

HbD

Housebuilder & Developer

June 2016

**London Mayor Khan outlines
capital's housing challenge**

**Major housebuilders pledge to
increase supply**

**Industry voices say Brexit poses big
risk for construction sector**

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David Mote,
Housebuilder
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Editor's comment

After all the concerns raised and amendments requested by the Lords if you blinked you could have missed the Housing and Planning Act receiving Royal Assent last month. The Act was then closely followed, in the Queen's Speech, by the announcement of a new Neighbourhood Planning and Infrastructure Bill.

The Government hopes that both the Act and Bill send out a clear message that they intend to support home building and give families every opportunity to own their own home, whilst strengthening neighbourhood planning and handing more power to local people. We will have to see if new law does help create the homes our country and potential property owners need.

As I have said so many times before, the proof of the pudding will be in the eating. It has to be remembered that it is homebuilders that actually build the homes and local – not central – government that processes the planning.

BUILD TO RENT

Two London schemes provide 1000+ rental homes

Two development deals that will see over 1,000 new homes built in the capital for private rent under the Government's Build to Rent scheme have been supported with over £150m of funding from the Homes and Communities Agency.

A total of 1046 new homes will be provided in schemes in Canary Wharf and Walthamstow. They form part of a package of Government measures towards its goal of delivering 1 million new homes to help meet acute demand and support local economic growth.

The project at Canary Wharf will see 636 homes for rent constructed at The Newfoundland Building, and its Walthamstow counterpart comprises a total of 400 homes at Ferry Lane. Both developments are located close to underground stations and will include a mix of one, two and three bedroom homes. They are planned to be completed in 2019.

Housing and Planning Minister Brandon Lewis said: "As a global city filled with opportunity and links to the rest of the world, there is a real demand for good quality homes available to rent on flexible terms in the capital."

He added: "These two new deals will provide a big boost to housing in London and help meet the needs of tenants well into the future."

The Build to Rent fund is designed to accelerate housing provision and to help developers produce large scale, quality homes, specifically for the private rented sector. To date over 5,800 homes have been contracted through Build to Rent with investment totalling £661m.

The Homes And Communities Agency's head of transactions Gareth Blacker said: "This investment in the capital helps to meet local priorities for housing and growth, supports a wide range of construction professions, and gives greater choice to people who want to rent a high quality home in London."

The Build to Rent fund is a fully recoverable, commercial investment where Government will share risk or provide bridge finance to allow schemes to be built, managed and let. The Government will loan up to 50 per cent of the development costs and the investment can cover land, construction or management costs.



Brandon Lewis

LONDON'S HOUSING CHALLENGE

New Mayor reveals extent of London's housing crisis

The new Mayor of London, Sadiq Khan, has revealed the full extent of the capital's housing crisis and criticised his predecessor Boris Johnson on his record of delivery of affordable housing in the capital.

Immediately after taking office, Khan asked GLA officials to produce an urgent audit of City Hall's preparedness to tackle the housing crisis. The audit revealed the scale of the challenge now facing the Mayor including the following:

- Affordable home delivery at near-standstill.
- An acute construction skills crisis – with annual construction apprenticeship starts in London averaging 7 per cent of the national UK total.
- A flawed process of identifying public land for homes.

One of Mayor Khan's first visits was to the Landmark Court site in Southwark, which is owned by Transport for London. The Mayor has said he believes the site is ripe for development, with the potential to build at least 120 new homes.

He pledged to build new homes on land owned by the GLA, including Transport for

London land, and said he intends to fast-track scores of sites like Landmark Court that are suitable for development.

The Mayor, who wants to see 50 per cent of all new homes in London being "genuinely affordable," also plans to bid to develop other public sector land across London. He will also work with Government ministers to ensure a far more active role for City Hall in identifying surplus public land that can be used for the construction of new affordable housing London.

Speaking about the housing challenge Sadiq Khan, said: "London gave me the opportunity to go from the council estate where I grew up to being able to buy a family home we could afford. But today, too many Londoners are being priced out of our city.

"One of the first things we did when we got to City Hall was open the books and look at what was already in the pipeline and it seems the previous mayor has grossly let down Londoners by leaving the cupboard bare when it comes to delivering affordable housing.

"I am determined to fix London's housing crisis and ensure that all Londoners have the



Sadiq Khan

opportunity to rent or buy a decent home at a price they can afford, but the scale of the challenge is now clearer than ever and we're not going to be able to turn things around overnight."

He continued: "We will be outlining our plans in the coming months, but one of the first things we can do is work with Transport for London to fast-track their numerous surplus sites for development which have previously just been sat on.

Khan concluded: "There is no doubt we have our work cut out, but I plan to personally get to grips with the mess that has been left behind and will insist on far higher levels of affordable housing in new developments."

HBF HOUSING SUPPLY PLEDGE

Major housebuilders pledge to increase supply

The Home Builders Federation (HBF), has published a 'statement of intent' on behalf of its larger members outlining their ambition to deliver further increases in housing supply.

In the statement housebuilders commit to work closely with Government to increase supply and deliver its target of building one million homes in this parliament. The HBF said this builds on "significant steps forward that have seen build rates on large sites double to help deliver 30 per cent growth in supply in just two years."

The HBF said it has been in discussions with the Government for several months on how to increase output. It said the Government was "continuing to respond to barriers to housing growth," including reforms in the Housing and Planning Bill. The industry, meanwhile, has pledged to continue to grow its businesses, invest more in training and provide more transparency around build-out rates. The HBF will also develop a 'land exchange' aimed at allowing larger builders to sell sites or parts of sites to smaller builders.

The UK's biggest builders have increased output by around 60 per cent since their 'troughs' and claim that by 2019 larger companies will be build-

ing double what they did in 2010.

Executive Chairman of the HBF, Stewart Baseley commented: "The industry has responded to the positive policies introduced by Government and has delivered huge increases in output. All indicators show the significant progress being made and last year we delivered more than 180,000 new homes in England. Moving forward the industry is committed to going further, and provided the political, economic and policy conditions are conducive, to deliver further increases in supply."

He continued: "Housebuilders taken on tens of thousands of new workers to ensure there is the capacity and skills to deliver more high quality homes. Working with Government and others, we want to ensure that the investment environment remains attractive and that the right measures are in place to support the delivery of the homes the country needs."

The Housing and Planning Minister, Brandon Lewis welcomed the commitment of the housebuilders to increase housing supply saying: "This statement shows housebuilders are committed to continuing the growth in supply we have seen, and confirms we can achieve our ambition of delivering 1 million homes.



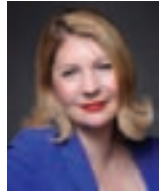
"I welcome developers' plans to share with councils how quickly they will get homes built on sites. I'll continue working with HBF and housebuilders and look forward to seeing the results of their review of larger sites." The HBF said it will continue discussions with Government to identify further ways of increasing delivery from existing and new sites, particularly for small builders, and address blockages in the planning process.

EU REFERENDUM

Could Brexit put our industry at risk?

Monika Slowikowska, director of Golden Houses Developments, looks at the possible consequences for the UK construction sector of a Brexit.

Monika Slowikowska



I believe a leave vote in the EU referendum would have serious consequences for the UK construction industry. Brexit could disadvantage our sector in terms of recruitment, foreign investment, procurement and funding for major regeneration schemes.

Let's take a closer look at the issues. Firstly, labour. The industry relies heavily on foreign workers to fill both skilled and non-skilled jobs. Around 10 per cent of our workforce is made up of people born outside the UK. Brexit would make it far more difficult for them to enter the UK. This, in turn could make the current worrying skills shortage in the construction and housebuilding sector even more detrimental. The current cost of construction has increased by average eight per cent on labour cost in the last six months and is set to keep on rising. By leaving the EU, we predict that this could increase by 15-20 per cent.

We are also powerless to prevent a willing and hardworking labour force choosing to work in EU countries like Spain, Germany and France instead of the UK. Compounding this are the residual effects of the recession and an ageing workforce. According to the Shepherd+Wedderburn Brexit Analysis Bulletin – Construction & Infrastructure, over 22 per cent of UK construction workers are over 50 and 15 per cent are over 60. In the coming decade and beyond, we are going to see a high retirement rate across the sector.

The second big issue is investment. A UK that's outside the EU suddenly becomes a more difficult market for the 27 members to invest in and do business with. More complicated travel and import and export tariffs could become factors that undermine

the profitability and viability of once-lucrative business arrangements. Senior executives at businesses such as Airbus and German engineering firm, Festo, are warning their fellow Europeans against investing in a post-Brexit UK until the trading landscape becomes clear, and many are taking heed. This is because being part of the EU allows us to trade in an environment free of barriers.

Once out, we will need to negotiate new arrangements with 27 countries, either collectively or individually, which could take several years. Furthermore, as no country to date has left the EU,

"Brexit would make it far more difficult for workers to enter the UK – this in turn could make the current worrying skills shortage in the construction and housebuilding industry even more detrimental"

there is no precedent for the post-exit process. So nobody can say with any certainty what these new arrangements would look like.

This could also lead to us paying higher prices for building materials or having limits on quantities imposed. Currently, we do a significant amount of our trade in building materials with the EU. The Government's February 2015 monthly Statistics of Building Materials and Components showed that 59 per cent of the building materials we imported came from EU countries. These same countries

accounted for 62 per cent of the UK construction sector's exports.

With the UK a member of the EU, these transactions are relatively straightforward. However, I fear that as a non-member, the UK will face higher costs and added red tape in our dealings with what would be our ex-fellow member states. The inevitable effect of this will be reduced profits for construction companies and/or higher costs for people buying, developing or renting both commercial and residential property.

Lastly, perhaps the most damaging effect of Brexit for the UK as a whole would be the loss of EU funding. Funds, such as the European Structural Investment Fund (EUSIF), European Regional Development Funding (ERDF) and Joint European Support for Sustainable Investment in City Areas (Jessica) have proved invaluable to the UK. Examples include the €755m committed to the north west of the UK between 2007 and 2013, a £24m contribution to a £50m regeneration fund for Scotland in 2011 and a similar investment in Wales. The list goes on, extending to most of the major regeneration and social housing retrofitting schemes around the UK. In fact, we are one of the EU's biggest net beneficiaries of these funding schemes. Leaving the group means disqualifying ourselves from this incoming investment.

It's no surprise, then, that most leaders in the UK construction industry are wholeheartedly in favour of us remaining in the EU. In a recent survey carried out by professional services firm Smith & Williamson for City A.M., only 15 per cent of respondents said leaving would be a good thing for the UK.

EU REFERENDUM

Leading housebuilder urges vote for certainty

Karl Hick, CEO of The Larkfleet Group of Companies gives a personal view on why we should vote Remain.

If we vote to stay within the EU we can be sure that following the vote on 23 June things will be pretty much the same as they were on 22 June. That, in my view, would be good for the UK economy, good for business and good for all of us as individuals.

Those who advocate leaving the EU are in no position to offer certainty. The only certainty they offer is that, if they win the vote, the future after 23 June will be uncertain.

Uncertainty means job opportunities lost, businesses not started, homes not built. Carried

forward (as it will be if we vote to leave the EU) that uncertainty also risks becoming higher inflation, higher mortgage rates, higher unemployment, and lower wage growth for those still in work.

Much of the campaigning from those seeking to leave the EU is based on issues far removed from business and economics. That is not to say these issues are not important. Matters such as nationality, sovereignty and democratic accountability are real concerns, even if they do not easily translate into pounds and pence. Yet the

reality on these issues is that little will in practice change.

For example, if we want a trading agreement with the EU, which even the leave campaign regards as essential, we shall have to sign up to pretty much the same agreement with regard to freedom of movement for citizens of other EU nations as we have now.

Unpredictability is not good for business. It is therefore not good for any of us as individuals because we all rely on business to provide jobs, incomes and pensions.

NEW HOUSEBUILDER

Halsbury Homes launches with experienced team targeting East Anglian developments

A team with many years of industry experience has joined forces to launch a new housebuilder, Halsbury Homes.

Based near Norwich, the company has three schemes underway in East Anglia and the southern counties, and is planning to work to a targeted annual build programme of 250 units across each of the first five years.

The team will be headed by David Bryant, who is a well-known figure in the housebuilding scene who spent more than 25 years at Persimmon Homes and also chaired the New Homes

Marketing Board.

Bryant commented: "Quite simply, we will aim to take a more considered approach to everything we do. Being driven at all times by our customers' needs means that we take our responsibilities very seriously, as buying a house is often the most significant purchase of someone's life."

He added: "I am very excited at this opportunity to develop a completely new company with such a great team, and am sure Richmond Park will be the first of many success stories for Halsbury, our partners and purchasers alike."

The new housebuilder believes that with new housing development being of such strategic importance to the wider economy, it is important to recognise the combined roles of the Homes and Communities Agency (HCA) and local councils in enabling homebuilders to deliver new homes.

The first phase of Richmond Park was able to commence due to Dover District Council's help with Halsbury's initial application for 94 plots, together with funding support from the HCA's Large Infrastructure Fund.

NEIGHBOURHOOD PLANNING AND INFRASTRUCTURE

Neighbourhood Planning and Infrastructure Bill hands more powers to local people

The Government has announced, as part of the Queen's Speech, a new Neighbourhood Planning and Infrastructure Bill which arrived less than a week after the Housing and Planning Act achieved Royal Assent, and will support the Government's goal to deliver one million new homes.

According to the Government the Bill will protect areas of the UK such as the green belt, while delivering the homes and infrastructure the country needs.

The Government also hopes that the Bill will address the overuse of certain planning conditions, with legislation created to ensure that new housing can commence without delay.

The new Bill is designed to strengthen neigh-



bourhood planning and hand more power to local people, while improving the process for reviewing and updating plans.

Under the Bill, the compulsory purchase order process will also be clearer, faster and will also include reform of the context in which compen-

sation is negotiated.

Finally, the Bill will also enable the privatisation of the Land Registry to support the creation of a digitally based land registration service, which could benefit people buying or selling their home.

NEW HOUSING BRAND

Willmott Dixon launches residential brand

Willmott Dixon has formed Willmott Residential, a new brand for all of its residential activities, to be headed by the former finance director of Berkeley Group, Nic Simpkin.

Willmott Residential will merge the firm's development brands Prime Place and Be: here with Willmott Partnership Homes, its newly branded contract-housing arm.

With the combined brands, Willmott Residential already has a significant presence in the market with Prime Place developing homes for sale, and Be: here focusing on homes

for private rental. Willmott Partnership Homes builds 2,000 homes a year with a growing geographic presence and a client base including housing associations, developers and local authorities.

Andrew Telfer, divisional CEO of Willmott Dixon Regen, has been promoted to deputy CEO of the new residential division, working alongside Nic Simpkin.

The new brand represents the next phase of Willmott Dixon's strategic ambitions to expand its residential development and contract housebuilding capabilities.

Willmott Dixon group CEO Rick Willmott explained the reasons behind the new brand's launch: "The launch of Willmott Residential provides clear differentiation in the way we now present and manage the group and underlines how serious we are in growing our residential presence.

"Nic brings a long track-record of success in housing development during his time at Berkeley and will lead a fine senior leadership team supported by Andrew Telfer, who has been pivotal in growing our development capability over the last seven years."

HEALTH AND SAFETY AWARDS

NHBC honours UK's safest housebuilders

The UK's safest housebuilders have been honoured for outstanding dedication to health and safety as NHBC announced the winners of the first round of its annual Health and Safety Awards.

Now in their seventh year, the awards recognise site managers' commitment to excellent health and safety practice on site. They help to

drive up safety standards in housebuilding by showcasing and sharing best practice.

In total 61 site managers were Commended and will now go on to compete for the Highly Commended, Runners up and National winners to be announced on 8 July 2016. All sites were visited by NHBC Health and Safety advisors and scored to stringent standards.

According to the Health & Safety Executive the number of fatal injuries in construction was 20 per cent lower in 2014-15 than the five year average between 2010-11 and 2014-15 at 35; almost half of which were caused by falls from height.

The NHBC commented: "Every casualty on site is unacceptable; however it is reassuring to see that housebuilders across the UK continue to safeguard their colleagues by placing health and safety practice high on their agenda. The number of fatal injuries in construction has substantially decreased over the last 40 years."

Tom Kitchen, NHBC health and safety operations manager, said: "Many congratulations to all the winners on achieving their NHBC Health and Safety Commended Award. We had a record number of entries this year and now have an outstanding shortlist of finalists."

"The awards strengthen the importance given to health and safety on house-building sites across the UK. To win an award at this level clearly shows the individual commitment to preserving an excellent health and safety record and ups the ante for other site managers. We wish them the very best of luck in the next stage of the competition."



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BERKELEY GROUP

Berkeley commits to becoming first “carbon positive” UK housebuilder



The Berkeley Group has announced its commitment to become the UK's first carbon-positive housebuilder.

Over the next two years, Berkeley will aim to reduce its carbon emissions by 10 per cent per person and determine an 'internal carbon price', using the funds it generates to offset more carbon

than it produces.

As part of meeting its aims, Berkeley MD Rob Perrins explained that the business would encourage the use of green energy tariffs, and invest in renewable energy or the retrofitting of existing homes. These are two examples of reducing or eliminating emissions in order to (in the

firm's words) “Go beyond offsetting our remaining emissions.”

Confirming the business ethos behind the initiative, Rob Perrins stated: “The COP21 climate change negotiations in Paris made it very clear that business has to lead on this issue. There is a strong commercial case for making a business more lean, green and accountable. And in my opinion, it's simply the right thing to do.”

Berkeley's announcement comes as it reveals the next stage of ‘Our Vision’, its long-term business strategy. The company has outlined 10 new commitments to drive the business forward which apply to all of its brands including Berkeley, St James, St Edward, St George and St William.

Within the next two years Berkeley aims to have 1,500 people within the business undertaking an apprenticeship or vocational training, introducing a strategy to deliver a net biodiversity gain across its sites, and trialling smart home technology which will ensure places are ‘better connected’.

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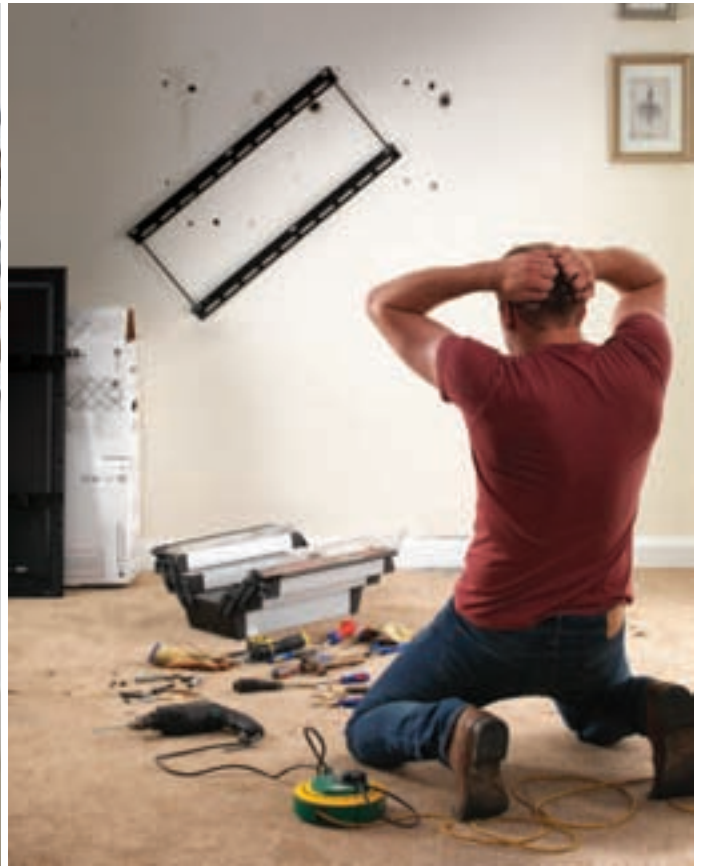
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EVENTS

Energy Efficiency: lessons & solutions
22 June, Edinburgh
www.cih.org/eventsfinder

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

HBF Future Talent Conference
6 - 7 July, Nottingham
www.hbf.co.uk/events-meetings

National Housing Awards
8 September, London
www.nationalhousingawards.co.uk

RESI Conference
12 - 14 September, Wales
www.resiconf.com

National Housing Federation Annual Conference & Housing Exhibition
21 - 23 September, Birmingham
annual.housing.org.uk

Homebuilding & Renovating Show
23 - 25 September, London
london.homebuildingshow.co.uk

24housing Awards
6 October, Coventry
www.24housingawards.co.uk

Housing Market Intelligence Conference
6 October, London
www.hbf.co.uk/events-meetings

Women in Housing Conference South
13 October, London
www.womeninhousingconference.co.uk

British Homes Awards
14 October, London
britishhomesawards.co.uk

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

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

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

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

Housebuilder Awards
3 November, London
www.house-builder.co.uk/awards

Women in Housing Conference North
3 November, Manchester
www.womeninhousingconference.co.uk

Women in Housing Awards
3 November, Manchester
www.womeninhousingawards.co.uk

CML Annual Conference
9 November, London
www.cml.org.uk/events

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

Scotland Build Expo
23 - 24 November, Glasgow
www.scotlandbuildexpo.com

UK Roofing Awards 2016 – winners announced 13 May

The winners of the UK Roofing Awards were announced at a ceremony hosted by BBC's Steph McGovern at the Hilton London Metropole on Friday 13 May 2016. The winners are:

- **Fully Supported Metal Roofing** – cu.tech.zn.ornamental ltd
The Pod, Cockfield
- **Vertical Cladding/ Rainscreen** – Met-Clad Contracts Limited, Friars Walk Development, Newport
- **Roof Sheeting** – KGM Roofing, Marshgate Drive, Hertford
- **Shingles & Shakes** – John Brash & Co. Ltd (with Endeavour Roofing Contractors Ltd), Alexandra Gardens Care Home, Hounslow
- **Solar on Roofs** – Bauder Ltd (with Hodgson Sayers), Byker Wall, Newcastle Upon Tyne
- **Green Roofs** – Prater Ltd (with Radmat Building Products Ltd), Alder Hey Children's NHS Foundation Trust, Liverpool
- **Mastic Asphalt and Hot-Melt Roofing** – IKO PLC (with Knight Asphalt), Westminster Cathedral, London
- **Reinforced Bitumen Membranes** – Bauder Ltd (with Mitie Tilley Roofing Ltd),

ROM Ltd, Sheffield

- **Liquid Roofing and Waterproofing** – Centaur Technologies Ltd (with Western Flat Roofing Company), South Cloisters Kitchen Roof, Exeter University
- **Single Ply Roofing** – Sika Sarnafil (with Contour Roofing), Ewart Grove, Wood Green
- **Single-lap Tiling and Slating** – Wienerberger (with Timby Traditional Roofing), Burgess, Wellingore
- **Double-lap Slating** – Timby Traditional Roofing, Tait Gazebo, Gainsborough
- **Double-lap Tiling** – Karl Terry Roofing Contractors Ltd, Shipley Farm, North Elham
- **Heritage Roofing** – Karl Terry Roofing Contractors Ltd, The Cloth Hall, Smarden

The UK Roofing Awards also reward the individuals and organisations that go above and beyond the call of duty.

NFRC Health & Safety Champion 2016 went to Ben Orton of Weatherproofing Advisors. Exceptional Contribution to Training in partnership with CITB went to Geoffrey Parkinson, Regional Manager for NFRC Northern Ireland. NFRC Safety in Roofing Awards for slating and



tiling: Wensley Roofing Ltd; for flat roofing: Stormforce Roofing & Maintenance Ltd and for industrial roofing and cladding: Industrial Construction (Sussex) Limited. The Lead Sheet Association's Young Lead Worker of the Year award went to Tim Fug, a self-employed leadworker from Cornwall. The Lead Contractors Association presented the Murdoch Award and Murdoch Sponsor's Award for best leadwork. The former was won by Lead-Tech Roofing for Rygar House in London. The Sponsor's Award went to Leadwise Contracts for Stormont Castle in Belfast.

The Awards would not take place without the continued support by the sponsors, in particular SIG Roofing who also assists in the continued development of the event.

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HOUSING AND PLANNING ACT

Housing and Planning Act designed to speed housing delivery and help first-time buyers

The Housing and Planning Act, one of the most important pieces of legislation for the industry in years, finally received Royal Assent in May, including measures to speed delivery of new homes and help first-time buyers.

The Government hoped that the Bill “would give homebuilders and decision-makers the tools and confidence to provide more homes and further streamline the planning system to accelerate new home delivery.”

Among the Act’s many provisions, it places a duty on local planning authorities to actively promote the development of Starter Homes and “embed them in the planning system.”

The Department of Communities and Local Government (DCLG) said that the Bill “would unlock brownfield land to provide homes faster.” It requires local authorities to prepare, maintain and publish local registers of specified land as part of the Government’s aim to “simplify and speed up neighbourhood planning.”

Every local authority must now produce a

local plan for long-term development, and reforms the compulsory purchase process to make it “clearer, fairer and faster,” according to the DCLG.

Housing and Planning Minister Brandon Lewis commented: “This landmark Housing and Planning Act will help anyone who aspires to own their own home achieve their dream.

“It will increase housing supply alongside home ownership, building on the biggest affordable house-building program since the 1970s.”

In addition to measures on new housing and local planning, the Act includes the important step of extending Right to Buy agreements to housing associations.

Lewis commented: “The act will contribute to transforming generation rent into generation buy, helping us towards achieving our ambition of delivering one million new homes.”

In addition the Bill aims to support the doubling of the number of custom and self-build homes by 2020, tackle “rogue landlords” by giving more power to local authorities, and brings in

further measures to ensure fairness for council tenants. As a result of the new legislation councils now have to consider selling their higher value housing assets when they fall vacant.



NEW REGISTRATIONS GROWTH

New home registrations up 17 per cent

More than 14,000 new homes were registered to be built in the UK in April according to NHBC’s latest registration figures – an increase of 17 per cent compared to the same period last year.

Nearly 2,200 more homes were registered in the month compared to April 2015, and 373 more homes were completed.

Commenting, NHBC Chief Executive Mike Quinton said that the figures represented good news for the industry: “They show that the industry enjoyed a successful month, with registration numbers well ahead of this time last year.”

There was also a slight decrease on last year’s figures as 40,399 new homes were registrations in the rolling quarter (February 2016 – April 2016) compared to last year’s 40,877.

Notable growth was recorded in the North East (+47 per cent), South East (+23 per cent) and Yorkshire & Humberside (+18 per cent).

SKILLS SHORTAGE

Building interest in careers in construction with Lego film

The NHBC Foundation has launched an online film that uses Lego to highlight the benefits of a career in housebuilding to young people, with ONS figures showing there are currently 20,000 vacancies in the industry.

The film showcases a range of career options available to young people and encourages them to visit the HBF’s Housebuilding Careers online resource. The move follows the NHBC Foundation’s 2015 ‘A Career of Choice’ report which

concluded that the industry needed to challenge misconceptions in order to recruit new entrants.

The report found that young people were able to identify trades such as bricklaying and plumbing, but were largely unable to identify technical, professional and managerial job areas. Research also suggested housebuilding had a poor image and a lack of information about careers. Four out of 10 parents said that they would not encourage children to pursue a career in housebuilding.



REDROW GARDEN VILLAGE

Redrow to build 2000-home garden village

Redrow is sowing the seeds of a major 'garden village' development in Little Sutton, Cheshire that will see 2,000 homes constructed.

Five show homes will be unveiled at Ledsham Garden Village towards the end of June. The new neighbourhood will be created on 105 hectares of land, most of which was previously agricultural fields. Redrow Homes says it will eventually become a sustainable new community of up to 2,000 homes, "meeting strong local demand."

Pathways and a distinctive boulevard will run through the heart of the development, and there will be tree-lined avenues and green spaces including a large new park area.

Redrow has planning permission for the first phase of 170 properties, 43 of which will be affordable homes.

Jason Newton, sales director for Redrow Homes (NW), said: "this is the first garden village in the area for some time and it is going to be a superb new community with a stunning collection of homes."

"All our houses will be from our Heritage Collection which combines traditional architecture with modern and spacious interiors. Designed

very much with busy families in mind, the homes will complement the natural surroundings."

Ledsham Garden Village will initially see the creation of two neighbouring developments: Oaklands will include smaller three and four-bedroom properties, while Sycamore Green will showcase Redrow's larger, premium style detached homes.

Altogether, the development will see a wide selection of quality three, four and five bedroom

houses to meet a wide range of needs.

The five show homes include three and four-bedroom properties. Among them will be a high-end Henley style home at Sycamore Green, said to be one of Redrow's most popular four-bedroom properties.

The village of Little Sutton is within easy reach of road and rail links, with Liverpool and Chester both close but enjoys a picturesque setting surrounded by open countryside.



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NEW COMPLETIONS

Completions at a new high

The number of newly built homes has continued to rise, and is now at the highest level since 2008 to 2009 according to the DCLG's National Statistics.

139,690 new homes were completed in the year to March – a rise of 12 per cent on the previous year. 13,680 homes were started in 2015 to 2016, continuing the upward trend as both starts and completions have continued to grow gradually in the last two years.

Housing and Planning Minister, Brandon Lewis said: "We've got the country building again and are seeing our housebuilding efforts paying off with this considerable increase in the number of homes built in just one year.

"This is real progress, but there is more to do. That's why we are going further and increasing our investment in housebuilding to ensure many more hard-working people can benefit."

EBBSFLEET GARDEN CITY

Henley Camland to purchase part of Ebbsfleet Garden City

Developer Henley Camland has agreed to purchase a significant portion of Ebbsfleet Garden City from Land Securities, in a deal which sees the acquisition of the two undeveloped villages at the western end of the new city's plan, and which is a highly significant first acquisition for the company.

Henley Camland will now be investing £200m to implement significant infrastructure works at Ebbsfleet Garden City, the plans for which were unveiled by Chancellor George Osborne in 2014. This includes levelling parts of what was a former quarry, developing roads and creating a new lake. The company will also deliver neighbourhood retail, leisure and community facilities, including two primary schools and a secondary school.

Managing director of Camland Peter Nelson commented: "With Camland having worked in an advisory role for the last four years in the

Ebbsfleet Garden City area, we have complete confidence in the new community's potential and look forward to building on the good work that Land Securities has already completed."



HOUSE PRICES

NHF research finds high-earning first-time buyers rely on 'bank of mum and dad'

According to new analysis by the National Housing Federation, earning a healthy salary is no longer enough to buy a home; first-time buyers were shown to need family wealth to help with the deposit.

The figures, prepared for the '100,000 Affordable Homes for London' campaign, show that almost a third of top-earning first-time buyers got a gift or loan from their families for a deposit. This figure has risen 11 per cent in under a decade.

The number of middle class first-time buyers has also fallen precipitously. Households earning less than £50,000 a year have seen their chances of becoming homeowners decline by 15 per cent over the last decade. Only 20 per cent of first-time buyers last year came from households earning around the national average wage.

With average deposits in 2014-15 hitting £42,500, few young people can hope to save this amount on their own while also paying expensive rents, said the Federation.

Discussing the figures, David Orr from the National Housing Federation said: "Borrowing from the bank of mum and dad might help some people get onto the housing ladder, but it's simply not an option for everyone. Hard working pro-

fessionals shouldn't feel like their home-owning aspirations are impossible just because their parents aren't rich.

"Housing associations are here to change that

– our '100,000 Affordable Homes for London' campaign is a concrete plan to ensure the next generation of first-time buyers don't have their future defined by their parent's wealth."



Industry movers

The latest movements and appointments within the housebuilding industry

LEA VALLEY HOMES

Lea Valley Homes, part of Aldwyck Housing Group, has announced the appointment of Natalie Sheer as Sales Services Manager. Natalie joins the organisation with a strong background in property, after qualifying as a solicitor in 2007. Natalie has worked with Registered Providers dealing with transactions which varied from staircasing, right to buy and acquire, small scale land acquisitions and more. Natalie is really excited about joining the team at Lea Valley Homes and hopes her wealth of property knowledge will help grow and develop the team: "It's really exciting to join an organisation that is continually looking to develop and grow at a time when the need for properties across the region shows no sign of slowing down."

CAREYS NEW HOMES



Careys New Homes has announced the appointment of Andy Raczyński as Commercial Manager. Andy started his career as a Trainee Surveyor in 1982 with Taylor Woodrow Construction and progressed to Commercial Manager working on various Commercial Projects throughout the South of England. Andy said: "Having worked in the construction industry for over 30 years I look forward to sharing my expertise and knowledge with the Careys New Home team as well as developing my career and skills further."

CAPITA PROPERTY

Peter McGettrick has been promoted to divisional director of Capita Property and Infrastructure in Scotland and the North to help maintain its high performance and continued expansion. From the Capita Property & Infrastructure's Glasgow office, Peter will be leading a team of over 230 professional staff providing locally based services in project management, cost management, building surveying, health and safety and construction design and management services across Scotland, the Midlands and the North of England. Peter said: "The rebalancing of the economy that's begun through the Northern Powerhouse will see over £13bn worth of planned investments and I'm focused on making Capita a central part of that positive change."

LOVELL



As the growth of the region's housing market continues apace, Lovell has boosted its North West sales team with the appointment of a new field sales manager. With more than 17 years' experience in the new homes sector Samantha Williams, 38, from Allerton Liverpool, has been promoted to the management role from her previous position as sales coordinator.

DAVID WILSON HOMES

David Wilson Homes Mercia has promoted three employees to directorial roles. Jonathan Rumble, Pete Denny and Paul Smith have been rewarded for their hard work by the Solihull based homebuilder. John Fitzgerald, Managing Director of David Wilson Homes Mercia, said: "I would like to congratulate Jonathan, Pete and Paul on their new roles. Their promotions are a reward for the hard work and effort they have put into the company over the years. Their progression shows there are fantastic opportunities to build a career here at David Wilson Homes Mercia in a vibrant and growing industry."

PERSIMMON



Persimmon Homes East Wales, which is based in Llantrisant and is building right across the south east of the country, has handed new roles to the ambitious quartet. Gareth Jenkins and Nicky Evans have been appointed sales managers while Liam Pucket and Neil Burman have become contracts managers. Nicky commented: "Persimmon has been a great company to work with and I'm happy here."

DECOREAN

Decorean has hired George Akpan as Senior Project Manager, the latest key hire as part of the firm's rapid expansion, confirming itself as one of the fastest growing construction companies in London. George Akpan has 17 years' of experience in the market. Prior to joining Decorean, he served as Senior Site Manager at Berkeley Homes' Lawfords Wharf Site and as a Senior Site Manager for Geoffrey Osborne Ltd Homes, London Division. George's projects for Geoffrey Osborne Ltd included the London School of Economics' £32m development for a new administration block project. Most recently, Akpan worked as a Senior Site Manager where he undertook assignments for residential developers and specialist contractors.

NETWORK HOMES



Network Homes has appointed Ed Badke as new Development Director to support its growth plans to deliver over 1,000 homes per year across London, Hertfordshire and the South East. Ed will join an award winning development team lead by Vicky Savage, Executive Director of Development. He brings with him strong leadership and commercial acumen and this will support Network Homes as it actively seeks new investment opportunities across its operating areas.

HUB

HUB, a leading developer of mid-market homes in London, has appointed a new development manager to help with the delivery of its growing pipeline of over 1,200 units. Alex Hall has moved to HUB from Ramboll, a global environmental and engineering consultancy, where he was associate project manager. With nearly a decade of experience of complex engineering projects, Hall will be a strong addition to HUB's senior team. Steve Sanham, development director at HUB, said: "The year ahead promises to be a busy one for HUB. With Alex joining and boosting the capacity of our development team, we'll be able to press ahead with our mission to deliver well designed, sensibly priced housing across the capital."

A grand Victorian General is rehabilitated for luxury Bristol living

Case study
by David Mote

In September 2014 developer City & Country opened 'The General' and unveiled the first part of the restoration of the Grade II Listed Bristol General Hospital.

An exclusive and partially gated community, The General provides the perfect residential retreat being only minutes from the bustling centre of Bristol and yet set within a peaceful location.

The General is located on the south side of the River Avon and in the heart of Redcliffe, an area with a growing reputation and ambitious regeneration plans.

When complete the new community will offer a range of unique conversion properties as well as contemporary new built homes. There will be a total of 205 one to four-bedroom apartments and houses, and residential properties will link with a collection of individual waterfront commercial units. Together they

will create a new, vibrant destination on the Bristol harbourside.

The vision

At the heart of City & Country's vision for The General is the provision of an asset that breathes new life into the community with new shops and cafes, as well as a range of homes. However, the development will go further than this. City & Country also wanted to restore the building's historic detail, and reinstate the features that originally characterised the hospital as an iconic Bristol landmark.

Over the years, the functional needs of the working hospital were not always conducive to the building's architecture with the addition of unsightly extensions and unsympathetic 'renovations' which architecturally scarred the buildings and their setting. To address these challenges, City

& Country employed a team of specialist craftsmen, who used traditional skills and materials to nurse this architectural treasure back to life.

The General is already playing a vital role in revitalising the Redcliffe area and supporting the local community by providing an active link between the surrounding communities of Redcliffe, Bedminster, Spike Island and the Harbourside. It is also uniting the south side of the city and providing an alternative to the established residential sites in the north.

An interesting history

Bristol General Hospital began life in 1832, located in modest dwellings in Guinea Street, between the Redcliffe and Bedminster Parishes. The new facilities were the initiative of a group of local Quakers, who were appalled by the lack of health provision offered for the growing

Continued on page 18...

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CASE STUDY

industrial poor and the fact that in those days, only local residents were allowed access to medical treatment.

Bristol General Hospital first opened on the site in 1858, making a grand statement with its Italianate stonework and French Renaissance rooftops. The new hospital cost £28,000, with much of the funding coming from local workers, who gave a penny a week towards building and running costs.

The original building began as two four-storey blocks joined by a central tower. One block faced Bathurst Basin, while the other faced the New Cut. In 1873, the northern block was extended, then in 1886 a new nurses' home was wrapped around the corner to Guinea Street. This was subsequently extended again in 1907. These four phases largely represent the work of W.B Gingell, a local architect known for his elegant warehouses and churches, and George Herbert Oatley, Bristol's most renowned architect.

During World War II the hospital suffered severe bomb damage, which irreversibly damaged the mansard roof over the octagonal tower in the southwest corner of the building. As a result the roof and top floor, including that of the octagonal tower, was removed entirely and replaced with a flat roof. The 1916-1919 metal balconies were also removed due to bomb damage.

After an additional accommodation block was added to the east of the site in 1925, the final expansion took place in 1931 with construction of the William Lloyd Unit on Commercial Road. The remainder of the 20th Century development of the site has been characterised by ad hoc additions, infills and extensions, which lacked any sense of vision or formal masterplan.

Bristol General Hospital finally closed its doors in 2012 after the planned South Bristol Community Hospital opened and the services were transferred. In June 2012, City & Country acquired the site.

Restoration

Bringing a much loved but badly damaged community asset back to life was never going to be easy. It was a highly demanding brief, which required an expert team of construction professionals with an in-depth knowledge of the building and an appreciation of its unique character.

From the outset, a detailed demolition and removal programme was devised to strip away modern additions, which included shipping containers affixed to the first floor of the 19th century building. After careful planning and preparation, work began in September 2013. This included removal of asbestos, the external lift shafts and the unsightly water tank, which had been added in place of the original Ogee Dome.

Other external additions to be removed included redundant steelwork staircases, railings



and associated components. Removing later unattractive additions was the first challenge, the second being to repair and restore where they had been attached to the listed building with little or no care. Substantial sections had to be rebuilt and repaired and the team paid attention to ensure that repairs blended seamlessly with the original building. A new drainage and communal heating system has also been installed to serve the new development.

The Ogee Dome, destroyed during the war, also presented a huge architectural challenge with plans for it to be replaced with a zinc-clad replica this year. City & Country believe the reinstatement of the Ogee Dome and other features are fundamental in restoring this iconic building. The

mansard roofs are also now in part reinstated.

Further challenges lay in structural instabilities in the basement areas. This included the chapel and scorched roof trusses, which remained unrepaired after the WWII roof fire. The traditional Lodge House, situated at the entrance to the development, also required significant stabilisation.

Stoneworks to repair existing stone vaulting was required to allow the subdivision of the commercial units planned for the ground floor. The dark basement is now taking on a currently in-vogue industrial feel, and has been designed for a range of commercial uses.

Internally, the existing ward floors in the oldest part of the building were constructed from an

Continued on page 21...



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CASE STUDY

early form of beam and pot flooring. This used concrete beams to support the terracotta tubes and then the pouring a screed on top to set the tubes in place and provide the surface of the floor. This was the first time City & Country had dealt with this type of floor structure, which required considerable strengthening with sensitive steel beams to bring it up to allowable deflection standards.

City & Country's team of professional's also paid particular attention to the building's historic details by studying original photographs and historical documents and trialing various methods to carry out works. This included researching the most effective way to clean the exterior's Pennant and Bath Stone, steam bathing the original window frames, and restoring fireplaces as well as stone vaulted ceilings, masonry, joinery, stonework and mouldings.

The central courtyard of the hospital has always provided the main vehicular access to the building. Unfortunately as modern vehicles developed in size and shape, the original fountain, which acted as a 'roundabout' for traffic, had to be relocated within the site. Rather than creating a new focal point for the beautiful fountain it was relocated behind the King Edward VII Wing and left to deteriorate.

The stone fountain has now been cleaned, restored and carefully transported back to its rightful place in the central courtyard.

To help local businesses benefit from the restoration and conversion of the iconic buildings, City & Country recruited a locally based management team to ensure that the project is delivered to the company's high standards. City & Country also made sure that the work was undertaken by a wide range of specialist contractors from across the South West to bring the landmark building

back to life. This included demolition experts, scaffolders, slate roofers, window remedial specialists, structural groundwork engineers, grit blasters and external decorators.

Externally, the building combines Bath and Pennant Stone dressings, arched sash windows and stained glass roundels. The stone has been carefully cleaned using a gentle restorative technique which soaks the elevations with a fine mist spray of water, before brushing with a bristle brush to lift away the deposits and clean the stone work. The local community has been amazed by the intricacy in the stonework and contrasts in colour that had been hidden behind hundreds of years of soot and dirt, but is now revealed.

Originally the hospital had iron balconies, which were removed to make way for some unsightly 1960s extensions. As part of the restoration these are being replaced in a modern interpretation. As a result, many of the converted apartments feature their own terrace or balcony, which is a luxury that listed conversion properties do not often offer.

The new mansard roofs are to be slate-covered with metal clad dormer windows and details derived from original photographs of the building. The roofs facing the inner courtyard are being replaced with modern structures, clad in standing seam zinc to match the materials used elsewhere in the buildings.

The General boasts beautiful timber framed windows which over the years have not been maintained and needed significant intervention to restore them. Each of the hardwood windows which do not require entire replacement has been carefully removed, de-glazed and then placed into a steam box to remove layers of lead paint, putty and filler. This process takes up to two hours per window. Once removed the windows are treated,

primed and their sash counterweights reset before reglazing in preparation for re-decoration. Patience has been a requirement, but it has paid dividends, with a real transformation having resulted.

A new community

When complete The General will offer a number of idiosyncratic properties, including a converted chapel, triplex apartments, with glazed upper floors, and a penthouse apartment located in an octagonal tower. Views will include the harbour-side and across the Somerset countryside.

A hallmark of all City & Country developments is the unique nature of the homes on offer and The General is no different. Original panelling and joinery, intricate plasterwork and cornices, ironmongery and brassware will all be retained, creating a distinctly different offering to standard new build fare.

With its city centre location and distinguished character, The General offers a selection of chic urban homes, juxtaposing modern interiors with classic exterior building work. Its stylish interiors complement the Italianate facade, Pennant and Bath Stone dressings as well as the arched sash windows stand out among the building's architectural highlights. This bold combination provides residents with a unique blend of old and new, while forging a new identity for the historic site.

Contemporary interiors have been achieved through a neutral colour palette consistent throughout the homes, with contemporary matt finish handle-less linear kitchens from Ballerina.

Bathrooms are modern and understated. They feature sanitaryware from Laufen, Brassware from Crosswater and showers from Simpsons or Kermi. Bathrooms are finished with porcelain tiles as well as heated towel radiators.

Continued overleaf...



CASE STUDY

Oak engineered brushed flooring was researched to provide a product that was bespoke hand finished within the UK in a warm grey wash, both stylish and practical and used in most living areas and some kitchens.

All homes include intruder alarms, mains operated smoke detectors, chrome shaver sockets and downlighters, pendants or lighting tracks. There is voice activated door entry, where applicable, to communal areas.

No two layouts are identical. This ensures that residents feel as though they are living in a unique home rather than a standard apartment. The General also offers large room sizes. When designing the scheme the interior design team recognised that no scheme in Bristol had spent time to make communal spaces feel luxurious and special. The team put a lot of thought into planning the ambience, colour scheme and lighting and even made the decision to lay a bespoke carpet to make the communal areas really special and welcoming. In some of the staircases historic photographs of the hospital are being framed and hung on the walls as a testament to the building's historic importance.

All car and bike parking for the properties is now hidden in secure underground car parks but presented an additional development challenge. Located 12 metres below ground, on the corner of Commercial Road and Lower Guinea Street, the car park perimeter is also close to the Bathurst Basin and below the water table, demanding particular care and attention.

Additional facilities for a stress-free lifestyle include voice activated door entry, maintained communal areas and an on-site caretaker.

At the lower street level are the commercial properties, which have been included to create an active street frontage, promote investment and to create facilities for the local community as well as residents of The General.

The commercial units open onto Lower Guinea Street, which was identified at the project's public consultation stage as a dangerous rat run. City & Country subsequently changed the use of the road to a one-way system, against the existing traffic flow, which has alleviated this issue.

However, City & Country has also submitted a further application to fully pedestrianise the street. This would allow the commercial units to spill out onto the pavement towards the waterside, creating a safe and vibrant community space for both residents and locals.

With The General's Phase 1 fully sold, Phase 2 was launched earlier than anticipated.

Design-led approach

City & Country takes an entrepreneurial and design-led approach, anchored by common sense and a feel for the creation of value. The team is adept at spotting opportunities and evaluating them, which allows them to act quickly, decisively and effectively.

Simon Vernon-Harcourt the firm's design and restoration director, commented on the importance of the project to City & Country and Bristol itself: "It strikes me that what we have done at The General perfectly encompasses the true meaning of 'sustainability'. What could be more sustainable than the recycling and repair of a cultural icon, built of local material by local folk, thereby preserving its heritage for future generations?"

He added: "It is truly rewarding to now see the roofs, balconies and new Ogee Dome re-emerge at last from the 75-year-old scars of the Blitz. Bristol as a city will at last see this iconic building rise from the ashes and have the opportunity to not only observe from a distance but to play a part in its renaissance. The General is so much more than just a building."

In conclusion City & Country managing director, Helen Moore explained: "The conversion of The General marks a new era for this striking historic building, from its origins as a city centre hospital to its reinvention into a collection of cosmopolitan waterside apartments. Through the restoration and conversion of the listed buildings, the reinstatement of the internal courtyard and the addition of eclectic new homes City & Country is delighted to be playing a part in adding a new layer of history to this nationally important heritage asset."



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Whitesales

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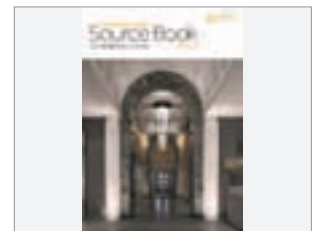
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Stone Federation

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Enq. 111



Topseal

Topseal specialises in durable GRP roofing systems, which stands for Glass Reinforced Plastic, otherwise known as fibreglass. This superb material is perfect for roofing, as it's not only incredible strong but also lasts for a very long time and can be used in other applications such as balconies, walkways and stairs. All of Topseal's roofing systems come with a 20 - 40 year guarantee, so you can enjoy peace of mind that your brand new roof is protected for years to come. Installations will be carried out by the company's network of approved installers. For more information, please visit the Topseal website or contact the company directly.

Enq. 112



Yale

Yale has launched a fully reversible window hinge that is the ideal choice for reversible upper floor windows in residential developments, thanks to its unique patented dual function restrictor. The Yale Revolution Window Hinge has a unique key-lockable safety restrictor, and when opening, the sash release lever must be pressed pass two restricted positions – thus avoiding the risk of the window being opened suddenly. A safety key locks the window in the desired position – outer ventilation, easy clean or safety position – to minimise the risk of injury from falling through the window.

Enq. 113



Oak Timber Structures

Oak Timber Structures' Solid Oak Gazebos are extremely popular at the moment. Each gazebo is bespoke and hand-crafted, using traditional woodworking techniques and high quality oak. Each face is planed and sanded smooth, ready for your choice of stain or oil. The oak gazebos are supplied in kit form, with all parts coded, for you or your builder to assemble. Cedar shingles are the most popular type of roofing, and the structures' strong posts are regularly stood on attractive saddle stones or fixed onto your base with steel rods. For more information, please visit the company website.

Enq. 114





The Experts in Speciality Timber Products

When choosing a material for your project, appearance and performance are of paramount importance. Silva Timber supply the finest selection of speciality timber cladding, decking, fencing and roof shingle products in the UK.

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Introducing the new Bond



Acting on intelligence out in the field, undercover fixing specialist **Ancon** has launched a new super-Bond, ultra-low thermal conductivity wall tie that even *Spectre* would find hard to crack. The new Teplo-BF basalt fibre wall tie features specially moulded safety ends that improve buildability and enhance mortar bond strength by up to 80 per cent. The

Teplo-BF is created by the setting of innovative pultruded basalt fibres in a resin matrix. This composite material provides a combination of high strength and outstanding thermal efficiency.

0114 275 5224 www.ancon.co.uk

Enq. 116

Marc Overson joins Panasonic UK



Panasonic is delighted to announce the appointment of Marc Overson to Panasonic Heating & Cooling, who joins the team as the Country Manager for the UK & Ireland. Marc Overson joins Panasonic from the European air conditioning division of Samsung Electronics. Marc will focus on building market share within the commercial air

conditioning arena, a key growth target area for the company in the UK & Ireland. Initial activities will include the introduction of a new regional technical support service, the enhancement of core training activities and delivery of energy efficient products.

Enq. 117

Calor exhibits for the first time at CIH 2016



Calor is urging housing associations and developers to take a fresh look at how liquefied petroleum gas (LPG) can offer affordable home energy to rural properties at this year's CIH Conference 2016. For sites located off-grid, developers often find that the high costs of a connection to the mains gas grid are prohibitive and need to consider alternative means of

providing space and water heating, such as heating oil, electric boilers or heat pumps. However, says Ian Digby, Specifier Manager at Calor, with LPG offering all the versatility of mains gas, from as little as £500 per plot, it is well worth considering.

Enq. 118

UK Worker of the Year 2016 goes Live



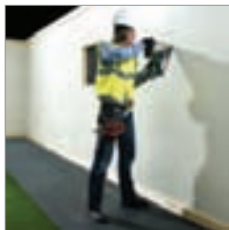
UK WOTY is in its seventh year and the prizes are better than ever. The competition sponsored by workwear giants **Dickies** in association with Honda and ASDA has an amazing choice of prizes this year, including £250,000 cash, a Honda Jazz car, a Honda Crosstourer 1200cc motorbike, a Honda Marine Rib boat, a year's free shopping at ASDA, a

luxury holiday and many more. This is the seventh year Dickies has run the national competition, with carer and homicide case worker Katie Washbourne coming out on top last year.

01761 419 419 www.dickiesworkwear.com

Enq. 119

Sitecoat is a hit with East Anglian builders



Fencing contractor, J. Earl Fencing of Bungay, Suffolk, is finding that **Norbord's** Sitecoat hoarding product is the panel of choice for discerning builders and developers. Sitecoat is made from Norbord's 18mm moisture-resistant SterlingOSB3 square-edged board. Yet, unlike the standard product, Sitecoat is filled and primed on one side to create a

smooth, flat surface which can be painted with the customer's logo, corporate colours or even a decorative mural. OSB is the most popular site hoarding panel product, and it is most often the most basic grade that is chosen.

Enq. 120

Redbacks Kneepads help lay foundation



Kneepads manufacturer **Redbacks Cushioning** is one of the co-sponsors of the 'Building Britain's Future' project which was launched at Westminster on Speakers Green in front of the Houses of Parliament on 3 May. The event, organised by The National Construction Academy, an organisation set up by Derby construction boss Ian Hodgkinson,

highlighted the need to encourage and incentivise apprentices to take up brick laying which, with the constant need for more housing, can offer excellent career prospects and earning potential.

01327 702104 www.redbackscushioning.com

Enq. 121

Nationwide Windows & Doors continues to impress with CCS



Nationwide Windows & Doors is very pleased to once again represent the new build and public sector, in conjunction with Nottingham City Homes, with a Bronze award at the Considerate Constructors Scheme's National Site Awards. Daryl Cashmore explains: "The CCS's National Site Awards are presented to construction sites of all sizes which are recognized to have raised the bar in considerate construction. Together with Nottingham City Homes, we were incredibly proud to be rewarded by CCS. That this is the fifth time we have been commended by the scheme makes the achievement special to us. The site was proven to have shown the highest levels of consideration towards the public, its workforce and the environment through adhering to the Scheme's five-point Code of Considerate Practice: Care about Appearance, Respect the Community, Protect the Environment, Secure everyone's Safety, Value their Workforce, and it was commented within the report that the site 'was a credit to Nationwide Windows & Doors and to the site team'. We have worked closely with Nottingham City Homes for several years from our dedicated depot in the area, so for us, this award is a fantastic demonstration of our ability to seamlessly integrate within a customer's community."

01788 569 228 www.nationwidewindows.co.uk

Enq. 122

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123



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A breath of fresh air for new homes

Peter Haynes, product manager at EnviroVent, weighs up different options on ventilation for creating a healthy living environment in new homes.

A recent report by the Royal College of Physicians and the Royal College of Paediatrics and Child Health stated that indoor air pollution may have been a contributing factor in the death of almost 100,000 individuals across Europe over the course of 2012. The report directly refers to the impact of indoor air quality on the health of people and how poor indoor air quality can lead to premature death. Both organisations have called for greater understanding and for governments to look into the risks of poor indoor air quality resulting from contaminants, and how this is being exacerbated by increased levels of air tightness in homes. The report also highlighted that poor indoor air quality can also impact the health and intelligence of young children, thus impairing their future growth and development.

With dust mites, mould and condensation also contributing to the mix, there are rising concerns around health problems, due to buildings being too well sealed. The question is, as homes become increasingly airtight, how can the industry create a healthy indoor environment for homeowners?

Air quality in new homes

Without a continuous flow of fresh air into and out of a dwelling to control the relative humidity, the indoor environment in a home can easily reach a high relative humidity of around 70-80 per cent, which results in condensation. The water droplets that form on colder surfaces can result in mould growth and, in some cases, damage to the building fabric itself. Not only does mould look unsightly, it can also be the root cause of some health issues. Damp conditions, for example, increase the risk of occupants developing, or exacerbating, existing respiratory conditions.



Asthma affects five million people in the UK every year. One of the ways asthma is triggered is through household dust mites and their airborne detritus, which flourish in damp, mouldy conditions. These dust mites thrive in homes that don't have adequate ventilation, where relative humidity is high. When their detritus comes into contact with the skin or is inhaled, it can cause allergic reactions, resulting in asthma attacks, eczema, watering eyes, itching, sneezing and a runny nose.

“Without a continuous flow of fresh air into and out of a dwelling to control the relative humidity, the indoor environment in a home can easily reach a high relative humidity of around 70-80 per cent, which then leads to condensation”

A recent study by Professor Hazim Awbi at the University of Reading, ‘The Future of Indoor air quality in UK homes and its impact on health’ has predicted a 80 per cent increase in asthma sufferers by 2050. Awbe reports is largely due to homes being upgraded to make them more thermally efficient.

In the study Professor Awbi states: “Poor indoor air quality is associated with a range of undesirable health effects, such as allergic and asthmatic symptoms, lung cancer, chronic obstructive pulmonary disease, airborne respiratory infections and cardiovascular disease.”

It is essential therefore that effective ventilation systems are incorporated within new homes and homeowners are informed about how they work and why they are essential for a healthy indoor environment.

Harmonising air tightness with effective ventilation

Understandably, concerns have been raised by the new build sector about how to harmonise the need for air tightness (Part L) with requirements for ventilation (Part F).

To achieve Part F requirements, the most favourable options are arguably either mechanical ventilation with heat recovery (MVHR) or positive input ventilation (PIV).

PIV systems work by drawing in fresh, filtered, clean air from outside and gently ventilating the home from a central position usually in the loft, above a landing in a house, or a central hallway in a flat or bungalow. They dilute moisture laden air, displacing it and replacing it to control humidity levels between 45 and 60 per cent.

The requirement for new dwellings to improve performance by an extra 7 per cent to meet the 2013 edition of Part L1A (energy efficiency for new building), further reinforced the prominence of PIV systems, which can give savings on the Dwelling Emission Rate (DER).

Where housebuilders are looking to build to greater levels of air tightness (of 3ach@50Pa or below) MVHR is often specified to achieve a larger percentage reduction between the DER and TER (Target Emission Rate). A high performing MVHR system through SAP (Standard

Assessment Procedure) may lower the DER by 7-8 per cent.

Another reason for the increasing adoption of MVHR by the new build sector is the updated ErP Directive, which is encouraging a move to a more systems-based approach to ventilation. It was first introduced in 2013 and the second stage of the legislation which has recently been released, focuses on ventilation units over 30 W.

This mainly impacts on mechanical extract ventilation and MVHR systems and requires all ventilation units, excepting dual use versions, to be equipped with a multi-speed or variable speed drive. In addition, all bi-directional units are required to have a thermal bypass facility as an essential part of the design criteria, which prevents warm air being recovered in warmer weather.

Building designers are recognising that MVHR helps them to cost effectively contribute towards minimising CO₂ emissions as required by Building Regulations. With MVHR, the incoming air is filtered, improving internal air quality and it also negates the need for window trickle vents.

There is a rise in demand from the new build sector for MVHR systems that are ever more efficient and take advantage of the latest technology to bring functional benefits to users. Recovering over 90 per cent of the heat that would normally be lost to the outside via trickle vents or extract

fans, and feeding it back into the house as warm fresh air, ensures that developers are able to reduce the overall energy requirement of the building. There are obvious benefits to homeowners looking to reduce their energy bills. Systems can also offer high energy efficiency and feature a summer bypass facility, making them fully compliant with the ErP Directive for ventilation units.

Whole house heat recovery units were specifically designed for new homes and are very cost effective for the housebuilder and offer low running costs for the homeowner. The units feature an automatic summer bypass facility, which contributes to an improved comfort level in summer.

Correct installation

A key factor in the effectiveness of ventilation systems, including MVHR and PIV, is correct installation by trained and experienced installers, plus the provision of high quality user information and guidance for homeowners.

Since 2010, with the revision of Building Regulations Approved Document F, domestic ventilation became notifiable work. More housebuilders are therefore putting their electrical and heating engineers forward for BPEC training.

Research shows that only 8 per cent of UK residents currently have a continuous mechanical ventilation system in place, which is



worrying low when you consider the scale of the issue.

Installing mechanical ventilation systems is the most effective way that the new build sector can meet the increasingly stringent legislation in order to be able to provide a constant supply of clean air and reduce humidity levels. The trend towards fitting MVHR and PIV systems into new homes therefore looks set to continue as their efficiency and performance become more widely recognised.

Enq. 124

Saracen takes on residential market



Leading workplace consultant **Saracen Interiors** has made its first foray into the residential market having started work on the refurbishment of a luxury, five-bedroom, £2 million property in Guildford, Surrey. Work on the project started in March and is due to take up to six months. Joint managing director of Saracen Interiors, Michael Page explains: "We have

the expert individuals in place, including members of our own team as well as partners, to explore the high end residential sector further and so this may well be the start of something new for us." Saracen currently offers a full service through its four divisions.

Enq. 125

Vent-Axia supported Noise Action Week



Leading British fan manufacturer **Vent-Axia** was delighted to be supporting Noise Action Week (23-28 May 2016), which was coordinated by Environmental Protection UK. Vent-Axia is committed to reducing sound levels in its products to help create a peaceful home environment. Vent-Axia leads the way in ventilation providing some of the quietest products

on the market. Vent-Axia's R&D department has developed Revive's innovative Multi-Vortex™ technology which has a high-pressure hybrid impellor that is powerful and efficient, yet quiet.

0844 856 0590 www.vent-axia.com

Enq. 126

Senior management team at Timloc



Timloc, one of the UK's leading building products manufacturers, has welcomed new Sales Director Lee Miles to the team to help support the company's growing success. Lee is responsible for the management and development of Timloc's external sales team. Lee takes over the reins from Dave Bean, who has taken on the new role of Commercial

Director. Leading Timloc's Roofline and Above strategy, Dave will develop and drive new customer and channel opportunities for the company and its trading partners.

01405 765567 www.timloc.co.uk

Enq. 127

Four ways to create attractive brick soffits



A new eight-page brochure and online animation from brick support specialist, **Ancon**, show just how simple it is to create suspended masonry soffits on virtually any brick building, regardless of soffit dimensions, brick type or bond pattern. The animated installation video takes the viewer step by step through the process from initial fixing of the Ancon

MDC Nexus support system through the bolting on of the lightweight Nexus brick faced soffit unit and how it can be adjusted and levelled in all three planes, to the final pointing of the brick slip face.

0114 275 5224 www.ancon.co.uk/nexus

Enq. 128

Foundations of efficiency

Housebuilders hunting for cost-efficient methods of constructing foundations can overlook established building materials which also offer speed and effectiveness. Cliff Fudge, technical director at H+H explains how lightweight aircrete blocks have been providing practical and financial benefits for decades.

Aircrete as it is commonly known has become an increasingly popular choice for housebuilders throughout the UK, as it has throughout Europe. There are some parts of the industry however where the material is still seen as representing an unconventional approach. This is a misconception; aircrete has actually been used in the UK since the late 1950s.

Despite this longstanding use in construction, there is a belief that high strength materials such as dense aggregates have to be used on foundations could be costing contractors both time and money. In reality, aircrete provides a simplified and cost-effective method of constructing foundations for residential properties.

In every test that aircrete has faced as a foundation material, it has proven itself a resilient building material for masonry foundations in the homebuilding sector, for a multitude of reasons. Aircrete provides a simplified method of constructing foundations. Many builders using traditional materials still construct their foundations using two separate 100mm leaves, laying them with the required cavity onto a strip foundation to support the wall above. This cavity wall is tied together using wall ties and once complete, the cavity is filled with lean mix to shore up the structure.

By contrast, a solid aircrete foundation requires only a single leaf of blocks, and can be laid onto a strip of poured concrete the thickness of the wall. This method also requires no mortar at the perpendicular joints; instead they can be butted against each other. Using foundation blocks of a greater width such as 355mm means the laying rate of



aircrete is faster than that of aggregate concrete, enabling contractors to complete jobs in less time but to the same high quality.

The weight of an aircrete block is only a third of the equivalent dense aggregate block, which means they are quicker and safer to transport. Unlike dense aggregate, aircrete can be cut with a hand saw, and because aircrete is so easy to manipulate on site, wastage is also vastly reduced.

"In reality, aircrete provides a simplified and cost-effective method of constructing foundations for residential properties"

The advantages go further than just simplicity and rate of construction. Independent construction and property consultants Calford Seaden recently published the Foundation Cost Comparison Study, which gave a detailed analysis of the cost of a range of foundation materials. The cost is indicative of a typical three-bedroom semi-detached UK home and results show that a saving of close to 25 per cent for the total build costs of foundations alone.

There are several factors that contribute to

the cost effectiveness of aircrete as a foundation material. A fast build speed equals a reduction in labour costs but also the solid construction means fewer materials are needed; materials such as wall ties, lean mix and mortar at the perpendicular ends.

Strength and resilience

Despite aircrete being one of the lightest forms of concrete available for building, aircrete is fully load-bearing and blocks are available in a range of strengths up to 8.7N/mm², which is more than enough for use in buildings up to three storeys. It is a common misconception that the strength required for foundations can actually be less than that required to build the superstructure. The area where strength is needed most is at the lintel bearing where windows and doors are introduced into the wall structure. As the load spreads down the height of the wall, the loading is evenly distributed across the whole length of the wall below the ground floor DPC.

Although they remain unseen after a project is completed, building foundations are continually under attack during the cold winter months in the UK. Problems can occur when inclement weather conditions create

freezing and thawing which in turn can lead to potential spalling in concrete. Water naturally freezes and expands in the cold, and this can be highly damaging to many variants of concrete. Due to the density of the blocks, aircrete possesses enhanced freeze/thaw durability, giving it a lower chance of being damaged during the colder months. These performance characteristics have been tested and certified by the BBA.

Resistance to sulphates

Sulphate attack is another potential danger for foundations. It can cause damage serious enough to compromise the structure of a home. This occurs when natural sulphate in clay soils leaches into the foundation materials, causing certain types of materials to expand. Certain types of concrete material are highly susceptible to attack from sulphate chemicals that exist in soil and groundwater.

Unlike the concrete equivalent, aircrete blocks have been shown to have superior resistance to sulfate attack when used below DPC. Aircrete has been tested and assessed by the BBA as being suitable for use across all applications where sulfate level are likely to be encountered.

Aircrete blocks possess a number of advantages over traditional materials, which



"Aircrete is fully load-bearing and blocks are available in a range of strengths up to 8.7N/mm², which is more than enough for use in buildings up to three storeys"

make them a fantastic all-round material for use below DPC level. By making a simple material switch, housebuilders can enjoy improved logistics and performance benefits,

while also saving money on construction costs. When all the facts are considered, all directions point towards aircrete being the foundation material of the future.

Enq. 129

The beauty of natural Cotswold stone

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Enq. 130

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Enq. 131

Aggregate Industries adds Packed Cement to its Building Products Portfolio



Lafarge General Purpose Cement is now available in 25kg bags from **Aggregate Industries**. The new range, which includes two products – General Purpose and General Purpose+ – features the distinctive new Lafarge Cement branding so it's easy to identify at the builders' merchant yard. General Purpose comes in a standard paper bag while General Purpose+ benefits from a waterproof bag design, which means it can be stored outside, whatever the weather. The packaging also offers greater strength, meaning it is less likely to tear, reducing wastage and returns. Both products are carefully blended and packed to ensure the quality and consistency of the mix is guaranteed every time. General Purpose and General Purpose+ offer two strength options depending on the requirements of the job. While both are suitable for a range of applications, including general purpose concrete, mortars, renders and screeds, General Purpose+, which offers a strength of 42,5N, is ideal for use at lower temperatures or when the required compressive strength of concrete at 28 days must exceed 30N/mm². On jobs where a high initial strength is not required, 32,5R General Purpose cement is the ideal choice.

01285 646900 www.lafargecement.co.uk

Enq. 132

Smooth finish for professionals



Leading construction connector manufacturer **Simpson Strong-Tie** has launched a new catalogue dedicated to its range of bead and mesh products for the professional plasterer.

Covering a high quality range of galvanised, stainless steel and PVCu products, and fully tested CE marked items, the catalogue also features handy hints and tips for fixings and installation, for a smooth and professional finish whatever the environment.

Sales Director Jon Head said: "Our new beads and mesh catalogue has been created exclusively to provide professional plasterers with suitable solutions for all indoor and outdoor applications and to provide advice on how to prevent issues such as premature rusting."

The catalogue is available from Simpson Strong-Tie and can be downloaded from the company website.

01827 255600 www.strongtie.co.uk

Enq. 133

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Enq. 134

Snickers' new LiteWork garments



Snickers' Next Generation of Work Trousers and garments have quickly become known for their contemporary designs packed with must-have features that focus on fit and freedom of movement as well as using fabrics that deliver long-lasting protection. The latest LiteWork Trousers are just what the name suggests. They are super-light, quick-

drying garments that keep you feeling cool wherever you are on site in warm weather. They have an advanced, modern design and are made from durable rip-stop fabric that delivers outstanding comfort and ventilation in the warmer summer months.

Enq. 135

Speedy launches new catalogue



Speedy are launching their all new catalogue for 2016. With over 2,800 products and services available, across over 25 different categories. The all new catalogue isn't just helping people find the products they need. It is helping people access these items from wherever they are, in whatever way suits them best. This is thanks to the online version, which

contains all 2,800+ products and services just as with print, and the all new app, available on iPhone, Android and Windows Phone. App features include product detail and a modern user-interface.

01942 720000 www.speedyservices.com

Enq. 136

Engel LIGHT keeps you cool



Known for its long lasting and superbly fitting workwear, Danish company, F Engel, is now introducing its range of 'LIGHT' garments ready for the Spring and Summer. Slightly lighter than the company's standard selections, but still maintaining the same levels of protection and practical benefits, the 'LIGHT' two-colour range is made from TC Twill

65 per cent polyester/35 per cent cotton. 250g/m², ensuring wearers are kept comfortably cool both indoors and when working outside in warmer weather conditions.

07933 150197 www.fe.dk/en

Enq. 137

CMS helps Council hit housing milestone



Scottish designer, manufacturer and installer of high performance windows and doors, CMS Window Systems, has helped Fife Council hit a significant milestone in its Affordable Housing Programme with their collaboration to deliver windows and doors for 31 new build homes in Orebank Terrance,

Thornton. CMS' wealth of experience in

the social housing sector saw them awarded the contract for the manufacture and installation of A-rated PVCu windows plus supply and fit high-performance composite doors.

01324 841398 www.cmswindows.com

Enq. 138



The world's favourite lock since 1843

The Yale Revolution Window Hinge

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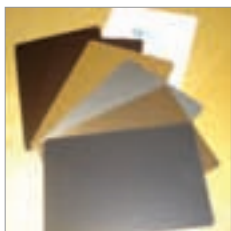
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Enq. 139

Aluminium to replicate hard metal



The alu-fx Patina 'Timeless Collection' from ALM (HM) fills a gap in the metal facade and roofing market by providing aluminium with a 'high end aesthetic' at low cost. The six alu-fx finishes are all available from stock at ALM and Jamestown Metals in Scotland and are suitable for flat or curved standing seam applications. They offer the appearance of

pre-weathered zinc, oxid copper, steel, bronze and anodised aluminium and at 0.7mm thickness and 1.9kg/m² are up to 60 per cent lighter and 50-75 per cent cheaper.

07000 256467 www.associatedlead.co.uk

Enq. 140

Schueco's outward-opening window



Schueco UK Ltd, a UK market leader in sustainable building envelopes, reports that its AWS 70 SC outward-opening window system is proving extremely popular for projects in both domestic and commercial markets. Launched just two years ago, the AWS 70 SC window delivers Schueco 'build quality' at an economical price, a performance/price

combination that has won the approval of architects and contractors. They have found the system to be the perfect solution for new and replacement windows in houses and apartments.

01908 282111 www.schueco.co.uk

Enq. 141

The new design for M-Tray® from Wallbarn



Newly developed and improved modules for instant sedum green roofs. M-Tray® from Wallbarn has been improved. It is ideal as a self-build green roof system for flat roofs, single storey extensions, balconies and terraces. Just place them down and connect the clips to achieve a living roof space. Avoid the mess and potential damage caused by roll-out green roof systems by having all the required elements contained in the specially designed plastic module. Nothing spills out. The sedum has been grown for at least six months so the root growth is comprehensive, giving better coverage. Key advantages include: Deeper cavities for extra root growth; Optimum drainage; Stronger, healthier plants; Made from recycled materials; Stronger trays, easier to carry modules; Accessible to hard to reach roof spaces; Easier clip system with more seamless connection and Faster installation. M-Tray® is pre-grown and everything is correctly measured. It truly is an instant green roof. M-Tray® is available with a mixture of sedum species and also with native wildflower planting, designed to attract butterflies and bees. Wallbarn's new M-Tray® is designed and manufactured in Britain! Contact Wallbarn Ltd for more information.

0208 916 2222 www.wallbarn.com

Enq. 142

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Enq. 143



Sika launches online Sustainability Hub

Architects, contractors and clients are set to save time and hassle with Sika's Sustainability Hub, a new website packed with tools for those specifying projects with a sustainability requirement. Sustainability considerations within a specification can take days to research and calculate. Sika's Sustainability Hub will drastically reduce this time with its all-in-one portal that guides users through the process. The hub contains information on Life Cycle Assessments (LCAs), a standardised method used to evaluate the environmental impacts associated with all the stages of a Sika product's life. The hub contains all the information required on Sika Roofing's sustainable systems, including SolaRoof, Green Roof and thermal insulation, as well as a number of sustainability case studies. The launch of this new website is part of Sika's continued implementation of its 2014-2018 Sustainability Strategy.

01707 394444 www.sarnafil.co.uk/hub

Enq. 144

Eco & Green Products Showcase

In this issue we look at recent trends in eco and green products



With all the benefits porcelain has to offer, Levato Mono from **The Deck Tile Co.** is the ideal product for exterior projects, both residential and commercial alike. Levato Mono is available in 40+ colours and finishes in both ultra-realistic timber, stone effect and concrete. 3D printing and mould making technology are combined to reproduce identical copies of the original materials.

Enq. 145



Are you aware of the harm being done to the environment and the costs involved when hiring a chemical loo? For any project on a site without facilities, use an 'Eco-T' from **Eco Toilets**. No chemicals, no smells, no hazardous waste, no other waste and no water. When you've finished construction, flat pack the 'Eco-T' and take it to the next phase or new site, economically and environmentally sensible.

Enq. 146



The Icynene Insulation System from **Greentherm** is a series of soft, flexible, vapour open spray foam insulation products. When sprayed in place Icynene expands to completely fill all cavities and voids creating a sealed building envelope eliminating air leakage. Icynene is 100 per cent water blown and therefore contains no harmful blowing agents, volatile organic compounds, HCFCs, HFAs, HFCs or formaldehyde.

Enq. 147



Harrowden Turf Ltd is one of the UK's largest producers of quality lawn turf, topsoil, wild flower turf and green roofing materials. Harrowden Turf products are grown on three sites. All of the turf is grown to the same high standard on very similar but distinctive black soils. Black soil is not peat. It is fine textured, rich in organic matter nutrient and relatively low in sand, clay and other heavy particles.

Enq. 148

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Enq. 149

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Enq. 150

Eco & Green Products Showcase



Vortice has launched the Punto Evo Flexo, a new, extremely quiet, energy efficient axial fan. Punto Evo Flexo is the next stage on from the popular Punto Evo bathroom fan and features a stylish curved front grill which is very easy to clean. The Punto Evo Flexo's low power consumption makes it an ideal choice for energy efficiency. Full BIM models and specification details can be found on the website.

Enq. 151



EnviroVent is pleased to announce that it is one of the first ventilation manufacturers to be BIM ready. Using BIM compliant Revit design software, the design team is able to provide detailed technical drawings that fully comply with Government regulations. This includes showing ventilation system locations, duct runs, ancillaries and quantities required. For more information visit the website.

Enq. 152



For over 20 years **Nu-Flame** has brought together the widest range of both open fronted and glass fronted fires, combining the very best of British Innovation, Design and Engineering. With Nu-Flame you are guaranteed Quality, Realism and Efficiency; let us help you turn your house into a home. Nu-Flame has invested heavily in its own research and development facility at its state of the art factory.

Enq. 153



Industrial wood preservative specialists, **Koppers**, has extended its revolutionary micronised copper treatment range, MicroPro – the leading wood preservative technology. Exhibiting a lighter colour, especially when compared to alternative copper based treated timber products, MicroPro allows contractors to build with a timber material that is more natural looking in its appearance.

Enq. 154

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

Icynene has been successfully tested and certified for applications directly to the underside of breathable and non breathable roof membranes and felts and recently received BBA certification for this application. Icynene absorbs the lowest amount of moisture and has the highest level of vapour resistivity of any soft foam on the market.



Enq. 155

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Enq. 156



LEVATO MONO porcelain paver system

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

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BS12588 lead from car batteries



ALM's Envirolead is BS12588 rolled lead produced using material recovered from car batteries. The recovery process extracts and reuses nearly 96 per cent of the constituent parts and significantly reduces sulphur discharge, an element of 'acid rain'. Envirolead is covered by the 50-year Lead Sheet Association warranty and gives architects the opportunity to specify a

product with the lowest possible environmental impact. With demand for lead in construction Envirolead is set to increase significantly the 50 per cent of worldwide consumption of recycled material.

07000 256467 www.almhm.co.uk

Enq. 158

Wraptite-SA enhances thermal performance



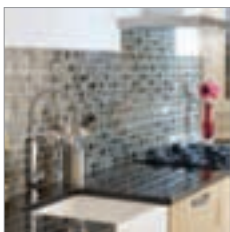
Wraptite-SA airtight membrane from A. Proctor Group has been selected by the Zero Bills Home Company and RIBA award winning development pioneers ZEDfactory in their latest innovative solution to deliver zero carbon housing. Wraptite-SA, the only self-adhering vapour permeable air barrier certified by the BBA, was installed as part of the OSB

panel construction of the home. The use of Wraptite-SA in the construction makes a significant contribution to a building's thermal performance by preventing lateral air movement.

01250 872261 www.proctorgroup.com

Enq. 159

Home improvement: Five remodelling tips



The latest home improvement report indicates that UK homeowners would choose to remodel their existing properties, rather than move to a new house. Hayley Fenn of **Granite Transformations** has five affordable tips for enhancing living space and adding value to property: add an ensuite; explore magical mosaics; go island style; transform

a humble downstairs loo; modernise the shower. The best thing about these tips is that they can be carried out within existing room layouts, without re-siting the plumbing and electrical connections.

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Enq. 160

Energy efficient small circulators



Wilo offers a range of high efficiency small circulating pumps which play a key role in all heating installations. Modern small circulators are simpler than ever to install and offer huge savings compared to old uncontrolled pumps simply in terms of the lower energy requirements they have. The latest small pumps use around 90 per cent less energy than their older

counterparts. All Wilo small circulators are ErP compliant and selecting a Wilo pump effectively future proofs the heating system you install it on.

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Enq. 161



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Enq. 163



Get it covered

It is easy to see why the complexities of insurance can be a burden and even intimidating for many in the construction industry. Here Steve Mansour, Group CEO of construction insurance specialist CRL, gives some clarity on construction insurance for housebuilders.

As legal documents, it is necessary for insurance contracts to be packed full of dense legal terminology – leading many to dismiss it as simply another regulatory hurdle to be overcome.

But getting to grips with the details of contractors' insurance can help to protect a business from worst-case scenarios. There are a number of insurance requirements that need to be met by those working in the housebuilding sector. This article will attempt to break down the main types of insurance that may be needed.

Despite the best of intentions and safeguards, accidents can and will happen on construction sites and contractors simply would not be able to operate without covering themselves from these eventualities.

While it is recommended that developers undertaking new build projects seek advice from their respective insurance and financial advisors in order to understand their exact requirements,

here are some of the basics that need to be taken into consideration.

Employer's liability

This type of insurance covers contractors against accident or injury claims made by employees. It is a legal necessity for contractors and they are required to keep a certificate at their place of business.

Some insurers will cover against a set amount of damages, while others will provide unlimited cover – this level is typically reflected in the premium you pay.

Unlimited cover has become rarer in recent years due to a number of issues, including the increasing use of sub-contractors, which can lead to ambiguities in terms of who and who is not covered.

With changing cover limits, it is important for contractors to be aware of what they are

covered for – both to ensure they are not overpaying, while having sufficient cover in place to indemnify all parties should the worst occur.

Public liability

This type of liability insurance covers contractors against injury to members of the public, surrounding property that is not involved in the project and sub-contractors. Public liability will not only meet the cost of compensation claims, but will cover legal fees related to settlements or defence in terms of such claims. Premiums are determined by the type of project being undertaken, how large the firm is and whether or not it's claimed in the past. Given the vast sums that public liability claims can potentially involve, many employers require contractors to prove they have this in place before they commence any work.

Commercial vehicle insurance

A commercial insurance policy provides cover for any of the contractors' cars, vans or heavy goods vehicles under the Compulsory Insurance Act (1969). While these are all necessities, there is also a range of extra cover options that many contractors could choose to invest in.

These policies can serve to make contractors more favourable in the eyes of prospective developer partners – since they can greatly reduce the risk of delays or serious impediments to the project at hand.

All Risks

If anything happens to the equipment needed to complete the works, contractors can end up having to replace them out of their own pocket. As such, All Risks policies cover a broad range of equipment from fire, theft or damage – whether they are on-site at the time or not.

As with the standard All Risks policy, a Plant, Machinery and Tools All Risks policy covers all the tools contractors need to carry out their job – from heavy plant to huts and hand tools.

As contractors can vary greatly in the kinds of work they carry out – most insurers permit a degree of customisation – allowing contractors

to include their motor and engineering policies under the same umbrella of cover.

Given the high cost of replacing such equipment, these type of policies, which effectively transition the burden of risk on to their insurers, tend to be highly popular with larger contractors especially.

Inspection contracts and plant protection

Under health and safety legislation, the onus is on contractors to ensure their equipment is safe and working to specification. Many insurers offer inspections from certified engineers, which is tied to their provision of cover – streamlining both prevention and the claims process should any equipment be at fault.

Structural defects insurance

Also known as a home builder warranty, structural warranty, structural insurance or latent defects insurance, is a special kind of cover used for new homes.

Most new homes will come with a two-year developer warranty period and during this period of time the developer in question will be responsible for putting right any issues covered under the warranty.

However, structural defects insurance is

different to the two-year developer warranty typically offered on a new home by the builder. Instead a warranty is offered from a third party and usually lasts for a period of 10 years, with the issuing company responsible for any repairs needed from years three onwards.

The reason a structural defects warranty is important is that structural defects in new homes can take time to become apparent, which means structural faults can appear after the two-year developer warranty has expired.

Should this happen, with the 10-year home builder warranty in place, the homeowner will be covered for the costs to repair or rebuild the faulty aspects of the property. Usually structural defects specialists will help protect you against things such as faulty building materials like lintels or steel supports, a faulty architectural design of the home that leads to structural problems, or issues such as land contamination. It is important to always check exactly what you will be covered for.

Mortgage lenders require that a structural defects warranty is in place on every new build property before mortgages are approved. Once the build is complete the warranty passes from the contractor to the owner of the property.

Remember to talk to your insurance advisor to discuss the specific requirements of your house building project.

Enq. 164



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Industrial evolution

Offering a combination of a subtle profile, strength and thermal performance, steel-framed windows are the answer for achieving design freedom with classic industrial style in residential builds. Ellice Bateman reports.

Steel framed windows have been around for many decades, but they have recently seen a surge in popularity in the light of the variety of designs and colours now available as a result of better manufacturing and technological advances. Aesthetically pleasing, resilient to the elements and low maintenance, industrial-style steel framed windows can be used to help achieve a plethora of architectural designs, providing a distinctive visual look to a wide range of buildings.

After their original development in the blacksmith's yard the manufacture of steel windows eventually moved to factories in the 19th century. The mass production of their steel frames saw the cost of these previously exclusive window designs come down significantly.

Steel windows are often specified as the preferred solution for heritage and listed buildings of high conservation value as well

as substantial and prestigious modern developments. The best steel window suppliers work closely alongside architects and conservation officers to achieve window designs which combine the visual effect required with high thermal performance, while respecting and enhancing the delivery of heritage and conservation goals.

However developers and homeowners looking to add a more interesting and unusual design to homes can also find that industrial-style steel framed windows are the perfect solution. Modern steel windows and doors can be designed and fabricated in the traditional style but they can now also provide higher thermal performance giving further advantages in modern developments. The advance of cold rolled steel profiles has allowed for the creation of fully thermally broken steel windows, enabling these luxury windows to exceed Building Regulations while achieving a slim,

elegant finish. Steel window profiles can hold a double, or even triple glazed, unit to create a fully insulating window.

"Steel framed windows can be used successfully to achieve the currently popular Art Deco look for developments"

The following few paragraphs capture eight compelling reasons why designers and constructors of domestic projects should consider steel framed windows.

Strength

Steel is known for its inherent strength. You can create impressive, opening windows using steel frame in incredibly thin profiles which wouldn't



“Steel is rated among the strongest frame materials and also withstands corrosion or rust. It is not unusual to find windows made from steel that have lasted a century and still maintain their elegance”

be possible with aluminium or timber. Additionally, the window's structural integrity does not deteriorate over time, ensuring the levels of security and thermal efficiency aren't affected.

Durability

Replacing windows can be costly. However, the long-term costs associated with maintaining old fashioned windows can be even more so. Steel is rated among the strongest frame materials and also withstands corrosion or rust. It is not unusual to find windows made from steel that have lasted for a century and still maintain their elegance.

Fire-rated options

A good window should safeguard a building as well as its occupants in the event of a fire. Fire-rated steel windows and doors are a clever solution to openings that require a prescribed level of fire resistance in order to protect exit routes. Steel windows' slim industrial style can therefore be combined with robust fire performance.

Bespoke solutions

The option to create bespoke steel windows means specifiers can perfectly match windows to openings. This is a great option if an opening is unusually shaped or on a listed property and alterations are not permitted.

Wide range of finishes

These modern, thermally efficient steel windows are perfect to recreate the Art Deco-influenced, industrial architectural designs that are currently very popular. Powder coated to a precise frame

colour, galvanised steel frames create slim windows which are a perfect match to traditional designs, with further popular material options including rust-coloured Corten™ steel, architectural bronze and stainless steel.

Aesthetic appeal

Steel windows made from these interesting framing materials can form part of an exciting and different architectural design. The slim framing sections are not at the expense of improved thermal performance thanks to advances in thermal breaking, and the inherent security of steel.

Architectural bronze windows are popular on luxury building designs for their high-end look and feel. This as well as a brass equivalent can be finished in a number of ways to create the specific appearance that architects tend to require when using these frames.

Simple maintenance

The last thing that building owners want to have to do is to regularly clean or maintain windows. The goal is a window which is virtually maintenance-free and which only requires minimal cleaning. Unlike other metals, steel doesn't crack, warp or lose its shape, and it also maintains its colour and elegance in different types of weather. These are features which help to make cleaning and maintaining windows simple.

Steel windows and doors subject to heavy traffic should be oiled or waxed at fortnightly intervals. Where traffic is moderate to light however, monthly treatment may suffice and in non-traffic areas, quarterly or biannual applications are feasible.

Cost-effective

Since steel windows are incredibly strong they do not deteriorate over time and the chances of having to repair damaged frames are quite low. Maintaining the windows is very simple as there is no need to apply/use expensive procedures. This lowers the long-term costs of maintaining the steel windows.

While steel systems have their roots in the industrial age and continue to offer the benefit of that industrial aesthetic for new developments, they are also readily used in traditionally-styled homes, and can enhance a wide range of external and interior designs.

Enq. 169



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Specifying rooflights to meet Part Q



Recent changes to Building Regulations Approved Document Q: Security in Dwellings means that anyone wishing to install rooflights in 'easily accessible areas' will need to ensure that they specify a product which is compliant with Part Q. Glazing Vision's Secure and Secure+ rooflights have been tested to the latest LPS 2081:1 2015 standard, which is

designed to replicate a typical stealth attack commonly carried out in residential areas. The range is accredited by the Loss Prevention Certification Board issued by the BRE.

01379 353 741 www.glazing-vision.co.uk

Enq. 172

Kawneer launches new brochures



New guides to its window and unitised curtain wall systems have been published by **Kawneer**. Advice on specifying window and unitised curtain wall systems is contained within two new brochures. Both the window and unitised curtain wall systems A4 brochures have been updated to include Kawneer's full window range and the manufacturer's new AA*265 unitised curtain wall system. The window brochure contains a product selector detailing the different window types, their features and performance, appropriate applications and accessories.

01928 502500 www.kawneer.co.uk

Enq. 173

DRU gas fires have pride of place in prestigious Belgravia development



DRU Fires, based in the Netherlands, is a Europe leading manufacturer of contemporary gas fires, wood stoves and functional gas heating appliances. The company was awarded a contract to produce and install purpose-designed gas fires into Ebury Square, a prestigious development of luxury apartments by Berkeley Homes in Belgravia, London's most exclusive residential enclave. The gas fires, known as Prestige models, were selected for their contemporary design, versatile formats and high energy efficiency. They consist of single-sided and double-sided tunnel models depending on the layout of each individual apartment. An important factor that persuaded Berkeley Homes to work with DRU was the company's unique PowerVent® system. As well as the ability to vent the fires over large distances, another advantage of the DRU PowerVent® system is that the noise from the motorised fans is confined to the roof, making the operation of the fires entirely noise-free. During the Ebury Square project, DRU engineers and product designers worked closely with Berkeley Homes' architects and consultants to produce a solution that was fit for purpose and would stand the test of time. In total, 89 fires were installed at Ebury Square, 67 of which utilised the PowerVent® system.

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Enq. 174



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Enq. 175

REHAU NEA Smart system in rural cottage



One of the first installations of REHAU's NEA Smart underfloor heating controls was in a cottage refurbishment project where REHAU underfloor heating had been installed throughout. The NEA Smart System met the brief perfectly, featuring simple intuitive room controls and the option of remote operation via a smart phone or tablet. In the cottage, the

NEA Smart base station is controlling seven zones with a room controller in each, ensuring that the homeowners have precise, fingertip control over the temperature in each area.

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Enq. 176

Kingspan rises to the challenge



Products from **Kingspan Insulation** have helped to transform a derelict water tower into a striking family home. As with any conversion of an industrial building into a domestic dwelling, there were some design issues that needed to be considered. This led to the specification of Kingspan Kooltherm K12 Framing Board. Timber studwork was installed on the inner face

of the brick external walls. Kingspan Kooltherm K12 Framing Board was then installed between the battens. The insulation boards offered a lightweight solution which could be cut to size.

01544 387 384 www.kingspaninsulation.co.uk

Enq. 177

District Heating at Banbury Park in Walthamstow



Evinox Energy recently worked with Higgins Construction & Circle Housing on a development in the creative heart of Walthamstow. Banbury Park is a mixed-use scheme comprising of private and shared ownership homes, with landscaped community spaces, shops, offices, a community centre and public square that will help lead the regeneration of the area. Evinox engineers completed a full design of the primary network for the district heating and hot water system for a complex of six different types of building. The apartments are connected to the district heat network and each includes an Evinox ModuSat® FS storage HIU to provide heating and hot water. The integrated hot water storage within the ModuSat® enables the central plant to be reduced due to the increased thermal storage facility in each dwelling. Residents at Banbury Park benefit from the Evinox PaySmart® pre-payment system, which is inbuilt in every ModuSat® Heat interface unit. The Evinox range of ModuSat® heat interface units, is the only solution available that features fully integrated pre-pay ready billing technology. This system enables residents to be in control of their own energy bills by paying in advance and therefore removing any burden of building up unpaid bills or debt.

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Enq. 178



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Enq. 179

Connekt Flushfit Sink



Abode's Connekt Flushfit – an ultra slim flush fit or inset sink range that delivers a sleek contemporary look to any chosen worktop. Both 1.0 and 1.5 bowl sinks are produced in premium 18/10 grade stainless steel. Connekt Flushfit can be fitted perfectly flush by inseting or alternatively fitted conventionally as an inset. Either option creates a minimal look

which is easy to keep clean. Both sinks come with the unique Abode Orbit waste and all plumbing pipework plus a pre-fitted seal strip around the underside edge.

01226 283434 www.adobe.eu

Enq. 180

The roofers best kept secret



The roofers best kept secret is finally out – Aquaseal Liquid Roof from Everbuild – A Sika Company is a new, 1-component, easy to use, all weather roofing system, ideal for waterproofing flat and pitched roofs. Suitable for use on a variety of substrates including concrete, mortar, brick and stone, Liquid Roof can be used on new roofs as well as refurbishing old.

Available in slate grey colour in 7kg and 21kg tins, Liquid Roof will leave you with a professional looking, fully waterproof roof in just five easy steps.

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Enq. 181



Glidevale's universal in-line® tile ventilator

Glidevale has introduced a universal in-line flat interlocking tile ventilator for roofs to complement its existing tile ventilator range. Suitable for both stockists and contractors, the ventilator provides a 'one size fits all' solution which can be easily installed as part of the normal tiling process. AA fire rated and with a guaranteed ventilation area of 10,000mm², the ventilator is offered in six UV-stable colours. It can be used with a range of tile profiles including Marley Modern, Redland Mini Stonewold, Sandtoft Calderdale and Russell Grampian amongst many others. The ventilator's sleek and unobtrusive finish is complementary to the overall aesthetics of the roof. It offers superior wind uplift resistance and its concealed baffles catch any wind driven rain or snow. It can be adapted into a soil ventilation pipe or mechanical extraction terminal by means of a Glidevale pipe adaptor and flexible pipe.

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Enq. 185



A lofty solution to make the most of space, easily

By Martin Shave, Domestic Business Development Manager for Protan, a leading manufacturer of roofing and construction membranes.

One sure thing in the housebuilding industry is that land is a finite resource. Thus, we are now seeing a prevalence in building downwards to gain space in basements. But why make life harder than it needs to be?

Going underground is full of pitfalls, and adds significantly to the cost. Yet every dwelling – from individual homes through to apartment blocks – has an overlooked and undervalued resource – the roof.

There is also more building on brownfield sites, and infilling, where the surroundings impact to a higher than usual degree on building design. Homes have to be designed that are as unobtrusive as possible – and that often means going flat.

In the UK, we have what verges on an obsession with building homes with triangular pitched roofs, and then not using that space efficiently – only as storage. We will design and build apartment blocks with flat roofs, but even then

the roof is not perceived as part of the accommodation but a means of hiding the building services from obvious view.

“In the UK, we have what verges on an obsession with building homes with triangular pitched roofs, and then not using that space efficiently, only as storage”

It is rare we optimise this space, yet with land increasingly at a premium, it is the most cost-effective solution to gaining square metreage. And it can add architectural interest.

Maybe surprisingly, 23 per cent of Britain’s existing dwellings already have at least some part of the roof that is flat/low pitched. Current consumer demand is for maximum natural light and open plan living. So why, for example, do

developers and designers not combine this with cost-effective construction?

More mansard or gambrel roofs?

By definition, the steep roof with windows creates an additional floor of habitable space and reduces the overall height of the roof for a given number of habitable storeys. Mansard in Europe also means the attic (garret) space itself, not just the roof shape.

The mansard and gambrel styles make maximum use of the interior space of the attic and offer a simple way to add one or more storeys to an existing (or new) building without major cost or disruption. They still have a degree of pitch to the vertical facade, to satisfy the traditionalists and ‘soften’ the line.

In their heyday, in the 19th century, mansards and gambrels used convex or concave curvature with elaborate dormer window surrounds.

Maybe we need to learn from our past, begin our own Renaissance and resurrect the principle more in today's building.

Similarly 'vintage' is the use of a flatter roof with vertical sections, a 'sawtooth' style. Historically it was predominantly used in industrial buildings, but, with our redevelopment of old factories and wharfs, it has found its way into retro design approaches, with the north-lights ensuring an abundance of natural light in the interior. There is no reason why the style



should be confined to refurbishments and why it could not cross over into new build, to add useable space and architectural interest.

We could also consider turning the concept of our traditional pitch inside out, into a 'butterfly.' The upper angle of the outer edges allows larger windows to be used. This gives the home more natural light, lower heating bills in the winter and brings an open feel to the design. It also lends itself to an environmentally friendly home design, as PV solar panels, water collection systems and natural light can all be easily incorporated. The internal valley facilitates drainage.

The way to genuinely maximise space in the same footprint, however, is to use a flat roof. Basic mathematics proves that the resulting square or rectangle delivers more internal capacity than the traditional pitched (triangular) roof.

Tech benefits of flat roofs

As well as living space, lower inclines through to flat roofs have other benefits. With mounting electricity costs, a flat roof provides a useful base for PV panels. Solar systems can of course be mounted on pitched roofs, but more can be accommodated on the same-size flat roof, as the panels themselves can be inclined. Several social housing providers are already applying this principle on apartment blocks. Why not extend it through to homes?

We all acknowledge the need for green spaces, for the benefits to user wellbeing, and the environment in encouraging wildlife and facilitating drainage. Flat roofs make ideal green spaces, if properly designed and specified.

Flat roofs were avoided in the past because of the perceived problems installing and maintaining them. Modern materials bear little resemblance to those that earned flat roofing such a bad name a few decades ago.

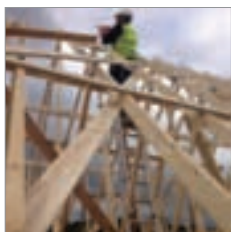
Today's single ply membranes help deliver the energy efficiency requirements laid down in Approved Document L and in the Green Guide achieve a A+ rating. Properly installed, there will also be fewer potential site remedials/snagging than with a tiled roof with mortar-bedded ridge and eaves.

Flat roofing is beginning to penetrate the housebuilder sector beyond the individual, the self-builder. Lovell, for example, has used the principle in Blackpool, where two new three storey blocks at Queens Park feature an innovative design approach whereby apartments on different floors can, in the future, be merged to create a three-bedroomed house. Benn Bailey Homes has rapidly sold off-plan a cul-de-sac of £500k+ contemporary homes that featured flat roofs; satisfying the site's locality near a nature reserve and in a valley so overlooked by existing properties.

So make life easy: don't dig down, look up, go flat and simplify life.

Enq. 186

S.T.A System launched by Safety Platforms



S.T.A. System, from **Safety Platforms**, is the easiest, quickest and safest method of fixing bracing to roof trusses and is now the industry standard method of working, being in use by housebuilders on hundreds of sites across the UK. Safe Truss Access System is a bespoke, extendable access system which fits within the roof trusses and can be used with decking systems or

where soft landing systems are in use. Fixing of roof truss bracing is a high risk activity, involving potential falls of up to 7m, it is no longer acceptable for joiners to climb up roof trusses.

01924 420820 www.safetyplatforms.co.uk

Enq. 187

BLM British Lead launches new website



BLM British Lead are inviting visitors to explore their new website. The new website has been designed with a fresh new look and user-friendly navigation, allowing visitors to access extensive product and technical support information with an option to share content across all major social network platforms. The new site offers detailed

information on Rolled Lead Sheet and a full range of Lead ancillary products, all incorporated to help visitors discover BLM's complete range of lead roofing solutions.

01707 324595 www.britishlead.co.uk

Enq. 188

UK Roofing Awards 2016 – Winners revealed



The winners of the UK Roofing Awards were announced at a ceremony hosted by BBC's Steph McGovern at the Hilton London Metropole on Friday 13th May 2016. The UK Roofing Awards also reward the individuals and organisations that go above and beyond the call of duty. To see this year's list of winners and finalist please visit the website. The Roofing Awards bring everyone within the industry together. The Roofing Awards bring everyone within the industry together. Along with NFRC, the awards hosts were the Roof Tile Association (RTA), the Liquid Roofing and Waterproofing Association (LRWA), the Lead Contractors Association (LCA), the Lead Sheet Association (LSA), the Federation of Traditional Metal Roofing Contractors (FTMRC), Single Ply Roofing Association (SPRA), the Metal Cladding and Roofing Manufacturers Association (MCRMA), CompetentRoof, and the Green Roof Centre. Key partners were B&CE Benefit Schemes and The People's Pension, CITB, Electrical Contractors Insurance Company (ECIC) and Quality Assured National Warranties (QANW). Of course the Awards would not take place without the continued support by the sponsors, in particular SIG Roofing who also assists in the continued development of the event.

0207 638 7663 www.roofingawards.co.uk

Enq. 189



JDP and Kier an effective combination

Water management specialist JDP has supplied large diameter HDPE pipes for a stormwater attenuation tank to provide effective water management and protect a new housing development in Wheal Harmony, Redruth. Kier Group one of the UK's largest property and construction companies required an effective drainage solution to protect a new development of 65 affordable dwellings for Sanctuary Housing at Wheal Harmony. JDP has an extensive range of products that provide effective attenuation and infiltration including the recently extended RAINBOX® portfolio offering flexible solutions 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 SuDS. To find out more, or to see the extensive range of products that JDP has to offer, please visit the company website.

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Enq. 191

'Z-wave' technology in Fakro roof windows



FAKRO FTP-V Electro natural pine and FTU-V white, PU-coated pine roof windows now incorporate 'Z-wave' wireless technology. This enables them to be controlled alongside blinds and appliances from over 200 manufacturers. Operation can be through single or multi-channel wall keyboards, programmable remotes or smart phone and the low-

power radio frequency device can also be retrofitted. Range is virtually unlimited and the ZWPTV multi-channel remote has an active screen and capacity to operate up to 36 receivers.

01283 554755 www.fakro.co.uk

Enq. 192

High demand for modern touches



Almost 70 per cent of people would like new build properties to be better equipped for modern living, with people citing a desire for more storage, renewable energy, and pre-wired TV and broadband. The figure comes from a nationwide survey, commissioned by Sky to explore consumer expectations of new build property against a backdrop of changing media consumption and rapidly advancing technology. Broadband and TV services ranked in the top five essential services, just behind more traditional utilities such as electricity, water, and gas.

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Enq. 194

Be smart and help owners take control

Christian Schiemann, ABB's product marketing manager for wiring accessories says that advances in smart home technology have enabled it to be used as a key selling point to homebuyers.

Home automation normally conjures up images of futuristic homes owned by celebrities. Until recently, home automation was seen as an expensive option. The perception has always been that only luxury homes have a remote control for the lights, blinds and radiators. To install a sophisticated system in a home used to need the services of a specialist contractor. Building automation was more likely to be found in commercial buildings so contractors needed these specialist skills. This was time consuming and costly, putting it out of reach of most people.

Home automation, or smart home technology is used to describe a system that controls a combination of lighting, blinds, curtains, heating and door security.

Recent advances in technology have made home automation more affordable for home owners because new systems can be installed by non-specialist housebuilders. Home automation opens doors for people to control their lighting, blinds, heating and door control from their smartphone, table or computer.

This has helped the industry grow. BI Intelligence estimated that the global market for smart home devices was worth \$61bn in 2014 but this is set to grow more than eight times to \$490bn by 2019.

Smart home technology has many benefits for home owners. It can help reduce energy bills, is an impressive selling point, and makes it easier for people to control the environment in their homes. These benefits have led some construction companies to include it as standard in new homes.

Installing smart technology systems

The key differentiator that has made home automation more accessible is the move to a simpler set up. New home automation systems use mobile apps that are easy to self-learn. Electrical installers need only a few hours to familiarise themselves with the technology that will help them set up and programme the system.

Installing a new system in a typical three-bedroom house with lighting circuits, room thermostats, radiators and blind actuators costs around £4,500, making it more affordable for ordinary home owners or buyers.

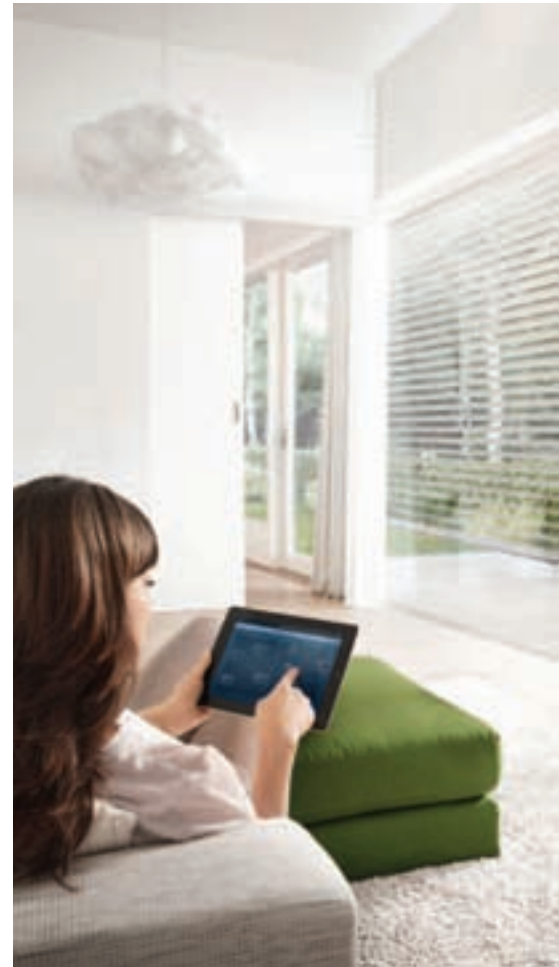
Set up is typically a three stage process:

- The first step is installation of the hardware. Components, such as sensors and actuators, are installed throughout the house using almost any combination of wiring topologies such as series, star or tree structure.
- Second comes commissioning. The system access point which detects all the components is connected to a web or mobile application through WiFi. A mobile app guides the installer through set up of the floor plan, and allocates a location for sensors and actuators.
- The final stage is choosing settings and timers for lighting, heating and blinds. This allows the system to activate these when required. In addition, users can create scenes which set the light, heating and blinds for certain situations with just one setting. Examples could include 'movie night' or 'morning routine.'

Using the system

Home owners have their own version of the app to control heating, lighting, blinds and even security cameras. The benefit of a mobile app is that the home can be monitored and controlled from anywhere, giving the owner control of energy bills. For example, forgetting to turn off lights is no longer an issue; they can be turned off remotely. Setting the thermostat can also be done from the office desk or while on holiday.

Another benefit of smart home technology is



security. Systems can be set to turn lights on and off even when no one is home to put off any potential burglars. Home owners can also see who is ringing the doorbell before answering or when not at home. In the event that the smoke detectors go off, lights can be automatically switched on for safety.

Home automation as standard

Installing home automation systems in new build homes as standard makes them more attractive to potential buyers. Early adopters of systems like these get bragging rights with their friends, in addition to the other benefits attached to the technology.

Installing the systems in new builds is particularly prevalent in mainland Europe, with several of the largest building firms now offering the technology. For contractors in the UK, this opens up opportunities to learn about smart home systems to increase their skill set and revenue streams.



The future of home automation

Full home automation systems are easiest to install during the building of new houses or during major refurbishments of existing houses that require re-wiring. However, as technology develops, retrofitting the systems will become much easier.

How smart home technology can be controlled by users has seen much research and development. System users can now control the sensors and actuators using their voice and will soon be able to use gesture commands. For example, lights can be switched on and off by opening and closing your hand.

“Early adopters of systems like these get bragging rights with their friends, in addition to the other benefits attached to the technology”

To improve energy efficiency in homes in future, home automation technology will be able track people inside the building and adapt the environment accordingly. The next step will be to sense the number of people in a room and adjust the climate to keep a comfortable temperature.

Another key future development will be



making the most efficient use of solar energy. Solar panels can be combined with an energy storage system and a controller to make best use of solar energy. For example, batteries can store solar energy until enough is generated to run a complete cycle of the dishwasher without using mains power. This has potential to save on

bills and give the occupier control over their energy usage.

There are many future developments to look forward to, but the important thing to take away is that much like the rapid spread of smart phones, home automation is set to see a huge surge in popularity in the coming years.

Enq. 195

EVO-STIK expands its foam range



EVO-STIK has added to its range of foams with the launch of a Fire Retardant Gun Applied Expanding Foam Filler. Offering a more accurate and efficient application through the use of a gun, the foam can be used for gap filling and insulating to prevent the transmission of smoke and is fire rated to the latest European standard DIN EN 1366-4. It is

suitable for use on a wide variety of building substrates and offers excellent adhesion to wood, brick, stone, concrete, plaster, wallboard, hardboard and metal surfaces.

01785 272625 www.bostik.co.uk

Enq. 196

Silva branches out with yellow cedar



Silva Timber Products has expanded its product range by becoming one of the UK's first supplier of yellow cedar shingles and shakes. Yellow cedar is one of the world's most durable woods and its consistent grain structure means it is a good species for carving, joinery and carpentry. Silva already supplies western red cedar to the UK market. Yellow cedar

is its 15th new product line in the past year aimed at consumer and commercial markets. It has advantages over western red cedar, as it is superior in stability, strength and weather resistance.

01514 953111 www.silvatimber.co.uk

Enq. 197

FDS secures £250 million Brighton Marina development



Award-winning smoke ventilation contractor **Fire Design Solutions (FDS)**, has been appointed to provide a number of its tailored systems for the first phase of a new £250 million mixed-use development in Brighton Marina. The project, developed by The West Quay Development Company Partnership LLP, will include 853 residential apartments, a three level car park, and over 2,000m² of retail and leisure space. Main Contractors, Midgard Ltd, appointed FDS' sister company FDS Consult to create a full fire strategy and CFD modelling for the residential area and car park. Predicting the movement of smoke and heat in the event of a fire, FDS will utilise CFD modelling to justify the detailed design of mechanical smoke ventilation systems. FDS has now received a further appointment from ARK M&E Ltd to supply and install the smoke ventilation and environmental systems to ensure the development meets all Building Regulations. Over the coming months, FDS will design, install and commission a number of systems, including a corridor environmental system that will mitigate heat in the building's common areas during day-to-day use to maximise comfort for residents, and a mechanical smoke ventilation system to provide safe escape route and clear access for fire fighting.

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Enq. 198

Latham's range of FR products is second to none

James Latham offers one of the biggest ranges of high performance, fire retardant panel and timber products on the market, all directly available from stock through its nationwide network of depots.

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All products are certified and independently tested to Euroclass B or Euroclass C and copies of these reports and the Field of Application are available to download from the website.

These fire tests are carried out for the manufacturer by an approved third party and measure readings such as; rate of fire propagation, lateral fire spread, total heat release and smoke production.

Andrew Wright, Director of Lathams Limited said,

"The number of projects where Fire Retardant products are being specified is increasing. When the correct fire retardant product is specified and installed in accordance with the Field of Application, they can provide the first line of defence in a fire, helping to protect lives in both commercial and residential properties."

Mr Wright added,

"We are continually reviewing our range to ensure we have the most



up-to-date offering available for all our customers and our team of knowledgeable and experienced staff can provide information and samples for all these products."

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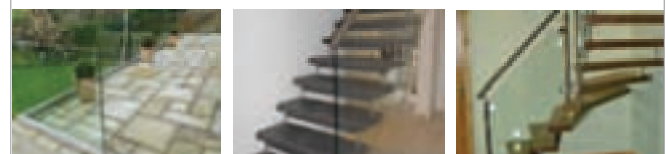


Sika Liquid Plastics cures challenges

Sika Liquid Plastics has developed a rapid range of liquid applied membranes for social housing refurbishment schemes with cure times of as little as 20 minutes, even at very low temperatures. The Sikalastic Rapid range utilises PMMA (Polymethyl methacrylate) technology, offering one of the fastest curing times of any liquid applied membrane in the market. PMMA has proved to be advantageous for situations where the contractor's access to the area to be treated may be restricted, and a fast application is desirable. The Sikalastic Rapid Range can also be utilised as a liquid applied waterproofing membrane on flat roofs with limited access and gutters, where speed of application is a major advantage, the solvent free cold applied liquid resin, which consists of two components, cures following an extremely rapid in-situ polymerisation, which is activated by the addition of a peroxide catalyst. This curing proceeds rapidly even at temperatures around 0°C.

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Enq. 200



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 www.courtyarddesigns.co.uk

POWER TOOLS

Robert Bosch UK Ltd

Tel: 01895 838847
 www.boschprofessional.com

PRODUCT APPROVAL & INSPECTION

British Board Of Agreement

Tel: 01923 665300
 www.bbacerts.co.uk

Sitesafe Ltd

Tel: 01293 529977
 www.siteafe.co.uk

01435 863500
www.hbdonline.co.uk

PROFESSIONAL SERVICES

Renault UK Ltd

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

Robust Details Ltd (NHBC)

Tel: 0870 240 8209
 www.robustdetails.com

Sky

Tel: 020 7705 3000
 www.sky.com

PUMPING STATIONS

J T Pumps

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

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 (NFRC)
 Tel: 020 7648 7663
 www.nfrc.co.uk

Steadmans

Tel: 016974 78277
 www.steadmans.co.uk

Steni UK Ltd

Tel: 01978 812111
 www.steni.co.uk

SAFETY & SECURITY

Charter Specialist Security

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

Fibregrid Ltd

Tel: 01440 712722
 www.fibregrid.com

Safetyworks & Solutions

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

SEWAGE TREATMENT

TT Pumps Ltd

Tel: 01630 647200
 www.ttpumps.com

SMOKE & FIRE PROTECTION

Kidde Fire Protection

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

STONEWORK & MASONRY

Worcestershire Marble

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

Haddonstone Ltd

Tel: 01604 770711
 www.haddonstone.com

Sytex Uk Ltd

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

TEMPORARY ACCOMMODATION



Enq. 505

TIMBER PRODUCTS

Hoppings Softwood Products PLC (Q-Products)

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

TOOLS & EQUIPMENT

Leica Geosystems

Tel: 01908 513 451
 lasers.leica-geosystems.com/uk

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