text{Pa}$  or less, then it is a necessity to use mechanical ventilation. With an air loss of more than  $3\text{m}^3 (\text{h.m}^2)$ , it is generally considered that well designed



natural ventilation is sufficient for most domestic dwellings.

For unwanted air loss, it is generally acknowledged that the air loss between the junctions of windows and doors to walls, walls to floors and walls to ceilings accounts for more than 50 per cent of the air loss in a house. Other common factors of air loss relate to fabric of the building itself and the various holes knocked through the fabric for an assortment of reasons such as drainage, heating flues, electrical cables etc.

There are many products on the market claiming to be airtight seals. But the key is to use the correct products in the correct environment, and the extent to which they degrade over time. In addition if one of the major requirements of airtightness is to reduce heat loss out of the building, then thermal resistance to these air leak sources surely needs to be considered as well. Certainly just being airtight will reduce or stop heat loss by convection, but what about heat loss by conduction - often referred to as non-repeating thermal bridges?

The industry is starting to understand that airtightness is only half the story for the sealants. This is why the thermal insulation of joints between window, doors and walls is now included in the latest SAP calculations, where previously it had simply been ignored.

When choosing a suitable airtight seal, the full requirements necessary to create a long term solution must be considered. If it is simply to seal the edges or overlaps of an internal airtight membrane, then movement and thermal insulation are unlikely to be major factors to consider as any number of various stick on adhesive strip tapes are likely to be suitable. As there are technical differences between them, some specialist knowledge or advice is always helpful.

However, when sealing an actual construction joint between similar or different materials, it is





a different story. An illustrative example is the movement between joints created by the junction of different construction materials, such as windows to walls or walls to roof etc. Even joints between the same materials can move, such as brick or concrete expansion joints. The initial drying out of the building must also be considered.

**"In this respect, the differential movement between timber frame buildings and the external masonry facades is well researched and documented. But the different coefficient of expansion factors of different materials is less well known"**

In this respect, the differential movement between timber frame buildings and the external masonry facades is well researched and documented. But the different coefficient of expansion factors of different materials is less well known.

When selecting a suitable airtight seal for this type of application, installers must consider several factors to assess if it is correct for the type of joint to be sealed, based on:

- The need to accommodate movement



- Any need to allow for conduction heat loss, to maintain the thermal integrity of the abutting materials.
- The suitability of the active adhesive system for both initial application and long term use on the substrate.
- The potential for harmful emissions from the sealing materials and adhesives, and their effect on internal air quality.

An airtight seal therefore needs to be more than

just an adhesive tape. There is a bewildering range of options on the market. At first glance, they all look like they do the same or a similar function.

While this is true to a certain extent, there are many performance variables meaning some products are more suited than others – in the same way as timber frame construction methods are all not identical or suitable for certain situations.

Enq. 134

## Add shine to your wood with Osmo



For housebuilders looking to add a bit of shine to wooden floors and furniture this summer, Osmo UK, the eco-friendly wood and finishes expert, offers Polyx®-Oil Clear Glossy which provides a gloss finish and adds a touch of class to any room. Polyx®-Oil Glossy is extremely easy to apply. Simply brush on to the wood surface to achieve deep, long-lasting

penetration. After treatment the wood is strengthened from within and retains its elasticity. It becomes water repellent, stain resistant and hard-wearing, because it meets the wood's natural demands and does not crack, flake, peel or blister.

Enq. 135

## Sika provides airtight solution



Sika-Membran, from global building product manufacturer Sika, has enabled thousands of windows to be installed at a London dockland development with an airtight seal. Sika-Membran, is a versatile EPDM synthetic rubber waterproofing membrane, designed to provide an efficient method of sealing construction gaps in building facades. Thin and easy to

use on site, the system offers long term performance, and used in conjunction with Sika's SikaBond TF Plus N adhesive it offers an ultra-strong bond to create an airtight seal.

01707 394444. [www.sika.co.uk](http://www.sika.co.uk)

Enq. 136

# PAREX

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Enq. 137

# Product Focus

## PAREX

PAREX has launched a new surface treatment which provides a highly protective “lotus leaf effect” breathable, weather-resistant coating to protect against water, mould, mildew, and other forms of environmental staining. Environmentally-safe Paraguard is a water-based hydrophobic coating free of volatile organic compounds (VOC’s) which penetrates render, masonry and timber surfaces to protect facades, creating an invisible barrier to repel water and provide lasting, permanent resistance to contaminants. Paraguard is available in 4.5 or 22.7 litre containers or 1,000 litre intermediate bulk containers (IBC’s).

Enq. 138



## Premier School of Building

Premier School of Building is a correspondence school which specialises in distance learning courses for most managerial positions within the construction industry. The company has helped students for over 15 years to succeed in their chosen construction careers with a range of courses to allow students to add to and improve on their existing workplace skills. The courses offered include a range of single subjects such as Traditional Construction and they are designed to take three to four months to complete. The company also offers combined courses and a selection of project work incorporating quantity surveying duties such as estimating, measurement and valuations.

Enq. 139



## Permavent

Permavent’s expertise incorporates all aspects of roofing, which led to the development of the award winning Easy Roof System. A recent addition to this system is Soaker Singles. Developed using Permavent’s unique super seals and inspired by sister product Easy Soaker, Soaker Singles have been designed as neat individual soakers for use with all types slates, even at a pitch as low as 12°. These unique and patented super seals allow the soaker to be narrower and yet perform much better than any other soaker available. Soaker Singles are quick and easy to install, simply place one under each slate abutment.

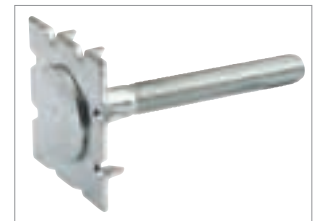
Enq. 140



## IronmongeryDirect

IronmongeryDirect has introduced an innovative new spiked timber fixing product to its range, designed to combat common joinery problems. The Joyner Bolt is a unique fixing which has been designed to overcome the shortcomings of traditional fixings, such as coach bolts and threaded rods. The bolt features an innovative square head so that it cannot be pulled through the wood as the joint is tightened, ensuring that the timber face won’t be damaged. In addition, it contains eight integral spikes to immediately grip and hold the timber. This ensures the joint will not become loose over time.

Enq. 141



## Canopies UK

‘FastFit’ by Canopies UK is a 48-hour, delivered-to-site service. With ‘FastFit’, the most popular products within the manufacturer’s door canopy portfolio 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. They are also delivered fully assembled and come complete with full fixing kits to make installation quick and simple, plus a comprehensive ten-year guarantee. What’s more, you can choose between The Dorchester, The Standard Royale or The Clarendon, all made to the highest standard and aimed at meeting your requirements.

Enq. 142



## Stone Supplies

Situated in the heart of the Cotswolds, Stone Supplies (Cotswolds) is a family owned and run business that has established itself at the forefront of supplying high quality Cotswold stone products for over 15 years. Operating from its quarry at Tetbury, the company provides building, landscaping and architectural products of the highest quality in a variety of natural variations which highlight the beauty of natural Cotswold stone. All of its products are suitable for a range of projects ranging from small extensions, conservation schemes, modern new build designs, listed buildings and the renovation of historic buildings.

Enq. 143





## Part Q compliance with no compromise



VELFAC composite windows, external doors and patio doors deliver the safety performance required by the new Part Q regulations, without compromising the contemporary, slim aluminium /wood frame. The VELFAC system also meets the exacting standards of UK Police flagship initiative Secured by Design (SBD), adding further value to any

residential or housebuilding project. To satisfy Part Q, the VELFAC system can resist damage inflicted by burglars using common tools such as crowbars.

01223 897100 [www.velfac.co.uk](http://www.velfac.co.uk)

Enq. 144

## Schueco doors meet PAS 24 standards



As part of an ongoing programme of security testing to PAS 24, Schueco UK reports an increase in the number of its sliding door systems that meet this police-approved standard. Newly qualifying systems include Schueco ASS 70.HI lift/slide double track, bi-parting and triple track doors, as well as the slide-only versions. Schueco ASS 70 FD and ASS 80

FD.HI sliding/folding doors have also been successfully tested. This announcement will be welcome news for specifiers and fabricators looking to deliver ultimate peace-of-mind to clients.

01908 282111 [www.schueco.co.uk](http://www.schueco.co.uk)

Enq. 145

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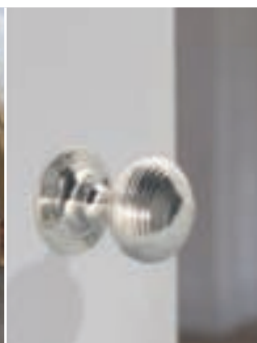
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Enq. 146

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Enq. 147

# Westbury launches brand new product in London

**W**estbury Windows & Joinery has recently launched its latest product, a brand new range of windows and doors that focus on excellence in both form and function, at The Building Centre and at its new office and showroom in Lambeth.

Company Director John Mumford has spent two years researching the latest technologies and materials in order to design and manufacture a product with the quality credentials to satisfy both customer and construction legislation, now and in the future. He explains: "We are driven by the desire to make windows that still look great 20 years down the line so our focus has been to design this product to a standard, not a budget. We are the only timber window and door manufacturer in the UK to build our products with a 115mm deep frame, and doors and sashes 68mm thick. We've combined technical features of continental design with British heritage aesthetics resulting in a range that looks traditional but has fantastic high-tech specifications"

Westbury's new and improved windows and doors are designed for double, triple and acoustic glazing in the same profiles and all available with traditional, deep moulded sashes, doors and glazing bars. They are fully certified PAS24 tested and Part Q compliant, extremely weather resistant with double welded continuous gaskets, and have whole product U values as low as 1.0 W/m<sup>2</sup>K.

Westbury takes pride in the fact that its products are totally British made in its technically advanced premises in rural Essex, right next door to the head office and flag ship showroom. Having just opened a second



showroom in London, and updated its exhibition stand at the Building Centre, Westbury welcomes both specifiers and end users alike at any venue. Contact the company directly to find out more about the latest product or to arrange a visit.

**01245 326 510**  
**[www.westburyjoinery.com](http://www.westburyjoinery.com)**

Enq. 148

## VEKA UK Group takes a stand on quality



Industry-leading systems supplier **The VEKA UK Group** is celebrating another successful stint at the popular FIT Show in Telford. More than 8,502 people visited the show over the course of the three-day event, and the Burnley-based company had a steady stream of interested visitors to the expansive stand. Representatives of the award-winning company unveiled a host of

new products and concepts, including a brand new Slide & Swing Window and Door which both offer a host of benefits such as optional triple glazing, low U-values and concealed hardware.

**01282 716611** **[www.vekauk.com](http://www.vekauk.com)**

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## Vent-Axia commended at The Energy Show



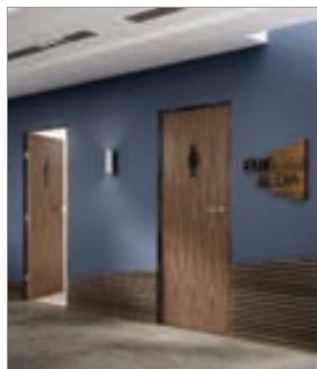
Leading ventilation manufacturer **Vent-Axia** is delighted to have been commended at the Energy Show 2016 Product of the Show Awards in Dublin. The company gained recognition in the Best Energy Efficient Product category for its unique, best in class Sentinel Kinetic Advance Mechanical Ventilation with Heat Recovery unit. Vent-Axia's Sentinel

Kinetic Advance impressed the judges through its exceptional energy efficiency and app control. The Sentinel Kinetic Advance provides energy efficient ventilation and pioneering control.

**0844 856 0590** **[www.vent-axia.com](http://www.vent-axia.com)**

Enq. 150

## PORTFOLIO Collection from Premdor, the Classic range



The exciting, new innovative PORTFOLIO collection of internal doors from **Premdor** consists of four themed ranges, comprising of Natural, Exotic, Contemporary and Classic. All are made in the UK using sustainable natural veneers engineered in Italy and all utilise Premdor's cutting-edge Veneer Match technology presenting real veneers with consistent grain and colour. Within the Classic range may be found Oak, Walnut, Ash and Durador, all crafted from the finest materials and each produced to the highest standard of immaculate finish. By combining rich, attention grabbing shades with timeless graining the collection will add sophistication to any interior decorative finish. The Oak Vertical door and the White Oak Two Stile model demonstrate the unique Premdor Veneer Match technology, as does Walnut Vertical and Walnut Two Stile both presenting a bold, rich, contemporary look. To complete the Classic range comes elegant Ash vertical and trend proof Durador with its simple clean grain pattern. The Classic collection is complemented by a stylish range of modern glazing designs, 30 and 60 minute fire door models, all supplied with PEFC chain of custody as standard. To see more of the PORTFOLIO collection, request a catalogue from Premdor.

**0844 209 0008** **[www.premdor.co.uk/portfolio](http://www.premdor.co.uk/portfolio)**

Enq. 151





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Enq. 155

## Temperature and humidity Wi-Fi loggers



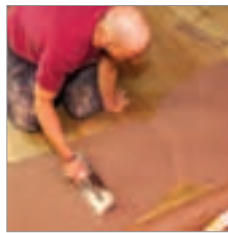
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recorded continuously and alerts sent by email and SMS if critical values are exceeded, thus enabling early intervention and prevention of costly and time consuming remedial work.

01420 544433 [www.testolimited.com](http://www.testolimited.com)

Enq. 156

## Setcrete provides perfect finish for pub



**Setcrete** High Performance levelling compound and wearing surface has been used in the refurbishment of the renowned Frankenstein pub and restaurant in Edinburgh. Contractors used the professional floor-levelling compound to create a sound, level surface for the installation of floorcoverings in the pub's newly created Bier Keller area. Setcrete

High Performance is a fast drying, fibre-reinforced, flexible levelling compound and wearing surface. It has been purposefully designed for use over plywood subfloors, as well as concrete and sand/cement screeds.

Enq. 157

## EVO-STIK launches tile adhesive



EVO-STIK, from **Bostik**, has launched a new, white floor and wall tile adhesive, ideal for use with ceramic, stone and porcelain tiles with no risk of show through. Setting in as little as two hours, the cement-based adhesive can be used to fix tiles to a range of materials including wood, concrete and plaster. Suitable for internal and external use the new adhesive

is S1 rated, meaning it offers enhanced flexibility and making it ideal for use with under-floor heating and other applications where there may be some movement and vibration.

01785 272727 [www.bostik.co.uk](http://www.bostik.co.uk)

Enq. 158

## Designer Contracts launch new ranges



**Designer Contracts** has launched new ranges into its extensive product portfolio. As carpet remains a staple flooring option for the home in 2016, the company has unveiled a number of new flooring collections. Meanwhile, in high traffic areas, such as hallways and kitchens, luxury vinyl tiles, fashionable laminates and vinyl continue to grow in popularity.

Peter Kelsey, MD of Designer Contracts said: "It is important that we stay in touch with changing consumer trends in order to ensure that we, in turn, provide our customers with the very latest products."

01246 854577 [www.designercontracts.com](http://www.designercontracts.com)

Enq. 159



## JDP offers housebuilders flooding solutions

The latest range extension of RAINBOX® Attenuation Solutions by water management specialists **JDP** is an essential partner for housebuilders seeking to minimise the risk to localised flooding and provide best practice SuDS. Through its technical design department JDP provides expert design, advice and support for projects involving Sustainable Urban Drainage Systems (SuDS) and ensures housebuilders and developers can maximise operational efficiency and effectiveness, comply with legislation and deliver solutions which are capable of dealing with the extreme volumes of rainfall, groundwater and surface water run-off. Getting it right at the design stage can not only lead to significant savings on installation, but also prevent failure and the additional costs associated with putting it right at a later date. The full flexibility of Rainbox creates bespoke and hybrid solutions to help protect homes, and the local environment.

0800 195 1212 [www.jdpipes.co.uk](http://www.jdpipes.co.uk)

Enq. 160



## Kährs joins 'nature-inspired' interior design

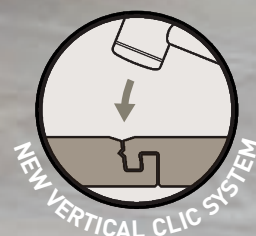
**Kährs** Oak Essex has been specified and supplied – by Wisbech-based Simply Interiors – throughout an award-nominated new-build development in Cambridgeshire, by Hatch Properties. Kährs rustic-contemporary wood floor design was chosen to reflect the homes' nature-inspired interiors and countryside setting. Kährs straw-toned Oak Essex, with its lively grain variation, contrasts with pale-toned fabrics, walls and cupboards, creating a warm natural backdrop throughout the stunning interiors. Kährs Oak Essex is a one-strip, brushed wood floor from Kährs European Naturals Collection. The sustainable oak design has a 'country' grain and the individual boards are bevelled along all four sides to accentuate the plank format. Kährs multi-layered construction – which uses hardwood down to the joint and fast-growing timber below – provides an eco-friendly surface and exceptional stability throughout all seasons.

023 9245 3045 [www.kahrs.com](http://www.kahrs.com)

Enq. 161



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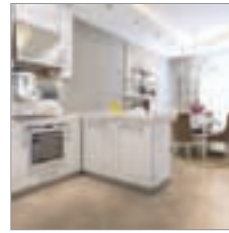
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## Primetex is Gerflor's great value GFT range



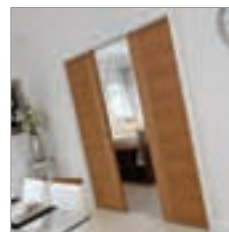
Primetex is **Gerflor's** new loose-lay, luxury vinyl flooring for residential housing. Great value and extra tough yet cushioned for comfort, it caters for the aesthetic needs of all housing projects and has the inspirational looks and quality of finish that home owners want. As Primetex is a loose-lay flooring with a patented, Gerflor Fibre Technology backing system it

enables fast, cost-effective installation and lowers remedial work for post-installation issues such as lifting, curling and bubbling. 100 per cent recyclable Primetex is 2mm thick and 15db acoustic.

**01926 622600** [www.gerflor.co.uk](http://www.gerflor.co.uk)

Enq. 163

## Easy to install pocket doors



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door situations with compatible sliding door hardware also available. Plus, the doors can be fitted after installation and decoration has been completed, avoiding any potential damage to the doors.

**01283 554197** [www.jbkind.com](http://www.jbkind.com)

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# Opening up designs and adding saleability with bifold doors

Hugh Moss, head of marketing at Reynaers, says innovation is continuing to make bifold doors a hot topic for housebuilders.

At this year's FIT trade show at The International Centre Telford, one thing was clear: the role that bifolds still have to play in the multi-million pound doors and windows industry remains an important part of housebuilders' businesses. Innovation was everywhere – including new types of finishes, different ways of ensuring thermal performance and, most importantly, the sheer size that folding sliding doors can now reach was on full display.

Latest figures from RIBA say the total average sizes in square metres of new-build three-bedroom homes being built across England is 91m<sup>2</sup> – and 88.9m<sup>2</sup> when we exclude London. It's obvious that as land is getting more and more expensive, new builds are getting smaller – meaning that housebuilders need to think of clever ways to maximise the space, and light, available.

**“A recent survey of architects showed that they see bifolds as an important trend in the current landscape. When asked ‘What is the most popular industry trend today in residential housing?’ one in five answered bifold doors”**

A recent survey of architects showed that they see bifolds as an important trend in the current landscape. When asked “What is the most popular industry trend today in residential housing?” one in five answered bifold doors. Our sales teams have reported that more housebuilders are recognising the added value and saleability that bifolds can bring to all styles of development too.

Generally speaking, bifold doors tend to be installed into relatively large openings. Housebuilders say that aluminium is an ideal material to use for the frames, as it expands and contracts no more than 1mm per metre. This means over the width of a 5m door, you might get 5mm of movement. On the other hand, other materials such as uPVC expand and contract up to 3mm per metre – meaning that same 5m door may have to accommodate 15mm of movement. It's not hard to see why uPVC bifold doors are much more likely to give operational problems than aluminium doors.

Housebuilders also say that the main factor in a good design for a bifold really stems from the frames. If they are thick and clumsy looking, less light is able to reach the interiors, as well as having a negative impact on the design. Slim

*Continued overleaf...*



aluminium frames with fantastic thermal breaks are now readily available and these ensure that the glazed area is maximised.

Operating systems and materials also play a role. Material with good structural stability, such as aluminium or engineered hardwood, will tend to minimise the risk of doors warping and sticking.

It's really important to look at the quality of the bifolds' components and how they perform in different scenarios such as varying weather conditions, their durability and how secure they are. Although many bifold doors may look similar, there are only a few that have recognised accreditations such as Secured by Design – the police initiative to guide and encourage those within the specification, design and build of new homes to adopt crime prevention measures in new developments and renovations.

There's also a variety of bifold door designs to choose between. The number of door leaves will be largely dictated by the size of the opening, but it is worth considering the benefits of choosing a design with a traffic door. Typically found on designs with an odd number of door leaves, the traffic door is a single door leaf that can be opened without unlocking the rest of the door leaves. Effectively operating just like a normal back door, this is convenient for quickly nipping out into the garden.

Bifold doors can typically open up about 90 per cent of the aperture, letting in lots of fresh air and really opening up a room. Patio doors by comparison will typically open up between 50 per cent and 65 per cent of the aperture.

Bifold doors are usually mounted on sets of



**"It's really important to look at the quality of the bifolds' components and how they perform in different scenarios such as varying weather conditions, their durability and how secure they are. Although many bifold doors may look similar, there are only a few that have recognised accreditations such as Secured by Design"**

rollers that carry the weight of the door and run in a track set into the floor. There are a few bifold doors where the door leaves are hung from rollers that run in a track across the top of the door. This can work well in isolation, but it is worth considering that as the top of the door frame is secured to the lintel above the door, the extra weight of the door suspended from the frame will be transferred to the lintel. If the lintel is not strong enough to carry this extra weight, there is the potential for catastrophic consequences.

Most marketing photos of bifold doors feature a door that has a flush threshold, meaning there is a continuous floor with no step between inside and outside. This can certainly be achieved, but it is worth considering that it is not unusual for bifold doors to come with a choice of as many as

four different threshold options. This is because there must be a trade-off between the height of the threshold and the level of weather resistance the door can offer. Flush thresholds won't be very good at keeping out draughts and the doors with the best weather ratings will have a higher threshold to step over. It's certainly worth considering how exposed the door will be to the elements, but most people find a compromise by using one of the intermediate thresholds.

It would seem that the bifolding door market is set to get more and more versatile in the future – so make sure you keep abreast of the latest innovations in this fast-paced industry. It's hard to see any reasons why the popularity of bifolds among specifiers, contractors and homeowners will decrease any time soon.

Enq. 167





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## P C Henderson shortlisted for award



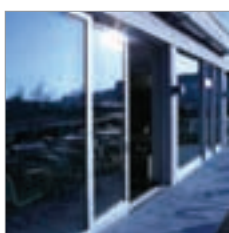
**P C Henderson** has been shortlisted in the 'Best Building Fabric Product' category at the Housebuilder Product Awards 2016 for its innovative Securefold Ultra sliding door hardware. Award winners will be announced at a gala lunch at Edgbaston Stadium in Birmingham on 29th June. P C Henderson's Securefold Ultra was shortlisted by the judging panel

looking for products that offer a solution to the challenges, regulations and standards facing housebuilders. The Securefold Ultra system can help meet the requirements of Approved Document Q.

0191 377 0701 [www.pchenderson.com](http://www.pchenderson.com)

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## Hueck's Volato M sliding system used



Leading European manufacturer of aluminium window, door and facade systems, **Hueck**, has reported an increase in demand from the high-end market, focused on superior weather tightness. The trend is highlighted by a number of recent projects supplied by the company, incorporating the Hueck Volato M profile system for sliding and lifting-sliding

windows and doors. Developed to integrate with all other Hueck systems, the Volato M allows for a wide variety of design options, providing a highly versatile solution for any project. For more information visit the company's website.

Enq. 171

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Enq. 173



## Vaillant: setting a new standard

**Vaillant** has responded to the needs of the new-build market with the launch of Home, the industry's most energy efficient boiler. Home is designed to deliver the highest possible efficiency ratings which will assist developers in exceeding their target emission rates. By incorporating the Home boiler into designs, SAP Assessors could see up to four per cent improvement on dwelling emission rates, allowing developers to reduce build cost with value added engineering. Available in Combi, System and Regular options, the range offers developers a comprehensive choice of options to suit all types of residential properties. In addition, Vaillant offers a wide range of intelligent heating controls which will further enhance the performance of the Home boiler range and appeal to the increasing number of homeowners looking for a connected home. The Home range offers unrivalled efficiency, high quality engineering and easy installation.

0845 602 0262 [www.vaillant.co.uk/home](http://www.vaillant.co.uk/home)

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## LG celebrates MCS approval for heat pump



LG has received MCS approval for its Therma V High Temperature heat pump. This model of the popular Therma V range of air to water heat pumps from LG can deliver hot water at up to 80 degrees C. The new high temperature version of the unit is ideal for projects where replacement of an older heating system with an air source heat pump is required.

The LG High Temperature unit is ideal for combining with hot water cylinders or thermal stores and has already been successfully linked with other renewable technologies including solar PV.

HVAC.marketing@lge.com [partner.lge.com/uk](http://partner.lge.com/uk)

Enq. 175

## Energy saving refurbishment with Remmers



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

as it has the highest level of insulation for given thickness of breathable systems. It is a complete system of fixing/insulation and finishing available in three board thicknesses.

01293 594010 [www.remmers.co.uk](http://www.remmers.co.uk)

Enq. 176

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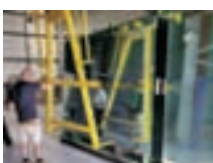
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# Material benefits

Mineral wool has long been the most popular choice amongst housebuilders, but there are other options which are as efficient in terms of both installation method and thermal performance. Bill Rumble, director of BillSave UK, which has been insulating homes for over 40 years, explains.



**W**e all want to live in a warm, comfortable home, and certainly for those who have just invested their hard earned cash in a pristine new build property, they want to be able to put their feet up and enjoy all the creature comforts it has to offer. To make this possible, housebuilders need to ensure insulation has been installed to the required specification, within budget and build timelines.

**“Insulation is a requirement of building regulations and so it should be, given that a properly insulated home can cut CO<sub>2</sub> emissions by up to 1,100g per year, not to mention reducing energy bills for the homeowner by up to £275 per year for a four bedroom detached home”**

Insulation is a requirement of building regulations and so it should be, given that a properly insulated home can cut CO<sub>2</sub> emissions by up to 1,100g per year, not to mention reducing energy bills for the homeowner by up to £275 per year for a four bedroom detached home. The retrofit market for cavity wall insulation has nosedived somewhat in recent years but for new homes, energy efficiency is top of the agenda and with increasing authority. However, builders should be aware that a new, larger energy

efficiency programme for existing homes has the potential to divert contractor capacity away from the new homes market when it launched in less than a year.

Mineral wool is by a long way the material of choice for cavity wall insulation. It has been for years. To briefly explain what it is and how it works, it's made of mechanically granulated spun glass or rock wool, which has been treated with a binder or water repellent during the manufacturing process. It's installed by trained technicians who 'inject' the material into the cavity via small holes strategically drilled in the outer leaf of the

building. It's quick to install, doesn't hold up the build programme, is effective and covered by a 25 year guarantee through CIGA (Cavity Insulation Guarantee Agency) providing the work has been done by a registered installer.

In terms of performance, a U-value of around 0.27W/mK can be achieved depending on the properties of the product specified and the width of the cavity. It's tried, tested, very cost effective and widely used so you might ask why you should bother considering anything else? Well, there is the school of thought that you shouldn't bother mending anything that isn't broken, but it

*Continued overleaf...*





makes good business sense to know what other materials are available and understand if they might be more suitable for your developments.

Expanded polystyrene (EPS) bead is a well known alternative to mineral wool and has many material benefits. It is less commonly used but is considered a premium option having a U-value of 0.23W/mK when filling a 100mm cavity. Installation can happen at any point after both leaves of the cavity wall have been built, right up to the roofline – meaning no stopping and starting in the construction process. On builds where slab insulation is used, as much as 12 per cent extra time can be wasted.

The beads themselves are about the size of a small pea and are combined with an adhesive when injected into the cavity to form a solid, breathable mass. The way this structure is formed means the gaps which occur naturally between the beads allow any water which makes its way

**“Installation for bead and mineral wool can be carried out in all weathers, but for industry guarantees to be valid, work must be done by registered installers. It’s worth mentioning as well that all materials used for home insulation must comply with BBA (British Board of Agrément) requirements”**

through the outer wall of property, to drain away freely – so retaining thermal efficiency.

Over the years, the home insulation industry has seen a fair number of accusations that cavity wall insulation causes damp in new homes. It doesn’t. Water cannot travel across insulation and therefore insulation cannot cause damp in homes, despite what some ‘experts’ might say.

EPS beads also provide excellent coverage in the cavity. They flow easily to fill the space effectively, getting neatly into all the crevices around doors and windows where cold spots can occur – a criticism levelled at some other forms of insulation. Then, when the adhesive bond is formed, a consistent barrier for temperature regulation seamlessly wraps the entire house.

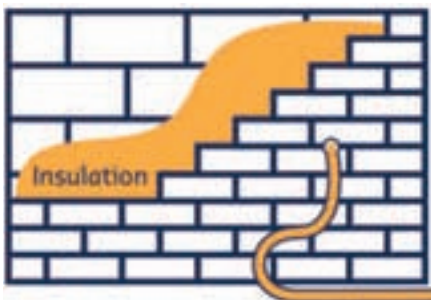
Looking at the bigger picture, both materials are viable options – as indeed is insulated board which some builders choose to use. Board is as thermally efficient as bead but its installation can slow down the construction process and it has site storage requirements too. Installation for bead and mineral wool can be carried out in all weathers, but for industry guarantees to be valid,

work must be done by registered installers. It’s worth mentioning as well that all materials used for home insulation must comply with BBA (British Board of Agrément) requirements.

We’re starting to see a rise in the number of housebuilders increasing insulation levels and as consumers become more clued up generally on energy costs, their expectations are increasingly high when looking to buy a new build home. By considering the different materials available you can provide education to your customers, telling them what material has been used and the thermal performance/energy savings they may be able to enjoy.

What products will be available in five or 10 years’ time? Well the energy efficiency industry is growing and new technologies are being developed all the time. While it’s likely insulation for our homes will still be a requirement for many years to come, there are other applications creeping on to the market now which could dramatically improve the thermal performance of buildings – and perhaps change the practices we’ve relied on for decades.

**Enq. 178**







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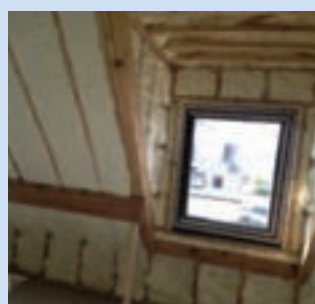
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Enq. 180

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Enq. 181



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Enq. 182



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## Bituchem is perfect for developments

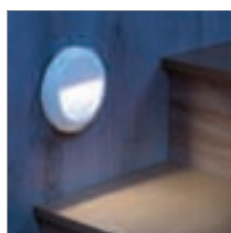


**Bituchem's** specialist hard landscaping material, Natratex Cotswold, can play a key role in the design of new housing developments, offering an attractive solution for pathways, driveways and roads. Based on the colour of Cotswold stone, which is growing in popularity for modern-build houses, Natratex is great for creating a matching landscape to the

surrounding buildings. Natratex Cotswold is as durable as it is attractive and has been specially designed to withstand regular pedestrian and light vehicular use. The material is resistant to cracks and potholes.

Enq. 184

## Stepping up: easy-fit low level light



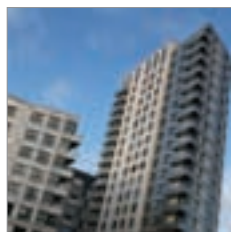
**Timeguard's** new range of super-slimline, LED step lights make it easy to add decorative and safety lighting on steps and decks. And because they are slim enough – 27mm – to be surface mounted there's no need to dig out the wall or make holes in decking. The surface mount back plates provide for fast terminal block connection, making them even quicker

and easier to install. The double-insulated luminaires do not require an earth. The new dark grey and white polycarbonate Timeguard Step Lights deliver from 20 to 24 Lumens of cool white light.

020 8452 1112 [www.timeguard.com](http://www.timeguard.com)

Enq. 186

## Sapphire creates innovative facade



**Sapphire** is scaling new heights with the successful completion of 772 linear metres of structural glass balustrades to residential balconies and roof terraces and vertical bar, railing style balustrades to internal stairways at Chatham Place in Reading. The development of around 180 new apartments, split over two high rise towers, marks the final phase of a multi-

million pound regeneration scheme which includes the town's tallest residential building at 19 storeys. The collection of properties at Chatham Place offers all the added-value benefits of balconies with beautiful glazed balustrades from Sapphire's Crystal range.

Enq. 188

## The perfect roofing panel



For durable, high quality roofing, **Norbord's** SterlingOSB Roofdek offers reliable and effective performance. Made from tongue-and-grooved OSB board and sanded to give a smooth surface, Roofdek is designed specifically for flat roof decking and pitched roof applications. Its tongue-and-grooved edging ensures structural rigidity and removes the need

for noggins or dwangs to provide support along the edges. It also prolongs the life of the roofing felt by removing wear and tear caused by movement between adjacent boards. Roofdek is made from Norbord's market-leading SterlingOSB3.

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## Innovative tile brings brindle quality to build



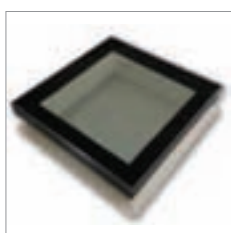
Self-builder Martin Hayward wanted his luxury self-build project to have the traditional appearance of a country home. He chose the Acme Mixed Brindle single camber clay plain tiles from **Marley Eternit** to give a weathered, aged appearance to complement the mixed blend of bricks. The Acme Mixed Brindle tiles have unrivalled environmental

credentials with the ability to achieve an A+ rating in the BRE Green Guide to Specification, BES 6001 Responsible Sourcing accreditation and certified carbon footprint data at product level.

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Enq. 185

## 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. All Jet Cox products are quality tested to the very highest standards.

Enq. 187

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Enq. 190

# Demystifying the myths behind working at height

Test your knowledge and make sure you know what the real threats are, says Stuart Linnitt, global engineered systems manager at Capital Safety, a 3M company.

The Health and Safety Executive (HSE) describes working at height as a leading cause of industrial injuries and death. Employers and employees are legally bound to take reasonable care to protect themselves and others from the dangers, and the HSE requires all employers to follow a hierarchy of control measures.

The first of these is to avoid working at height wherever possible. If that is impossible, the employer must use equipment and/or other measures to eliminate or minimise risk.

However, it can be difficult for an employer to know that their precautions are effective. This situation is exacerbated by the fact that there are many myths associated with working at height, some of which can actually reduce, rather than enhance, safety.

## Myth one: It's CE marked, so it must be safe

One of the greatest myths prevalent within the world of working at height is the belief that if

**"Too often, companies may focus on meeting minimum legislative or site requirements, without understanding the requirement of the task in detail. Really focused manufacturers will make sure they go well beyond this to improve performance, longevity, comfort and functionality"**

your personal protective equipment is CE marked then it must be safe to use. This can stem from a lack of knowledge and a desire to procure the cheapest solution. Too often, companies may focus on meeting minimum legislative or site requirements, without understanding the requirement of the task in detail. Really focused manufacturers will make sure they go well beyond this to improve performance, longevity, comfort and functionality, using parameters that exceed the compliance minimums.



## Myth two: All PFPS suit all jobs

Too few purchasers of personal fall protection systems (PFPS) actually understand how the equipment works, its capabilities and limitations. There is no 'one-size-fits-all' solution, and when PFPS is used incorrectly, the level of risk to those working at height can actually increase.

The increase in risk does not only stem from the equipment being inappropriate. For example, a worker using PFPS that he believes to be suitable, may be less vigilant around risks than he would be, if he knew the actual (low or non-existent) extent of protection.

In fact, while various systems are available, none is sufficient alone. The key systems are:

- **Restraint** — this holds the worker in place, leaving hands free, but is not designed to arrest a fall
- **Suspension** — suspension equipment lowers and supports the worker. Like restraint, however, it is not designed to arrest a fall, so additional measures are needed
- **Fall arrest** — this is absolutely required if there is any risk of a fall from height. Fall arrest systems only work when a fall actually occurs; most consist of a full-body harness with a shock-absorbing lanyard or retractable lifeline, an anchor point and a means of rescue
- **Rescue/retrieval** — this system is used to rescue a worker in the event of an arrested fall. Rescue/retrieval equipment can either facilitate self-rescue or permit rescue by co-workers or a rescue team. Devices include tripods, davit arms, winches and comprehensive rescue systems

Choosing the correct PFPS is, however, merely the first step. The PFPS must also suit the person using it; they must feel comfortable with the equipment, able to use it easily and it must not interfere with their work.





### Myth three: It's not necessary to inspect equipment before every use

PFPS must be stringently inspected and maintained; this is as important as choosing the right equipment in the first place. Regulation 12 of the Work at Height (WAH) regulations sets out duties for equipment inspection, and additional inspection duties apply under BS EN 365:2004, with recommendations given in BS 8437:2005 and the HSE's publication INDG367.

PFPS can degrade over time and suffer damage through impact, cuts, abrasions and so forth. Any equipment showing signs of wear and any that have suffered a high shock load should be discarded. Equipment should be checked before every use, ideally by the person using it. The few minutes it takes may save a life.



### Myth four: There's no need for specific training

Lack of training and/or operative understanding causes falls. The best PFPS in the world may not keep workers safe unless they are trained to use it. All employers should provide training tailored to specific tasks, and which goes beyond single pieces of equipment to encompass:

- Identification, elimination and control of potential fall hazards
- Regular inspection, use and maintenance of PFPS
- Carrying out the routine of a fall protection plan
- Compliance with applicable industry standards

The WAH regulations require anybody using the personal PFPS to be properly trained by a

'competent person', so every company should identify competent persons to oversee its fall protection plan, conduct appropriate training and ensure all employees are properly prepared before starting work.

**"PFPS can degrade over time and suffer damage through impact, cuts, abrasions and so forth. Any equipment showing signs of wear, and any that have suffered a high shock load, should be discarded. Equipment should be checked before every use, ideally by the person using it"**

Specialist PFPS equipment manufacturers offer training programmes that combine classroom or e-learning with hands-on training.

The breadth of fall risk mitigation solutions is ever expanding, through technological and material advancement. The effectiveness of PFPS in mitigating the specific risk identified must always be very carefully considered. Falling is seriously unpleasant at best, catastrophic at worst and generally, in many work environments, foreseeable. In light of this, research into the correct equipment, and investment in training to ensure its correct deployment, is crucial.

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## Sika provides a sure-footed solution



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**Sitesafe Ltd**  
Tel: 01293 529977  
www.siteafe.co.uk

**PROFESSIONAL SERVICES**

**Renault UK Ltd**  
Tel: 0844 335 0000  
www.renault.co.uk

**Robust Details Ltd (NHBC)**  
Tel: 0870 240 8209  
www.robustdetails.com

**Sky**  
Tel: 020 7705 3000  
www.sky.com

**PUMPING STATIONS**

**J T Pumps**  
Tel: 0844 414 5800  
www.jtpumps.co.uk

**RAINWATER PRODUCTS**

**Aluminium Roofline Products**  
Tel: 0116 289 44 00  
www.arp-ltd.com

**Rainclear Systems Ltd**  
Tel: 0800 644 4426  
www.rainclear.co.uk

**RENEWABLES**

**SCHOTT UK Ltd**  
Tel: 01785 223166  
www.schott.com/uk

**ROOFING & CLADDING**

**Euroclad**  
Tel: 02920 790 722  
www.euroclad.com

**Eurocell Profiles**  
Tel: 0300 333 6525  
www.eurocell.co.uk

**Freefoam Building Products**  
Tel: 01604 591 110  
www.freefoam.com

**Marley Eternit**  
Tel: 01283 722588  
www.marleyeternit.co.uk

**Monier Redland**  
Tel: 08705 601000  
www.monier.co.uk

**National Federation of Roofing Contractors (NFR)**  
Tel: 020 7648 7663  
www.nfrc.co.uk

**Steadmans**  
Tel: 016974 78277  
www.steadmans.co.uk

**SAFETY & SECURITY**

**Charter Specialist Security**  
Tel: 020 8507 7717  
www.charter-security.co.uk

**Fibregrid Ltd**  
Tel: 01440 712722  
www.fibregrid.com

**Safetyworks & Solutions**  
Tel: 01487 841 400  
www.safetyworksandsolutions.co.uk

**SEWAGE TREATMENT**

**TT Pumps Ltd**  
Tel: 01630 647200  
www.ttpumps.com

**SMOKE & FIRE PROTECTION**

**Kidde Fire Protection**  
Tel: 0800 917 0722  
www.kiddesafetyeurope.co.uk

**STONEMASONRY & MASONRY**

**Worcestershire Marble**  
Tel: 08454 503300  
www.coolgranite.co.uk  
www.coolsurfaces.co.uk

**Haddonstone Ltd**  
Tel: 01604 770711  
www.haddonstone.com

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**TIMBER PRODUCTS**

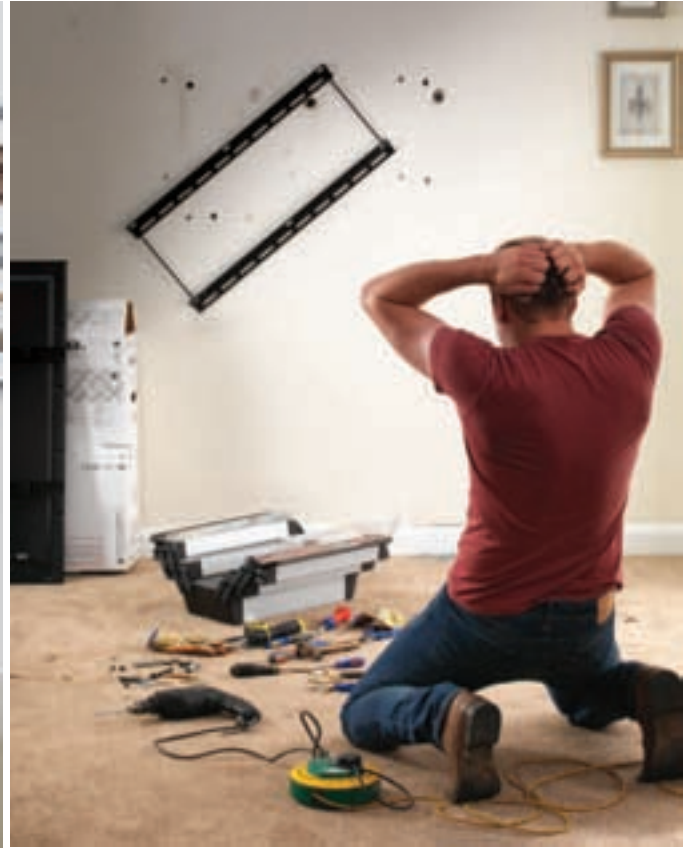
**Hoppings Softwood Products PLC (Q-Products)**  
Tel: 0800 849 6339  
www.hoppings.co.uk

**TOOLS & EQUIPMENT**

**Leica Geosystems**  
Tel: 01908 513 451  
www.disto.com

**WATER STORAGE**

**Drayton Tank & Accessories Ltd**  
Tel: 0871 288 4213  
www.draytontank.co.uk



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