

# HbD

# Housebuilder & Developer

August 2016

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**Croydon MP takes on Housing and Planning**

**Call for more creativity from centre on housing**

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Interiors  
Landscaping & External Finishes  
Rainwater & Greywater Products  
Structural Insulated Panels (SIPs)

## Supplement

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## Also this month

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Exclusive column from Brian Berry

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David Mote,  
Housebuilder  
& Developer  
news editor

Editor's comment

So it's all change in the Government's senior housing team. However, will the arrival at the DCLG of new Secretary for State for Communities and Local Government Sajid Javid and Gavin Barwell as the new Minister for Housing, Planning – and London – see any changes in the Government's ambition to build one million new homes by the end of this Parliament in 2020? It is unlikely, but as we all know it is not the Government that builds the homes – it's the housebuilding industry.

With the pound's low value, housebuilders buying materials from abroad while planning for a possible – but to be honest highly unlikely – repatriation of foreign workers forces the housing industry to face these and other new challenges while trying to realise the Government's housing ambition. However, if there is one thing I know, the ever-flexible housebuilding sector will always find ways to work in a brave new post-Brexit world.

There are also changes ahead at Housebuilder & Developer and this will be my last edition as editor. I have had a great two and a half years with the magazine and I wish our readers, contributors and the production team all the best for the future.

TAYLOR WIMPEY

## Taylor Wimpey offers bullish post-Brexit report



Pete Redfern

Taylor Wimpey, delivering the housebuilder's half year results, was resoundingly positive in the immediate post-Brexit climate, saying that "one month on from the EU referendum, trading remains in line with normal seasonal patterns."

The firm's chief executive Pete Redfern commented: "Customer interest continues to be high, with a good level of visitors both to our developments and to our website." He added: "We are monitoring customer confidence closely across a number of metrics, including appointment bookings, and these continue to be solid."

"Whilst it is still too early to assess what the longer term impact from the referendum result may be on the housing market, we are encouraged by the first month's trading and by continued competitive lending from the mortgage providers, as well as the positive commentary from Government and policymakers."

He said the company's order book was looking strong, having grown to over £2.2bn at 24 July, and the firm was around 90 per cent forward sold for 2016. A total of 6,019 homes had been completed (excluding joint ventures), and this was up 3.0 per cent year on year. The total average selling price had increased 5.8 per cent to £238k, again excluding joint ventures, and Taylor Wimpey had seen a 12.1 per cent uplift in gross profit to £266.6m.

MORGAN SINDALL

## MS in the black

Morgan Sindall Group, which is active in the affordable housing market, has posted strong profit growth in its half year results for 2016.

Gross operating profit was up 17 per cent to £18.2m, with revenue at £1,148bn, a slight drop year on year. The group however reports an order book of £3,148bn which is an 11 per cent increase from £2,826m, supported by a £3.2bn pipeline of regeneration schemes.

Chief executive, John Morgan said: "All divisions have contributed, demonstrating the strategic and operational progress made across the group over the last few years."

He added: "The EU Referendum result has introduced some uncertainty into the markets in which we operate and it's still too early to determine what the potential impact will be in the medium and longer term."

## NEW HOUSING MINISTER

# Barwell given Housing and Planning brief at "critical juncture"

With Brandon Lewis moving to the position of Minister of State for policing and the fire service, the housing industry has a new Housing and Planning Minister, Gavin Barwell.

Responding to Barwell's appointment, FMB chief executive Brian Berry said: "We welcome the appointment. The Government has rightly identified housing as one of the greatest challenges facing this country, and having reaffirmed its commitment to building one million new homes over this parliament, he is assuming an important position at a critical juncture."

Barwell is MP for Croydon Central and has previously been a senior government Whip and held several other key roles in the Government. Following his appointment the new Minister immediately took to Twitter saying he was "looking forward to working with councils, housing associations, developers and investors to ensure we build the homes people need and deserve." Barwell also said he would work with the Mayor of London to deliver housing.

The new Minister was previously Parliamentary Private Secretary to Greg Clark, MP when he was Minister for Cities and Decentralisation.

In September 2012, he was appointed as PPS to Michael Gove, then Secretary of State for Education. His rise to prominence within the Cameron administration came with Barwell's appointment to Assistant Government Whip and subsequently Government Whip, Lord Commissioner in July 2014.

His appointment is thought to be a clear attempt to rebalance the domination of MPs representing the 'shires' in support of PM Theresa May's assertion that she wants a Government which reflects all sections of society. In his Croydon constituency Barwell has opposed Green Belt release, but has been pro-town centre development, highlighting the importance of key developments for communities.

He will join the team at DCLG under the new Secretary for State for Communities and Local Government, Sajid Javid who commented: "My priorities are to build more homes and increase homeownership, and devolve powers to local areas."

Barwell commented: "We are determined to ensure that anyone who works hard and aspires to own their own home has the opportunity to do so. Since 2010, over 300,000 households have been



Gavin Barwell

helped into home ownership through Government-backed schemes." He added: "The Housing and Planning Act will allow us to go even further, delivering our ambition to build a million homes."

The FMB's Brian Berry added: "Local house-builders are ready to play a much larger role in getting Britain building again, and we look forward to working with the new Minister in identifying how SMEs can help him achieve this."

Royal Town Planning Institute (RTPI) president Phil Williams also welcomed the appointment while calling on Barwell to "value the critical role the planning profession has in providing solutions to the challenges and opportunities the recent vote to leave the EU has pulled into focus, and that the new Government has identified as priorities."

He welcomed Barwell's "commitment to working with councils, housing associations, developers, investors and local communities."

## CAMERON'S HOUSING LEGACY

# Report slams Cameron's housebuilding legacy

Research commissioned by John Healey MP is claimed to show a failure by David Cameron on housebuilding, with figures showing the number of houses built per year during his six years as PM were the lowest since 1923.

According to the research, an average of 123,560 homes were built across England and Wales per year, the lowest figures since Stanley Baldwin was Prime Minister. This average was 21 per cent fewer than Tony Blair achieved, with a total of 148,149 per year.

John Healey commented: "These figures reveal David Cameron's legacy of six years of failure on housing."

Figures released by the DCLG earlier in May however told that the number of new-builds had continued to rise since the financial crash, and at the time of publication, newly built homes had been built at the highest rate since 2008/2009.

A spokesperson from the DCLG said: "The 2008 economic crash devastated the housebuilding industry leading to the lowest levels of starts for any peacetime year since the 1920s. However housing completions are now at their highest annual level since 2009 and since 2010, over 300,000 households have been helped into home-

ownership through government-backed schemes.

They concluded: "The Housing and Planning Act will allow us to go even further, delivering our ambition to build an additional 1 million homes."

The Federation of Master Builders commented: "On the surface, the house building statistics for Cameron's premiership don't reflect well on him but it's important to remember the economic hand he was dealt and the lessons learned from the failure of his early years."

Completions were catastrophically low when he entered No. 10 in 2010, with annual housing starts numbering only 125,000, a drop of nearly 100,000 on 2007/2008. In this time, house builders of all sizes were hit hard, but SME house builders in particular felt the full brunt of the financial crash."

The FMB spokesperson continued: "There's no doubt that the Government could have intervened earlier to aid these smaller firms as evidenced by the fact that the number of SME house builders declined by around 50% in the years following the financial crisis. As a result, the industry was less capable of responding to the subsequent upturn that accompanied the second half of Cameron's leadership. Help to Buy was key in



the rejuvenation, but it did little to tackle the loss of capacity in the supply side.

"Cameron clearly recognised the dangers of stagnation in the housing market that marked the early years of his leadership, and he put house building and home ownership at the centre of his vision for the country. And in the past two years of his premiership, under the guidance of the then Housing Minister Brandon Lewis, there was a much more determined focus on removing the supply side barriers to house building, particularly in terms of SMEs."

The FMB concluded: "The premature end to Cameron's leadership means that the ambition to truly revitalise the sector will have to be achieved by his successor, who seems to be maintaining his emphasis on new homes."



## HOME OWNERSHIP NUMBERS

# Home ownership plummeting in major urban centres, report finds

**H**ome ownership in England has fallen to levels not seen since 1986, with major urban centres such as Greater Manchester, South and West Yorkshire and the West Midlands Metropolitan area seeing the largest drops in numbers of home owners.

A report by the think tank the Resolution Foundation found these areas saw their peak in home ownership in the early 2000s, but were now seeing double digit falls. The analysis showed that “having peaked at 71 per cent in 2003, the proportion of people owning their own home across England has fallen steadily over the last decade by eight percentage points,” said the report’s authors.

“It suggests that the widely reported increase in home ownership in 2014 was likely a blip to correct a sharp fall the year before, rather than a welcome reversal of a long standing trend,” the Resolution Foundation added.

The Foundation said: “While much of the discussion around the struggle to buy a home has centred on London, Greater Manchester

has actually recorded the sharpest fall in home ownership of any major city area in the last decade or so.”

In 2003, 72 per cent of households living in Greater Manchester were owners – slightly above the English average. However, home ownership has since plummeted by 14 per cent in the area, and in 2015 only 58 per cent of Manchester residents owned their own home.

The Foundation noted that people in Greater Manchester are no more likely to own a home than people living in Outer London, and that home ownership rates have fallen below all other big northern urban areas apart from Tyne & Wear. It says falling deposit affordability has played a major role in this trend.

Outer London, South and West Yorkshire, and the West Midlands Metropolitan Area have also experienced double digit falls in home ownership since the early 2000s.

There has been a corresponding rise of private renters across England, up from 11 per cent in 2003 to 19 per cent in 2015. The proportion



of households renting privately in Greater Manchester has more than trebled over the period – from 6 per cent to 20 per cent – while Outer London and West Yorkshire have also reported double digit growth.

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## BRIAN BERRY COLUMN

# The industry advocate

In his first instalment of a series of exclusive monthly columns for HBD, the chief executive of the Federation of Master Builders Brian Berry gives his views on the current agenda as it affects the small and medium end of the housebuilding industry.



Recently, the Federation of Master Builders (FMB) celebrated its 75th anniversary, having been founded in 1941 amidst the rubble of the London Blitz to give a voice to those small builders unable to secure council contracts to repair the war damage. Since those dark days we've grown to become the largest trade association in the construction sector, representing over 8,000 small and medium-sized (SME) construction firms all across the UK.

Within our membership, nearly half of the businesses build new homes, giving us a truly unique perspective on the house building sector. From Scottish contractors specialising in bespoke self-builds, to multi-site developers in the Midlands, we represent all kinds of housebuilders from all parts of the UK. In my monthly column for Housebuilder and Developer I'll be giving you my perspective on what challenges are facing SME house builders on the ground.

We hosted our anniversary reception at the House of Lords on 12th July to celebrate our 75th birthday and were lucky enough to have both the then Secretary of State for Communities and Local Government, the Rt Hon Greg Clark MP, and the Shadow Chancellor John McDonnell MP, speak at the event.

It was an honour to have such high profile politicians express their support for the FMB. What really struck me was the recognition we have at the very highest levels and from across political spectrum – furthermore, the Government and Opposition clearly recognise that SME construction firms are absolutely crucial to the economy.

Indeed, Greg Clark was unequivocal in his support for SME house builders, stating that: "Whether it's on land, on skills, on planning – our shared ambition must be to create the conditions for small and medium-sized businesses to prosper". With such bi-partisan support in place hopefully real progress can be made to empower more small developers. After all, every industry needs competition to bring about new thinking and new ways of doing things.

Whether it's delivery models, construction methods, use of building materials or aesthetics,

SME home builders are among the most innovative in the country. They are flexible, capable of building on infill sites that are of little interest to larger contractors, and endlessly creative – forever finding ways of building in an economic and regulatory environment that's not particularly accommodating to them.

Without these new entrants, the dominant players can become complacent and innovation is hobbled. Unfortunately, we're in danger of approaching this state in the UK. The huge drop off of SME housebuilders, estimated to be as much as 50 per cent since 2007, has damaged the country's capacity to deliver enough new homes, and to deliver them at the required pace. Small local builders once built two thirds of new homes in the UK – this has been reduced to a mere quarter. We urgently need to reverse this trend if we are to meet the overall demand for new homes.

Unfortunately in the current climate it's all too difficult for smaller firms to break through. If you were to ask many of the bosses of housebuilders at the bigger end of the food chain, they would likely concede that they'd struggle to get a foothold in the market if they were starting out today. New entrants are faced with an intimidating assortment of barriers, from a lack of small sites to a sclerotic planning system, and a banking sector that all too often refuses to extend the finance necessary for new businesses to expand.

Throw in a huge skills shortage and the steadily rising costs of materials, and it's easy to understand why, despite a huge amount of pent up demand for housing in this country, the local firms capable of delivering what's required are struggling to do so. Readers will know better than anyone that though things have improved, they haven't improved enough.

While the outcome of the EU referendum will undoubtedly impact upon our sector in the coming years, the country is still in desperate need of new homes – this is as true today as it was pre-Brexit. To address this, we need an SME house building renaissance. I look forward to sharing my thoughts with you – and those of our members – in the coming months on how we might achieve this.

**"Throw in a huge skills shortage and the steadily rising costs of materials, and it's easy to understand why, despite a huge amount of pent up demand for housing in this country, the local firms capable of delivering what's required are struggling to do so. Readers will know better than anyone that though things have improved, they haven't improved enough."**





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## NHBC HOUSING REPORT

# Q2 shows increase in new registrations, but growth in housing market variable

by Jack Wooler

**T**he total number of new home registrations for Q2 this year were up 1 per cent year on year, the NHBC confirmed in its latest report, making it the highest quarter for registrations since Q4 2007.

The NHBC recorded 41,222 registrations, compared with the previous year's Q2 score of 40,931. Completions were coincidentally also up by 1 per cent, from 38,580 in Q2 last year to 38,841. However, growth variations across the UK presented a mixed picture in the period.

The growth has been driven by the private sector, said the NHBC, whose contribution was 6 per cent, while the public sector's contribution had declined by 13 per cent. Neil Jefferson, NHBC business development director, commented that this drop was significant when compared with a reasonably large Q2 for the public sector in 2015.

Jefferson said that recent turmoil in the public sector, with some housing associations moving into the private sector, helped to explain the figures: "The affordable housing sector and housing associations have been through a quite

dramatic time. Following announcements a year ago on rent caps, changes in Government grant funding, and a re-definition of what affordable housing looks like, quite a number of housing associations have moved their business brands into private sector development. So actually, I wouldn't say it's a huge number."

The figures from across the UK presented something of a mixed message in regional registrations. For Q2, six regions were up and six were down. Even pre-Brexit, Greater London recorded a notable decline, down by 29 per cent from Q2 2015, along with Wales at -30 per cent. By contrast registrations were up by 37 per cent in the south east, and 34 per cent in the north east.

Mike Quinton, NHBC chief executive, explained that quarterly figures can often be "less reliable than 'rolling' 12 month statistics." Neil Jefferson agreed, saying: "They can be quite volatile." Regional NHBC figures for the rolling 12 months between July 2015 and June 2016 saw completions up 6 per cent across the UK. They also showed Greater London up 15 per cent, and generally positive figures across the board, with only the East down 1 per cent and the North



East down 5 per cent portraying any negativity.

The NHBC also reported that housing types are also shifting in the changing economy. Detached houses as a proportion of registrations have overtaken flats. With London still dominated by flats, figures showed that the UK as a whole is moving towards semi-detached and detached houses, rising by 54 per cent.

Neil Jefferson commented: "Since the recovery from the recession, we've seen an increase in semi-detached and detached houses."

John Stewart, director of Economic Affairs, HBF, welcomed the "very positive figures." He said: "I think the really interesting number is the fact that registrations are the highest quarterly total since Q4 2007, which was just before the 2008 crash, and close to the peak of the market."

## QUALITY AND WORKMANSHIP

## Government quality push backed by LABC

**L**ocal Authority Building Control (LABC), which represents local authority building control teams in England and Wales, has welcomed 10 recommendations made by a government inquiry into the quality and workmanship of new housing.

The LABC was giving evidence to the Commission of Inquiry which was established by the All Party Parliamentary Group for Excellence in the Built Environment. The inquiry report which was titled 'More Homes, Fewer Complaints' lists the recommendations and these have all been welcomed by the LABC.

One of the 10 recommendations was that the Government should establish a New Homes Ombudsman to mediate in disputes between consumers and homebuilders or warranty providers. This would be paid for by a levy on homebuilders and would be "a good way of applying pressure on housebuilders and warranty providers to deliver a better quality service."

The report's other key recommendations included standardising housebuilding sales contracts, giving buyers the right to inspect

properties before completion, requiring housebuilders to provide buyers with a comprehensive information pack, a significant increase in skills training programmes, having the DCLG conduct a thorough review of warranties and making the annual customer satisfaction survey more independent of HBF and NHBC to boost customer confidence.

Commenting, LABC chief executive, Paul Everall said: "We are aware that consumer satisfaction of new build homes has dropped in recent years. Perhaps this is understandable in that the recession badly disrupted the diverse and complex home building industry while at the same time higher compliance standards were introduced. However, the whole industry should choose to do something to correct this drop in quality."

He added: "We also know that purchasers sometimes struggle to have their complaints addressed and are confused by the different roles of the developer, structural warranty provider and building control."

"Overall, we believe the inquiry has successfully identified the key issues and produced 10

sensible recommendations."

LABC advocated more transparency and better information being given to purchasers. Additionally, it recommended definitions of best practice, an industry commitment to effective third-party inspection and a boost for training.

Everall concluded: "Buyers are starved of information that is used within the industry. In particular, purchasers could be told the standard to which a home is built and what checks and inspections have been done and by whom."

"Competition was introduced into building control over 30 years ago and while this may have had its benefits for developers, the increased choice of providers in recent years has produced price and service-based competition, which some people have described as a race to the bottom. LABC would welcome the introduction of minimum standards for building control inspections to support consumer protection. For similar reasons, LABC also supports a review of warranties because they have also become varied, competitive and price driven."

## COMMENT

# One million homes in five years can be done, says John Stewart

John Stewart from the HBF spoke to HBD's Jack Wooler, suggesting a positive outlook for housebuilding post-Brexit, while addressing the barriers currently facing housebuilders.

**T**he Government, with the help of the housebuilding industry, has the ability to hit its ambitious one million homes target over this Parliament, according to the Home Builder Federation's director of economic affairs, John Stewart. He told HBD: "We've done a lot of work on what the housebuilder contribution to the target could be, and we're pretty confident that it can be achieved."

He qualified this statement by clarifying that the target referred to "net addition" to the homes available, including new-builds, conversions and change of use, thus making the goal more achievable.

Stewart also added a note of caution in the current uncertain economic climate: "As with any economic activity, it's subject to what happens in the economy. The parliament ends in 2020, so between now and then we're assuming an economic fair wind. If it were to suffer a hiccup between now and then it would make it more difficult to achieve the target."

## Possible Brexit effects

Stewart admitted that the possible effects of Brexit raised some questions for the industry: "The key question is whether Brexit is that hiccup; the early signs are that it probably isn't, but it is very early days and difficult to judge." He added: "It seems that after a couple of wobbly weeks immediately after the referendum, demand for new housing has recovered across most of the country."

**"I think it's quite possible we'll look back on Brexit and think, what was all the fuss about?"**

Stewart admitted that London had suffered a dip in demand following the vote, but that "it was quite weak before the Brexit vote," and there were other mitigating economic indicators

that suggested the initial effects would not be as drastic as some had predicted: "Previous disruptions have been caused by identifiable economic events, but nothing has happened this time around. In fact we may even see an interest rate cut, and the economic fundamentals are still pretty strong."

Stewart added confidently: "Employment is at record levels currently – there's no economic event that leads you to think the housing market's going to suffer, this is all about sentiment and confidence."

"I think it's quite possible we'll look back on Brexit and think, what was all the fuss about?"

## Government commitment

Stewart commented that, from meeting with senior Government figures recently: "It's certainly been made absolutely clear to us that the Government's one million target still stands, and that it is as committed to increasing new build as it ever was."

The HBF's economic affairs director added: "I think the imperative for increasing housebuilding is even stronger post-Brexit because the economy is a little bit weaker, and a lot of economists think it will be over the medium-term. Housebuilding is all done here in this country, and is done right across the country, so there are implications for jobs and economic output. So I think the case for housebuilding has now become even stronger."

## Barriers to UK housebuilding

Stewart said there were significant barriers remaining to housebuilders, "the most obvious being our planning system." While acknowledging there had been and would be further reforms, he said: "At the end of the day rather than incentives for housebuilders, barriers need to be removed in order to reduce pressure and let housebuilders get on with building."

He told HBD that since 1991, "local authorities have been in the driving seat, and that 'it hasn't been run very well in the last 25 years.'"

He said: "Local authorities have suffered big



cuts, with the biggest being in planning and development, and housebuilders will constantly tell you how difficult it is to deal with local authorities. That is a barrier, that's a real problem; a fundamental issue, and no one seems to have the solution."

He said that if the further reforms could solve the issues with both planning and the "very slow" planning application process, "it would go a long way to solving the housing crisis."

On the other barriers of skills and development finance for SMEs, Stewart commented: "We have to help ourselves on skills; that's largely in the hands of the industry. On development finance, the HCA we hope will soon launch a new scheme which will help the industry's SME builders."

Stewart asserted that in order to deliver the housing numbers needed, the UK is "largely reliant on the private sector, so we've got to let the private sector get on with it." He concluded: "You don't say, 'okay private sector, it's over to you, by the way we're going to build all these barriers for you though.' We did that in '91, erecting a planning system which made it virtually impossible for housebuilders. In retrospect we created a situation that was entirely predictable."



## HOMEOWNERS ALLIANCE

# Government needs to be more creative with industry to alleviate lack of affordability

by Roseanne Field

In order to address the continued housing supply crisis in the UK and counter soaring house prices, the Government needs to show more creative thinking in tackling the housebuilding industry, according to a leading consumer representative.

Paula Higgins, CEO of the HomeOwners Alliance (HOA) said that while addressing issues such as planning in order to increase housing supply is important, "The UK is in the hands of some big housebuilders, so we need to think more creatively."

She told HBD that the current rate of housebuilding was not adequate to meet demand, and is leading to higher prices. "There is an incredible lack of supply. We say we should be building 250,000 a year and last year it was 155,000 – the main reason houses are unaffordable is we need to build more."

In order to meet the demand, the Government needs to stop reannouncing projects and focus on getting more good quality homes built that suit the needs of all buyers, Higgins said. "The Government is constantly announcing and reannouncing new towns such as Ebbsfleet, but

they've been talking about building these for 10 or 15 years so something needs to be done.

She believes that while recent Government schemes such as the Help to Buy ISA are worthy, they aren't helping enough people. She advocated further reforms to stamp duty: "We could introduce no stamp duty for all first-time buyers, or have them pay stamp duty when they sell as opposed to buy."

Higgins also called on the Government do more to help smaller housebuilders fund developments, and help the UK "break free from the big housebuilders". She believed that a combination of freeing up local authorities to borrow money for housebuilding and giving small developers more cash boosts would help to increase the number of houses built.

Higgins said the Government "could be more innovative by packaging up public land, sorting planning permission and sending it on to smaller developers." She commented that this would improve the quality of new houses and offer a variety of properties to suit all buyers. "There's a real problem with quality," Higgins said. "The Government is pushing to build more and stoking demand with initiatives like Help to Buy, but they've got to be the right types of houses for the

Paula Higgins



right types of people. They are focused on first-time buyers but they're not thinking about the last-time buyers as well."

She concluded that better quality of housing would help counter widespread local objections to development: "Improving the quality of new developments and making sure they create communities will help existing communities accept new housing."

## HOUSING SUPPLY INQUIRY

# Taskforce inquiry launched to identify new sources of housing supply

An inquiry has been launched to identify ways that national and local government, and the housebuilding industry could implement to encourage more entrants into the housing market and support existing small-scale players.

The National Housing Taskforce is fronting the inquiry that will cover new sources of housing supply, including small, self, custom and community-led builders.

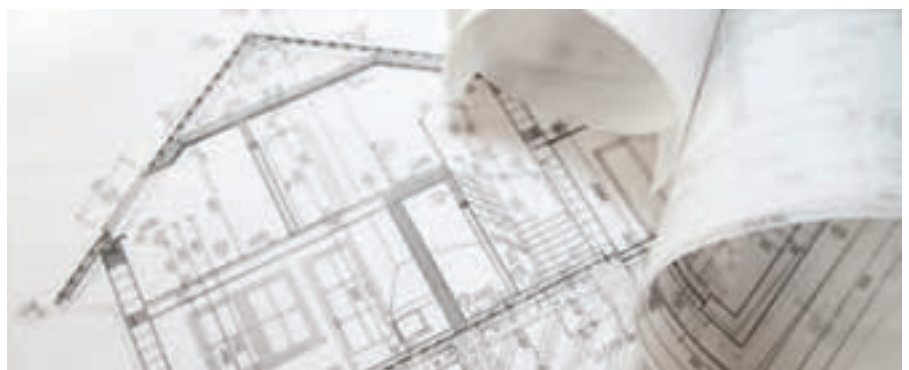
The National Housing Taskforce is a coalition created by the All Party Parliamentary Group for Housing and Planning and the Royal Institution of Chartered Surveyors (RICS) to develop "clear, workable" proposals for both industry and Government to address the United Kingdom's housing shortage. The inquiry, led by the National Community Land Trust Network, is one of 12 work streams being undertaken by the taskforce.

The inquiry's chair, Helen Hayes MP

explained: "We face huge challenges with families across the country worrying whether their children will be able to attend the same school next year, or whether to get involved in their local community, due to the lack of suitable housing. They can't just depend on the big volume housebuilders, and many might want to build or

commission their own homes, individually or in groups.

The chair of the inquiry added: "If Berliners can build one in six homes this way, then Londoners and Mancunians can too. We want to know how the government and sector could make that happen."



## NEWS FEATURE

# Shedding some light on right to light

Helen Wheddon of Stevens & Bolton LLP discusses the recent outcome of a high profile right to light case appeal and what it means for developers.

The development industry has been waiting for guidance following the 2014 Supreme Court case of *Coventry v Lawrence* which indicated that courts might be more likely in future to award damages instead of injunctions in rights to light cases. The hope had been that the Court of Appeal might shed some light on this area which has been of particular concern to developers, given the potential delays to delivering a scheme with potential rights to light claims. This can include the possibility of injunctions being awarded to prevent development or high payouts being made to neighbours to stop them applying for one.

Right to light allows owners of buildings who have received natural daylight for more than 20 years to prevent any construction that would deprive them of that light. Many sites that are ripe for redevelopment are nonetheless blighted by potential right to light claims, due to the uncertainty around whether an injunction will be ordered by the court, restricting the development potential of the site.

## Hopes for clarity

The long awaited appeal in the right to light case of *Ottercroft v Scandia & Anor* was finally dealt with recently, potentially signalling an end to the confusion. A decision from the court endorsing the indication given by the Supreme Court in *Coventry v Lawrence* would have given much needed clarity in this area.

However, the lower court's decision was instead upheld. The developer's appeal against the judge's decision to grant an injunction in place of damages was refused, despite this being a relatively minor right to light infringement. This could have been adequately compensated in damages, provisionally assessed at less than £1,000. It should be noted that the decision was very much linked to the unusual facts of the case, with the court taking a dim view of the defendants' conduct and exercising its discretion to order an injunction for the removal of the offending works.

Despite the Court of Appeal upholding the injunction, this may still be seen as an encouraging decision for developers. The judge had accepted the principle that, following *Coventry v Lawrence*, an injunction should not be awarded if damages are an adequate remedy. However the court always retains a wide discretion to penalise poor conduct, as in this case. There is a clear public policy element to this decision, where the

defendants had breached undertakings given and the second defendant was found to be an untruthful witness.

## Learning points

Developers and housebuilders should take from the case a clear warning that their conduct and dealings with parties whose rights to light are affected by their scheme must be beyond reproach, particularly if a dispute over rights to light ends up in court. Developers should engage at an early stage with their neighbours and do everything they can to show in any later litigation that they have acted reasonably, to persuade the court to make an order for damages if terms cannot be agreed with those affected. Developers should not expect to always be able to argue for damages in place of an injunction though, especially if damages will not be adequate and certainly if their own conduct is open to criticism.

Further help to developers may come from the announcement in the Queen's Speech that proposals to respond to the 2011 Law Commission report on easements are being considered, with a view to introducing a Law of Property Bill. It will not be clear until the Bill is published whether any right to light measures will be mentioned, or specifically whether any of the recommendations in the Law Commission's 2014 rights to light report are likely to be included. These proposals included a notice procedure whereby landowners could require neighbours to notify within a specified time their intentions to seek an injunction to protect their right to light. Failing to do so could lose the potential for that remedy to be granted. This process could bring some much needed certainty for developers, particularly in the challenging times that may well lie ahead for the development industry as a whole. In view of the wide ranging implications of the Brexit vote, it remains to be seen whether there will be any parliamentary time to deal with this.

Certain schemes where there is an arguable public benefit may also be able to enlist the support of the relevant local authority. In some situations, statutory provisions allow interference with an easement such as a right to light, so that no private nuisance claim can be brought. Recently enacted Section 203 of the Housing and Planning Act 2016 gives a local authority power to override rights restricting the execution of works on land, where that land has been vested in or acquired by a public body or appropriated by a local authority. The power

applies to works carried out by the local authority or by a person deriving title under it, which includes any successor in title.

The effect of this in certain circumstances is to override private rights to light, which still need to be compensated but at a level likely to be below a commercially negotiated release. Nevertheless, developers still need to show that they have properly engaged with adjoining owners. These powers will, however, only be exercised in limited circumstances so most developers are still in the position of waiting for further guidance from the court or new legislation for further clarity in this area. In the meantime, they will need to ensure their own houses are in order in terms of conduct generally when wanting to progress new schemes and dealing with affected neighbours.

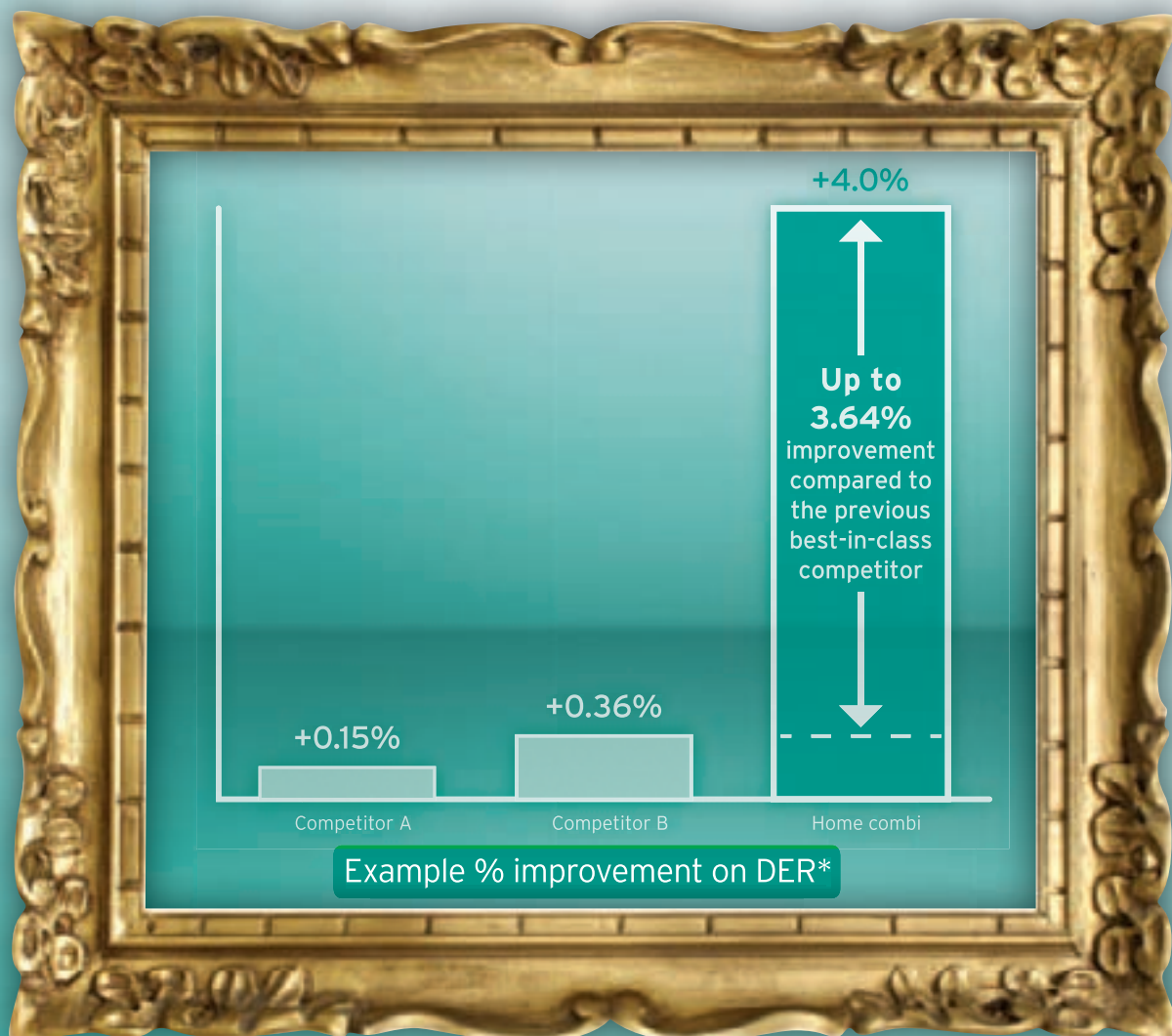
*Helen Wheddon is a partner and head of real estate disputes at Stevens & Bolton LLP*





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## COMMENT

# Could Active House be the low-energy future?

Martin Peat, director of contractor Richardson & Peat is pursuing designs for the low-energy homes of the future.

In construction, bringing a scientific approach to the design of a building that commits to energy standards is not the easiest of things to achieve. When Passivhaus caught the imagination of those seeking answers to achieving an energy standard capable of dealing with today's environmental problems, it seemed it would become the template for future buildings. However, the problem with science is there is always another answer depending on how you define the question, and then the answer can lead elsewhere.

Active House is the latest opportunity being proposed as a new option to the current issues. With the European target for all buildings to be near zero-energy by 2021, Active House design looks to achieve a neutral CO<sub>2</sub> balance without the rigorous Passivhaus standards that restrict many opportunities.

The principle behind the Active House approach is to consider both the passive and active components of a building, minimising the operational energy of a building as well as the

emissions of each building and the embodied energy during construction, while allowing architects more freedom.

Passive design lays out ridged rules on heat demand regardless of the size or function of a building and creates a limit on design parameters. Active House takes a softer approach to heating requirements as part of the overall design, which permits more flexibility to the architectural design of a building.

But which approach is right? Passive House has been around for over 20 years. It has a proven track record, in a niche market in the UK, but many of its principles have become standard building practice. These include air tightness, an awareness of thermal issues and solar-gain through fenestration.

The problem for architects lies in the limitations on a design that has to achieve a calculated heat demand, which is the foundation stone of Passive House construction.

Could Active House make life easier for architects and builders? Not an easy one to

answer, as with any type of construction the truth is in the detail and while passive may be difficult to build, its issues and problems are known and we have answers to most of them. With Active House the idea requires a rethink on a new building energy standard that requires a balanced approach to each individual building and this could pose more than a few issues at the design stage.

If you take the Active House design and a standard three-bedroom house, that over a period of 40 years will see several lifestyle changes and technological advances, how this will impact on the original design is very hard to say. However, if you look back over the last 40 years the home we live in today is probably a very different creature from its original design. If we had designed it based on a commitment to an Active House would it still stand the test of time?

Without doubt, delivering a one-type of design to suit all will be the hardest argument of all, especially for builders.

## SKILLS

## Industry is "crying out for talent"

Speaking at the Future Talent Conference in Nottingham Deputy chairman of the Home Builders Federation (HBF), Peter Andrew said that the housebuilding industry was "crying out for talent" and that new entrants to the sector should be open minded about the careers they pursue.

He said that the housebuilding sector had changed immensely since he joined it, when it was

considered "second rate" compared with other areas of construction. However he concluded that "it is much more professional, and drives the economy."

Addressing the impact of Brexit on housebuilding so far, Andrew said that away from the south east, the referendum result had "registered little."

However, over the next few years, he said that sentiment "would be key" and he added that the

Help to Buy equity loan scheme would keep the bottom end of the market 'strong' for the foreseeable future.

Also speaking at the conference, HBF director of external affairs John Slaughter talked about the aim of the new Home Building Skills Partnership. He said there was a "good story to tell" about the industry's image, but that housebuilding "has to do more to attract more talent."

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## COMMENT



# Five reasons why UK construction needs more women

Business writer Wendy Sayer says the industry can resolve its skill shortages, while delivering a host of other benefits, by employing more women.

**T**he construction industry is facing a severe skills shortage but still ignores half the workforce. Is your company one of the 82 per cent of construction businesses that struggle to find skilled workers, and do you agree with the 72 per cent of construction companies who say there is a mismatch between capacity and availability for work? If so, here are five reasons you need to increase the gender diversity of your workforce, and some suggestions on how to do it.

## Better productivity

Employing more women in construction is not simply a matter of equality or social necessity. Diversity also makes good business sense, as Dawn Bonfield, CEO of the Women's Engineering Society, made clear in her 'Disruptive Diversity' report for the Institution of Civil Engineers: 'Lack of diversity costs the industry money in terms of lack of skills, productivity, staff safety and morale, innovation, profit and creativity.'

## Better health & safety

According to Louise Ward, policy and standards director at the British Safety Council: "The industry's male dominated environment has tended to breed a macho culture that encourages people to take risks. It has also contributed to promoting a negative perception of health & safety that was often identified with excessive regulation and barriers to progress and creative thinking. Welcoming more women into the construction industry will bring fresh perspectives and a healthier balance to prevailing attitudes that will benefit everyone employed in the sector."

## Easier recruitment and retention

Women make up half the UK population but only 11.7 per cent of the construction workforce, and less than 2 per cent of people working in skilled manual trades. Worse still, Office of National Statistics data shows that the number of women in construction fell 16 per cent over 10 years, from 315,000 in 2006 to 265,000 in the first quarter of 2016 (the number of men fell just 4.2 per cent). That is an incredible waste of talent in an industry that according to the CITB struggles to find people with key personal skills, such as the right attitude, motivation and common sense.

According to Owen Goodhead, MD of Randstad's Construction, Property and Engineering division, employing more women can "strengthen your brand" by improving your reputation for equality and diversity. That in turn can make hiring and retaining talent easier; something that will become increasingly important as the construction sector looks to create 'a million new jobs' by 2020.

## Stronger teams

Despite improvements over the years, a survey by the Union of Construction, Allied Trades and Technicians still found sexual harassment and bullying in the construction industry. Of the women interviewed, 51 per cent said they were treated poorly at work simply because of their gender, and 40 per cent of respondents said bullying and harassment by managers was a problem.

Overall, the survey identified three main problems for women: poor promotion prospects, lower pay than male colleagues, and feelings of isolation.

## Greater creativity

As well as improving employee behaviour, women bring skills, talents and experiences to businesses that can make teams more collaborative and creative. Teams that can draw on different perspectives generate not just more, but better ideas. This improves the ability of businesses to respond to the challenges of a rapidly changing world and marketplace.

According to Women in Science and Engineering, women completed only 2 per cent (130) of the construction, planning and built environment apprenticeships in 2013/14. Men also dominated architecture, building and planning degrees in 2014, accounting for 70 per cent. The universities admission service UCAS said there were just 785 women on civil engineering degree courses in 2014, compared to 3,385 men.

Construction companies committed to supporting diversity need to encourage more young women to study these important subjects. One way they can help is by championing schemes that try to change perceptions about the industry. According to the National Association of Women in Construction, "careers with a strong sense of purpose tend to attract a larger representation of young female workers."

Firms that want to attract the new generation of talented employees need to sell the idea of purpose, showing them where a career in construction can lead and how rewarding it can be in ways other than just financial. If they are serious about attracting female talent, it is also essential to demonstrate their commitment to equality and diversity, which they can do by providing greater access to training, education and employment opportunities.

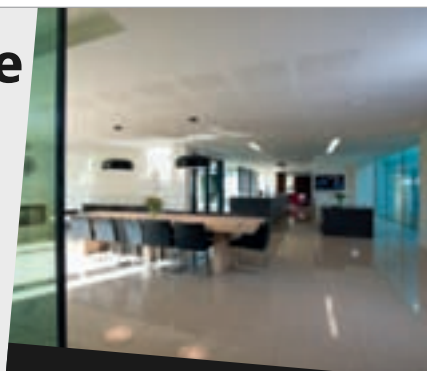
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## NEWS IN BRIEF

## Households to grow by 210,000 a year

Government figures say the number of households in England is likely to increase at an average of 210,000 a year between 2014 and 2039.

The figures also show average household size is projected to fall from 2.35 in 2014 to 2.21 in 2039 as the number of households increases from 22.7 million in 2014 to 28 million in 25 years time. One-person households will increase (by 68,000 per year), while households headed by someone aged 65 or over are likely to increase by 155,000 a year.

The Government has added the caveat that the projections do not forecast the impact of likely policy changes, including post-Brexit reduction in inward migration from the EU.

## DECC cull criticised

Theresa May's decision to scrap the Department of Energy and Climate Change (DECC) has been criticised by the FMB as "alarming" as it "signals that improving the energy efficiency of our existing buildings has been pushed ever-further down the list of Government priorities."

Brian Berry, FMB chief executive said: "Three years ago Cameron told his officials to 'cut the green crap' and May has taken this further still. This means that there will be no Cabinet-level Minister championing climate change issues at the highest level of Government, which is bound to result in less emphasis and less action."

He added: "Andrea Leadsom's appointment as Secretary of State for Environment, Food and Rural Affairs provides little solace when you consider that she has regularly voted against measures to tackle climate change in the past. Sidelining green policies would be to sacrifice their numerous economic benefits."

## DCLG meets HBF

Following the Brexit vote outgoing Communities Secretary Greg Clark and Housing Minister Brandon Lewis met with members of the Home Builders Federation (HBF), to reaffirm housing's top priority status for the Government and reiterated the Government's ambition to build a million more homes.

Peter Andrew, deputy HBF chairman said: "We were very pleased to hear the Secretary of State reaffirm the Government's commitment to increasing housing supply. We welcomed his reiteration of support for successful programmes like Help to Buy: Equity Loan scheme which is underpinning demand and helping tens of thousands of buyers each year to take their first steps on the housing ladder."

"Housebuilders remain confident in the underlying level of demand for housing."

## BEATLES BALLROOM REVAMP

## Construction starts on new Liverpool transformation

Iconic Liverpool institution Reece's Ballroom, is to be given a new lease of life, with construction now underway on a transformation of the property into residential apartments.

Reece's Ballroom was the jewel in the crown of a string of cafés owned by Reece & Sons, and was a popular Liverpool night spot for socialising in the heyday of the Beatles. The venue was hired by John Lennon for his and first wife Cynthia Powell's wedding reception.

Parker Street Residences, which is due for completion by Property Frontiers next summer, will begin a new phase in the building's history, restoring this piece of Liverpool's heritage to its former glory but "in a new form for a new generation."

The demolition works and structural alterations now underway will be followed by steelwork and roof structural work in September. October will see the windows replaced, while construction of upper levels will begin in November. These are due for completion by April 2017, with internal fit out completed by June 2017 and overall completion in August 2017.

The development will offer spacious apartments with 24/7 on-site concierge service,

security, bicycle storage and gym membership.

Ray Withers, CEO of Property Frontiers, said only 11 units are left for sale at the development, and commented: "This building has such a rich history and I'm delighted to see this new chapter in its story getting underway. Properties like this in such a central location are few and far between."



## YOUNG BUILDER OF THE YEAR AWARDS

## Young stars of the future

Young people who are learning, training or employed in the construction industry, have entered the Young Builder of the Year Awards which recently closed for entries.

The awards sponsored by Toolstation offer an opportunity to celebrate the achievements of young people, who are succeeding in the sector despite having to overcome barriers.

The awards are run by Youthbuild UK, the charity that promotes engagement and combats social exclusion among young people through the development of construction based services. The awards are open to 14-16 year olds still in education or training, including apprenticeships, and 18-24 year olds in employment or training. The winners will be announced at a presentation to be held at the House of Commons on 19th October.

Now in their 17th year, the Young Builder of the Year awards have helped to raise the profile of the construction industry amongst

young people, supporting and encouraging them to enter the trade whilst helping to address the national skills shortage in the industry.

Neil Carroll, commercial development director at Toolstation, and a member of the judging panel, said: "We've been involved with Youthbuild UK since 2013 and have witnessed the great support they give to young people not just through these awards, but also in their work with many public and private sector organisations, training providers and contractors to create projects."





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## EVENTS

**National Housing Awards**  
8 September, London  
[www.nationalhousingawards.co.uk](http://www.nationalhousingawards.co.uk)

**RESI Conference**  
12 - 14 September, Wales  
[www.resiconf.com](http://www.resiconf.com)

**HBF Planning Conference**  
14 September, Birmingham  
[www.hbf.co.uk/events-meetings](http://www.hbf.co.uk/events-meetings)

**HBF Technical Conference**  
15 September, Birmingham  
[www.hbf.co.uk/events-meetings](http://www.hbf.co.uk/events-meetings)

**Homebuilding & Renovating Show**  
23 - 25 September, London  
[london.homebuildingshow.co.uk](http://london.homebuildingshow.co.uk)

**The Midlands Construction Summit and Expo**  
27 September, Coventry  
[builtenvironmenthub.org/summitandexpo](http://builtenvironmenthub.org/summitandexpo)

**24housing Awards**  
6 October, Coventry  
[www.24housingawards.co.uk](http://www.24housingawards.co.uk)

**Housing Market Intelligence Conference**  
6 October, London  
[www.hbf.co.uk/events-meetings](http://www.hbf.co.uk/events-meetings)

**London Housing Summit**  
6 October, London  
[www.cih.org/events](http://www.cih.org/events)

**Women in Housing Conference South**  
13 October, London  
[www.womeninhousingconference.co.uk](http://www.womeninhousingconference.co.uk)

**British Homes Awards**  
14 October, London  
[britishhomesawards.co.uk](http://britishhomesawards.co.uk)

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

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

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

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

**Housebuilder Awards**  
3 November, London  
[www.house-builder.co.uk/awards](http://www.house-builder.co.uk/awards)

**Women in Housing Conference North**  
3 November, Manchester  
[www.womeninhousingconference.co.uk](http://www.womeninhousingconference.co.uk)

**Women in Housing Awards**  
3 November, Manchester  
[www.womeninhousingawards.co.uk](http://www.womeninhousingawards.co.uk)

**CML Annual Conference**  
9 November, London  
[www.cml.org.uk/events](http://www.cml.org.uk/events)

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

**Scotland Build Expo**  
23 - 24 November, Glasgow  
[www.scotlandbuildexpo.com](http://www.scotlandbuildexpo.com)

## NHBC HEALTH &amp; SAFETY AWARDS

## NHBC announces Health and Safety Award winning site managers

The NHBC has presented its national Health & Safety Awards to Daniel Parker (large category) and Jamie Street (multi-storey category) who are both from Berkeley Homes. Derek Biggans, from Dawn Homes, was presented the award for the medium category and Nick Booth from Duchy Homes the small category.

The judges confirmed that all the winners demonstrated exceptional standards of care for the health, safety and wellbeing of their staff and the public in their respective categories. 30 site managers from across the UK were highly commended.

Organised by NHBC and independently judged by CITB, Constructing Better Health and the HSE, the awards have been running for seven years and are the only health and safety recognition scheme in the UK exclusively for homebuilders.

Berkeley Homes also received a special award in recognition of its £2m innovation fund which launched in early 2015 challenging individuals,

inventors, companies and universities to come up with bright ideas that change the way people think and work in construction.

Hosting the awards evening NHBC chief executive, Mike Quinton said: "It's been a fantastic year with a record number of entries. We had an outstanding shortlist of finalists this year,

strengthening the importance given to health & safety on housebuilding sites across the UK.

"This year's winners demonstrated their commitment to maintaining an excellent health and safety record while keeping up with the growing demand for quality new homes. We offer them our congratulations."





# India Quay development to bring £30m boost to Edinburgh



**T**he developer of a major regeneration project in the heart of Edinburgh has revealed its new India Quay development could boost the local economy by more than £30m over the next three years.

Figures by The EDI Group Ltd, alongside a set of new CGI visuals of the scheme, highlight the economic impact of building its India Quay development at the former McEwan's brewery site in Fountainbridge.

The first phase of the £200m development which has now been submitted for detailed planning consent, will transform the under-used site into a modern mixed-use neighbourhood of canal side apartments, shops and businesses.

EDI's masterplan will deliver the largest build-to-rent scheme in Scotland to date and includes 438 mixed tenure homes and apartments, alongside a hotel, as well as cultural, office and retail spaces with a selection of cafes and restaurants on offer.

The first phase of the development will create 250 jobs in Fountainbridge, rising to 1,250 when the whole site has been developed. The first phase will also generate 140 construction jobs. When completed, India Quay will contribute more than

£30m to the Edinburgh economy.

Councillor Gavin Barrie, chair at The EDI Group, said: "These latest economic impact figures highlight how important India Quay will be for growth, investment and job opportunities in the city, especially in the creative and cultural industries and in the retail, tourism and hospitality sectors.

"Bringing an under-used site back into community use will also deliver innovative living opportunities for local residents and workers at a time of need. India Quay will be a quality addition to Edinburgh's iconic built environment and create a vibrant destination to attract additional visitors to the capital."

Working with Edinburgh-based 7N Architects, EDI's detailed residential plans include a range of one, two and three bedroom hi-spec apartments as well as 112 affordable homes. The three bedroom homes will be built in the traditional colony style, a favourite of the Edinburgh family market.

All of the homes will be professionally managed in a single ownership build-to-rent model and will be aimed at the entire market, from young professionals to families and downsizers,

providing high quality living and communal spaces, gardens and services.

Lynn Smith, head of development at The EDI Group, said: "With more graduates and city workers looking for flexible city living opportunities in light of mortgages being tightened after Brexit, the build-to-rent model is a positive solution and India Quay will cater for this need.

"We feel Edinburgh offers the most exciting opportunities for this market in the UK. The site's close proximity to Haymarket Station and the expanding Exchange office district also make it a suitable location for investors in search of a unique proposition in the capital."

Ewan Anderson, Partner at 7N Architects said: "It feels very satisfying to see the project reach this important milestone. 7N Architects has been developing the proposals for the site with EDI over the last four years and the place making principles established with the local community in the masterplanning workshops at the outset have all been carried through to detailed stages. It is rare to see a major development in Edinburgh cultivate such strong spectrum of support and goodwill."




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Geoff Hibbert, Engineering Manager,  
Bloor Homes Midlands.

# Industry movers

The latest movements and appointments within the housebuilding industry

## REDROW

**T**he Redrow Homes South Midlands business has a new commercial director.

Newly promoted Paul Shaw has transferred from the company's Midlands division in Tamworth.

Paul, 46, is now based at Redrow's South Midlands' divisional headquarters in Northampton, where he oversees the QS, purchasing and other commercial functions.

Paul joined Redrow in 2011 as chief quantity surveyor for the Midlands, after 10 years with Persimmon. He was quickly promoted to commercial manager for Redrow before this latest promotion and transfer. "The training and mentoring I've had from Redrow has helped me further my career," Paul said.

## BOVIS HOMES



**B**ovis Homes has announced the appointment of James Watson as East Divisional Managing Director.

James joins Bovis Homes with more than a decade's experience working in senior

management positions with some of the UK's biggest house builders, including Persimmon Homes and Barratt.

In his new role, James will oversee four of Bovis Homes' eight operating regions, stretching from the south coast to the East Midlands, and will be based at the national headquarters in New Ash Green, Kent.

## BLP INSURANCE

**B**LP Insurance, the specialist residential and commercial insurer, has appointed James Churchill as Business Development Executive. In his new role, James will help drive sales in northern England, Scotland and Northern Ireland.

James has seven years' experience in the latent defects insurance market and joins BLP Insurance after five years with LABC Warranty as Business Development Manager. During his time there James gleaned extensive experience in establishing and managing relationships with national house builders, contractors, architects, and housing associations. He said: "This is an exciting opportunity for me to continue learning within an organisation that is both established and forward thinking."

## BRITISH PROPERTY FEDERATION



**D**avid Sleath, the chief executive of Segro plc, has become the President of the British Property Federation (BPF).

Sleath succeeds Hermes Real Estate's Chris Taylor, who

stood down at the BPF's annual Summer Reception. The BPF has also appointed Rob Noel as its new Junior Vice President, taking over the position from Paul Brundage, who is now the BPF's Vice President.

## NFB

**S**imon Girling, director of Ipswich-based construction firm SEH French, has been sworn in as the national chair of the National Federation of Builders (NFB) at the federation's annual general meeting.

The inauguration ceremony took place at Girton College, Cambridge where the previous NFB chair, Simon Carr, managing director of Henry Boot Construction Limited, handed over the chains of office to mark the beginning of the 12 month term.

Simon has been involved as a member of the NFB for 15 years and took up the role of chair for Suffolk in 2012, becoming eastern chair in 2014.

## ALLSOP



**A**llsop has invested in its specialist build to rent consultancy service with the appointment of Lesley Roberts as Executive Development Director of Allsop Letting and Management.

Previously PRS Director at Pinnacle Places, Lesley has over 10 years PRS block management experience. Lesley's focus at Allsop will be on the performance management of residential assets.

## PEGASUSLIFE

**P**egasusLife has appointed Mark Shirburne Davies as its first Chief Operating Officer. An architect by background, Mark most recently held the position of Executive Vice President, Design and Engineering for Abu Dhabi Airports Company (ADAC).

At ADAC, Mark was jointly responsible for the delivery of \$11 billion of capital, committed to a growth programme that included the delivery of the largest terminal building under one roof.

"Mark brings a significant wealth of experience to our business. His drive, enthusiasm and impressive track record in delivering large, complex projects is a welcome addition to our leadership team," says Howard Phillips, CEO of PegasusLife.

## PICK EVERARD



**P**ick Everard has strengthened its senior team with the appointment of a new regional director for its Northern operations.

Project management and building surveying specialist Jon Parry will

now take responsibility for the multi-disciplinary firm's northern region from the Manchester office. Jon has more than 20 years' experience in construction. He said: "I was looking for a new challenge and Pick Everard has an outstanding reputation within the industry, so I am very pleased to have taken up this new role."

## DANIEL WATNEY

**P**roperty consultancy Daniel Watney LLP has announced the appointment of Matthew Roper as a new associate partner in its lease advisory and valuation team as part of its drive towards the tenant representation sector.

Matthew will primarily be overseeing Daniel Watney's work for office premises in Central London, covering rent reviews, lease renewals and lease re-gears, but will also deal with properties in the South East region and industrial premises. He said: "The central London office market in particular faces a great deal of uncertainty as a result of the recent Brexit vote, but I'm more than certain that Daniel Watney's expertise will ensure our clients get the best outcomes during this challenging time."



# Tadpole Garden Village – more than just homes



## Case study By David Mote

**C**rest Nicholson's Tadpole Garden Village is a visionary 1700-home development set within a 179-hectare rural location in North Swindon, Wiltshire.

The site in its entirety measures 350 acres. However, only 38 per cent is being utilised for housing. Due to this division and the innovative use of space, streets are broad with deep grass verges and lined with mature trees, while there is also green open space in abundance. Tadpole Garden Village is characterised by these open, tree-lined avenues, large front and rear gardens, generous on-plot parking, a local centre and other community building amenities.

These amenities will include 70 hectares of green space, comprising a new town park, sports pitches, children's play areas and allotments, all of which will be connected by an intelligent network of walking and cycling paths. In addition, Crest has also allocated 50 hectares of land for a dedicated nature park, which is being developed in partnership with the Wiltshire Wildlife Trust.

### Community engagement

Ahead of the Masterplan, Crest committed to a fully collaborative community engagement approach, which is to be commended as it went beyond the requirements set.

In addition to formal meetings, regular informal discussions continued through all stages of the process to ensure that the community had constant, regular input.

Once consent was granted, Crest continued its commitment to community engagement and created a number of design workshops to give the opportunity for contribution to the Tadpole Garden Village Design Code. The Design Code is an essential document that has planning status and will ensure that the development design is safeguarded and delivered in accordance with the development Vision.

One local concern was the lack of capacity at schools within the area. Keen to address the shortage and meet local needs, Crest worked with

Swindon Borough Council to accelerate construction and deliver the primary school four years ahead of obligations. Crest also identified that employment land to the north of the site could be a viable option as a secondary school. This has now been sold and New College Swindon is delivering a secondary school to be opened in September 2018.

### High specification homes

The new village will ultimately become a community of high specification houses all set within quiet, tranquil and open countryside with spectacular panoramic views of where the Wiltshire Downs meet the Cotswolds.

Tadpole Gate is the first neighbourhood of homes at Tadpole Garden Village and combines the very best of town and country living. A new community that comprises 97 traditionally designed two, three, four and five-bedroom homes.

*Continued on page 25...*





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Evolve @ Tadpole Garden Village is the second neighbourhood, a collection of high specification contemporary three, four and five-bedroom houses. These homes move away from the traditional style of Tadpole Gate and embrace a more contemporary, even avant-garde external style, while maintaining the integrity of Garden Village principles. Internal areas have also been redesigned to provide more open plan modern, flexible living space.

Across the development, all affordable homes benefit from the same high attention to design. Affordable and private housing provision has been integrated throughout the community, with a maximum of 15 affordable units being clustered together, with 11 being for social rent.

All homes are built to the old Code for Sustainable Homes Level 4 standard.

### Biodiversity & a natural backdrop

Situated on land that once formed part of Tadpole Farm, the development retains many of the farm's original hedgerows and trees, which have been woven into the new village landscape. The village also maintains the natural beauty of the countryside while respecting its heritage and providing valuable habitats for wildlife in large areas of established woodland and ponds.

These features demonstrate true cohesion between the new human dwellings and the existing wildlife. They also mutually benefit both residents and wildlife by fostering biodiversity on the land as well as offering residents an attractive natural backdrop to village life.

Tadpole Garden Village is a true landscape-led development that ensures that the new homes act as a backdrop to the stunning local scenery. Being designed around Garden Village principles means that the priority is given to light, leafy and beautiful spaces and encouraging community spirit through design.

To further encourage community cohesion Crest has also created a 24-hectare village green, which lies on the southern boundary of the village. The early provision of this community asset has also helped to foster relations between the new and existing communities. By 2017, the village green will also include eight sports pitches and community buildings. These will fully integrate Tadpole Garden Village into the existing community.

A series of attenuated ponds concentrate possible floodwater within the village green. The design of these basins has also created a landscape feature while providing additional rainwater run off storage that will alleviate potential downstream flooding in north Swindon.

Despite the development's links to nearby Swindon, it also has its own community heart complete with shops, a pub, the new primary school, healthcare, allotments and play areas. These amenities, together with the way the village is designed, will all help to create a valuable sense of community spirit and civic pride for those who live there.

*Continued on page 27...*



# Product Focus

## IronmongeryDirect

This tilting bathroom mirror comes with safety backed glass, chrome finish fittings and in a square design for a contemporary feel. It also comes with Flexi-Fix screw fittings. The unique 'X' wall plate can be installed by using existing screw holes left by old mirrors so no drilling is required. Alternatively, it can be screw fixed to new holes. The unique 'X' plate is universal across the entire Flexi-Fix collection so homeowners can easily update their bathroom accessories in the future. The Croydex Chester Bathroom Mirror, which measures 380 x 380 x 90mm is priced at just £42.00 +VAT.

Enq. 110



## Resin Bonded Ltd

BoundWorx Resin Bound driveways are fast becoming the popular choice for homeowners looking for an alternative to conventional concrete, Tarmac or block paving. A BoundWorx, Resin Bound driveway is striking in appearance. Its sleek, polished and contemporary look is created by using a blend of natural stone mixed with a clear UV stable Resin. The unique and sophisticated look, low maintenance, permeability and durability of BoundWorx Resin Bound surfacing make it easy to see why increasing numbers of homeowners are making it their choice for a beautiful, stylish and practical finish to their property.

Enq. 111



## FP McCann

FP McCann's precast concrete L shaped retaining walls are ideal for a variety of applications, including earth retention works on new developments.

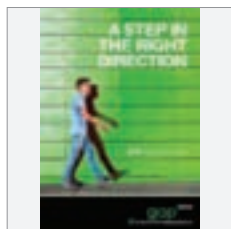
The speed of construction is a major benefit of the 'L' wall system and the off-site wet casting of the reinforced 'L' walls ensures a consistent factory finish. They can be secured to a concrete base by means of resin and steel dowel rods.

The wall units are available in heights from 1.0 metre to 3.75 metres and are 1 metre wide.

Enq. 112



## Another step in the right direction for GAP



**GAP**, a leading independent stockist and manufacturer of PVC-U building products, has launched its 2016 Apprenticeship programme to attract the next generation to its 600+ workforce. Following 12 months of continual investment in its signature Rockdoor brand and window and roofline production facilities, the programme is the

latest in a series of steps to future-proof the Lancashire-based business. For more information or to download GAP's new Apprentice guide, visit the website.

0845 313 1012 [www.gap.uk.com](http://www.gap.uk.com)

Enq. 113

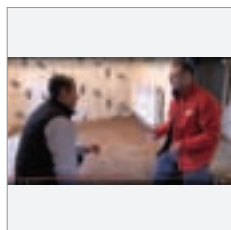
## Second #SterlingShots competition winner



**Norbord** has announced the winner of May's SterlingOSB #SterlingShots social media competition. John Tennant (@littlejonjoiner), a joiner from Accrington, is the latest winner of £100 worth of Love2Shop vouchers after entering the #SterlingShots monthly competition by sending in a photograph of SterlingOSB in action to Twitter (@Sterling\_OSB). Mr Tennant used SterlingOSB to create a unique kitchen cupboard and has used the building material numerous times before when building office furniture or boxing pipes in bathrooms and roofing.

Enq. 114

## Don't feel alone – get free project support



**BAL** have released a series of short videos about how tilers can get free on-site project support. The new videos, available on BAL's YouTube channel, or sent directly to YOU + BAL partners, highlight how BAL's Product Support Technicians (PST) provide hands-on, personal support for all tiling industry professionals across the UK. The BAL

PST service is available to for free across the UK for tiling professionals and is also one of the many support services available to members of BAL's new partnership programme – YOU+BAL.

01782 591100 [www.bal-adhesives.com](http://www.bal-adhesives.com)

Enq. 115

## Triple contract for 3,650 homes



**GTC** announces a contract for gas, electricity and fibre networks to Stanton Cross, a development of 3,650 homes, by Bovis Homes, in Northamptonshire. GTC will make the electricity connection from the primary substation to serve all planned properties and will install a second duct for the possible future installation of a GTC-owned primary substation. John Lougher, Bovis Homes, commented: "We are delighted that businesses and residents of Stanton Cross will benefit from this very latest technology by GTC."

01359 240154 [www.gtc-uk.uk](http://www.gtc-uk.uk)

Enq. 116



## Creating an educational resource

An ecological project, 'Coronation Meadows', which aims to enhance and increase the number of threatened wildflower meadows within the UK, is being supported through the new community. Crest is also taking the opportunity to

create a 40-hectare Nature Park, which will probably become a destination in its own right. The Nature Park will use wildflower seeds from Clattinger Farm Estate, which is regarded as the finest example of wildflower meadows within the UK.

The area is currently being used as an educa-

tional resource for the on-site school in conjunction with Wiltshire Wildlife Trust, and has also hosted several community days. The ongoing ecological work even attracted interest from the BBC as well as the Chartered Institute of Ecology and Environmental Management (CIEEM).

## Long-term management structure

In order to ensure a successful long-term management structure for the new development, a Community Interest Company (CIC) has been established. All residents and associated users are members, giving them the ability to manage the public realm and community assets.

The CIC, which also benefits from annual financial contributions from members, will be pump-primed by Crest. Eventually, all of the community assets at Tadpole Garden Village will be owned by the CIC and any revenue generated from any asset will be returned to the CIC and its members.

## Garden Village principles

The original Garden City movement has been successfully embodied in Tadpole Garden Village, with the movement's principles having been fully embraced. The result has been the combining of the very best of town and country living in this important new scheme.

This has even been recognised by the Government. On the day before the EU Referendum, David Cameron paid a visit to the development alongside former Housing Minister, Brandon Lewis. As well as being introduced to Crest's South West managing director, Tom Dwyer, the former PM also met decorating apprentice Maisie Lapham (pictured).

Tadpole Garden Village sets the scene for a whole new way of life, which is sustainable, convenient and community-based. Far from being just a new housing development, this is a garden village for the 21st century.





## Dickies launch two-tone trousers



Dickies have introduced a number of exciting new products and ranges for 2016, with style and functionality that offer unsurpassed value for money. Technicians can now look fashionable while at work when they wear the new tone-tone ED24/7 trousers. The 245gsm fabric ensures they are tough but light enough to retain agility. Most importantly

they are free of any exposed metals such as zips, and buttons making them scratch free. With cargo pockets to ensure direct access to your tools enabling you to finish the job quickly and easily.

0191 258 2758 [www.dickiesworkwear.com](http://www.dickiesworkwear.com)

Enq. 117

## Snickers' ALLROUND working clothes



Snickers' Next Generation Workwear symbolises the brand's commitment to delivering the very best in modern working clothes. The latest ALLROUND Workwear family has been designed to cope with just about everything in everyday working environments. For professional craftsmen, they are advanced working clothes with modern designs that

ensure smart, professional looks and an amazing fit. Garments combine to deliver maximum, hardwearing comfort and innovative functionality. They are perfectly suited to all kinds of work in all kinds of everyday on-site environments.

Enq. 118

## Genuine team hits the road



To further support its customers, **Simpson Strong-Tie** has expanded the activities of its nationwide merchandising team, which includes Danny Cawthra, who is responsible for the Midlands.

The team has also been kitted out with all new vans, complete with Simpson Strong-Tie livery. Marketing Manager Chris Sanders explains: "We have the largest team of merchandisers in our sector and between them they cover over half a million miles each year, visiting our distributors to provide sales and promotional support. We saw this a great opportunity to push our 'Genuine' promise, however it also means our guys on the road are even better equipped to help keep our customers stores ship shape".

The move to outfit the merchandising fleet follows the launch of Simpson Strong-Tie's 'Genuine' campaign, the objective of which is to convey the fact that there is much more to manufacturing a steel connector – Chris continues: "We want to speak about customer service, quality and innovation".

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

Enq. 119



## Precast Flooring Solutions



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Enq. 120



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**Express Bi-folding Doors** has launched a dedicated subdivision that's designed solely for those in the trade, with two separate offerings: **Trade Partners** – Express' trade partners can benefit from priority service and free resources to benefit their business, including priority fitting times, manufacturing facility tours and personalised brochures. **Express Accreditation** – Express will give their specialist 'stamp of approval' to companies who regularly take their products on a supply-only basis, providing installers with great lead times and dedicated support.

Enq. 301



**Arbor** manufactures sliding and folding doorsets, hinged doorsets, casement windows and glazed screens in European Oak and durable hardwoods. All products are designed and made at the factory in Bristol and are supplied nationwide. Bifold doors are available in standard sizes (the E60 range) and to bespoke dimensions and designs up to a maximum width of eight metres and a maximum height of three metres. Internal bifolds are also manufactured in single or double glazed specifications. Hinged doors, windows and screens are all made to customers' specific requirements and dimensions.

Enq. 302

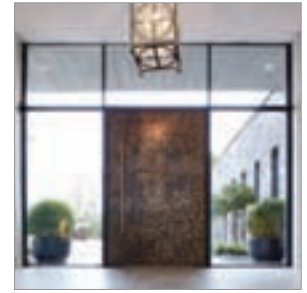


**JB Kind** has introduced the **Cherwell** door design, a new take on the popular boarded style.

Exclusive to JB Kind, the **Cherwell** has joined their best-selling **River Oak Cottage** range and offers a stylish full length grooved oak face. Supplied prefinished, the **Cherwell** also has a matching glazed partner, **FD30** fire door options, plus the ability to order special sizes and alternative veneers if required.

Request or download a copy of JB Kind's Door Collection brochure from the website.

Enq. 303



**Urban Front** design and make hardwood contemporary front, internal feature and garage doors with steel reinforcement and high security locks with pivot or 3D hinges. It specialises in oversized and flush doors up to 1.5 x 3m – in six hardwoods: European oak, iroko, American walnut, fumed oak, wenge or a choice of any RAL color finish. For something extra special, ask about our stunning bronze finish. The range also includes the **E98passiv** which is certified by the **Passiv Haus** Institute in Germany. The doors are designed and made in the UK. For more information, visit the website or contact the company directly.

Enq. 304

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Enq. 302

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Enq. 303



Skaala has a long history in the Finnish woodworking industry. Based on this foundation, it aims to bring ever better and more competitive solutions to their customers while promoting Finnish work, expertise and wellbeing. Skaala is a responsible and reliable vendor of pioneering solutions on its target markets. Valuing professionalism and sustainable operations, it produces great customer experience and benefits with window, door and glazing solutions. Skaala's product and service solutions also increasingly emphasise pioneering cleantech solutions. For more information, visit the company website.

Enq. 305



Architectural Vision Systems' vision is simple. Vision – engineering what you don't see. Being able to see exactly what you want: your view, not your window or door. It specialises in installing frameless sliding doors and windows in residential homes and commercial buildings across the UK. It takes glazing to a whole new level, by making it invisible. The company's window and door systems realise this vision through experienced design, use of quality components and dedication to innovation with the elements that you don't see to create less of what you do see. For more information visit the company website.

Enq. 310



RK Door Systems specialise in the supply of highly insulated aluminium entrance doors offering exceptional performance and low maintenance. They have a stunning range of designs that far exceed current energy efficiency and security requirements, with state of the art technology and accessories such as biometric finger scan entry systems. An extraordinary selection of finishes from sumptuous wood effects, without the usual maintenance issues of timber, to exotic metallic and laminated glass, provide an incomparable statement to any building.

Enq. 314



Since their launch 10 years ago with timber bifold doors, Kloeber now offer a full package of glazing solutions for the self-builder and home improver. From timber or aluminium bifold doors, sliding doors, French doors, single doors, a full range of windows, Kloeber's award winning timber FunkyFront contemporary entrance doors and aluminium FunkyFront or the more traditional timber KlassicFront entrance doors. View the wide range of options at one of Kloeber's three showrooms; at their new Head Office in Huntingdon Cambridgeshire, Grendon Underwood Near Bicester or London.

Enq. 320

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Enq. 305



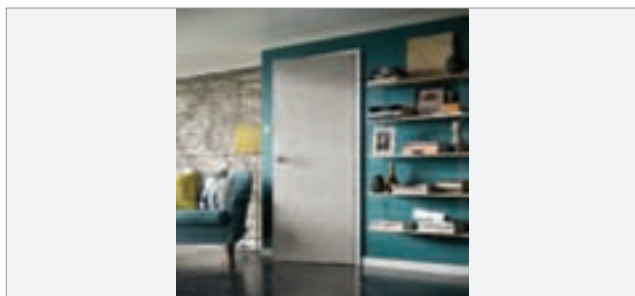


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01935 443794 [www.garador.co.uk](http://www.garador.co.uk)

Enq. 306



## Portfolio collection from Premdor

When the **Premdor** product development team designed The Portfolio Collection, the range established new market standards for internal door design and in particular quality of construction and attention to finer detailing. The solid core door collection is faced using natural veneers and utilising Premdor's innovative Veneer Match Technology, producing consistent colour and grain yet still allowing for natural variation, ensuring no two doors are ever identical. Each door is available with sophisticated, contemporary glazing options with fine detailing including colour co-ordinated glazing beads, presenting a perfect colour finish. FD30 and FD60 BWF certified Fire Doors are also available throughout the range. Further attention to detail is demonstrated by colour co-ordinated, solid lippings along the two long edges of each door, the lippings can be trimmed to size if necessary. The Portfolio Collection presents four distinct design themes comprising Natural, Exotic, Contemporary and Classic delivering nineteen aspirational designs with trend setting innovations in colour palette and grain combinations, sure to inspire Architects, Designers and Building Professionals alike, who maintain an eye for detail.

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

Enq. 307

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Enq. 308

# Westbury is seeking sustainability

Staff at Westbury are passionate that the use of tropical hardwood is no longer necessary and have set themselves a goal to be completely tropical hardwood free by the end of 2016 – a tough objective for a big player in the timber window industry.

According to Director, John Mumford, “Timber industry technologies have advanced to a point where there is very little need to use unsustainable wood sourced from places like Africa and South America. However the

association people make between hardwood and durability, and softwood and poor quality still exists. We are committed not only to eradicating tropical hardwoods from our manufacturing processes but replacing it with sustainable timber that is as good or even better performing in terms of durability and longevity. This is something we have been working on for a long time. We are at a stage now where only a very small percentage of our business incorporates the use of hardwood and we are making every effort to be completely

tropical hardwood-free by the end of the year”

Westbury is a conscious company, introducing various efficiencies over their many years in business to eliminate wastage and reduce their carbon footprint. Their material of choice is Accoya® – an engineered wood that is created from only FSC® or PEFC™ certified tree species. Despite being a softwood, it's a Class one timber meaning it is just about as durable as wood can be. It lasts 50 years above ground and 25 years in soil, is indigestible to insects and virtually rot-proof. Swelling and shrinkage is also dramatically reduced which means it's easier for Westbury to machine and process, and for end users to maintain.

Founder and Director Jonathan Hey says “We are immensely proud of our progress so far and are excited to soon be tropical hardwood-free. We encourage all of our customers and specifiers to consider these credentials when they're considering new windows, doors, or an entire garden room”.



01245 326510  
[www.westburyjoinery.com](http://www.westburyjoinery.com)

Enq. 309

**Architectural Vision Systems**  
**'See the view not the window'**

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Enq. 310



## AluK specified for Lifetime Homes



AluK SL52 curtain walling, 58BW TBT (tilt before turn) window, 58BD balcony door and GT55 TB commercial entrance door systems were specified for all 555 low rise homes. In the case of windows and doors, Lifetime Homes require that occupants have a reasonable line of sight from a seated position in the living room, and the use of at least one window for

ventilation. The AluK 58BW TBT window and 58BD balcony door systems were designed with the tilt turn handles below 1200mm from the finished floor to meet accessibility requirements.

01633 810440 [www.aluk.co.uk](http://www.aluk.co.uk)

Enq. 311

## Acton Gardens features NorDan windows



The £600m Acton Gardens Regeneration in West London has won a prestigious regeneration award and a project award at the Housing Design Awards this month, with energy efficient timber windows from NorDan. NorDan's Top swing NTech 0.9 tripled glazed alu clad timber windows helped the developers achieve an average of 0.8 w/m<sup>2</sup>K u values across the

whole development giving Code Levels three and four in the Code for Sustainable Homes. The aesthetics of NorDan's products give a stunning solution in an exciting design project like this one.

01786 406380 [www.nordan.co.uk](http://www.nordan.co.uk)

Enq. 312

## CMS spearheads quiet revolution with new acoustic thermal window



A decade since it pioneered the first zero carbon 0.8 U-value PVCu window for the mainstream UK market, CMS Window Systems is first again, this time with the launch of the country's first Quiet Mark approved acoustic PVCu window. Building on the current superior performance of the CMS window range to add a noise barrier, the CMS Silent-Therm Window prevents everyday noises outside from disturbing the peace and quiet within. The result is a sound insulating window delivering A-rated energy performance, compliance with the enhanced security requirements of Secured by Design and significantly improved furniture 'fade control.' The CMS Silent-Therm Window significantly outperforms standard windows in terms of its ability to reduce external sounds, such as traffic and barking dogs. It offers huge potential to the millions of people who suffer the devastating effects of unwanted noise, especially at night. Key to the CMS Silent-Therm Window is a smart window design which utilises the specialist acoustic glass from Saint-Gobain, Stadip Silence, plus the market leading low-e glass Planitherm Total+ combined with a Sheerframe energy efficient PVCu frame. These windows are able to reduce sound travel into a room while optimising heat insulation and solar gain.

01324 841398 [www.cmswindows.com](http://www.cmswindows.com)

Enq. 313

# Let's make an entrance

## Contemporary aluminium entrance doors



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Email [info@rkdoorsystems.co.uk](mailto:info@rkdoorsystems.co.uk)

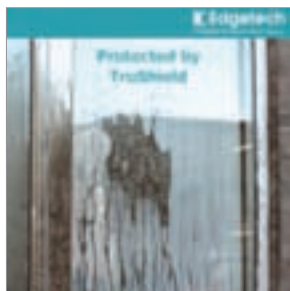
Design your door at [www.rkdoorsystems.co.uk](http://www.rkdoorsystems.co.uk)

Enq. 314



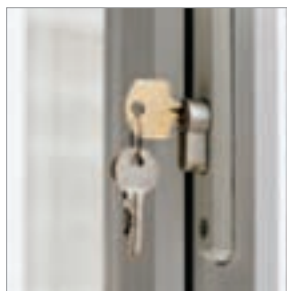
In-demand supplier **Made For Trade** have seen a significant increase in enquiries and orders on their aluminium bi-folding doors since their successful debut at the FIT Show in the Spring. The company offer the market-leading Visofold system from only £365 per leaf. The bi-folds are available in any RAL or British Standard shade, with the option of dual colour. Made For Trade, who also supply conservatory roofs and are launching the Korniche aluminium roof lantern soon, pride themselves on top-quality products, excellent customer service, and unbeatable prices. For more information visit the website.

Enq. 324



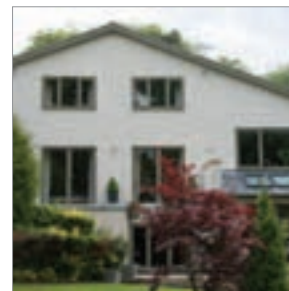
TruShield® from **Edgetech UK** is a next-generation glass coating system. It forms a chemically bonded protective layer which maintains glazing performance and clarity and makes glass easy to clean. TruShield works in all locations and environmental conditions and is resistant to all types of dirt making it extremely versatile. TruShield is perfect for any glass surface, including roof glass and difficult to reach glazing. TruShield is pre-applied to the glass units and is exceptionally resistant to wear, chemical erosion, heat and UV radiation, providing durable low-maintenance glazing to homeowners and property managers.

Enq. 325



**IronmongeryDirect** has nearly doubled its existing uPVC doors and windows range to give trade professionals more choice to hundreds of quality products. With an estimated 85 per cent of new and replacement window and door projects using uPVC products, **IronmongeryDirect** decided to expand the range to meet the considerable rise in demand for these types of products and to give trade professionals access to a wider selection of quality products. Over 400 new products have been added to the range, bringing the total number of uPVC products now available for customers to over 1,000.

Enq. 326



As one of the leaders in specialist colour coatings, **Kolorseal** has established an excellent reputation across the UK, primarily supplying uPVC, glass and metal coated products. For fabricators, Kolorseal will collect your item, coat it and return to you within seven days. For installers, Kolorseal will order the item for you, coat it and deliver to you with 14 days. All products in the range come with a 10 year guarantee. Managing Director Deborah Hendry says: "Regular feedback from our customers has helped us gain an insight in to their needs and position the business to cater for the varying services which are needed."

Enq. 327



UPDATED FOR  
2016

(Shown left)  
Development located at Thankerton near Biggar, South Lanarks. Installed Howarth Storvik timber windows finished in Buttermilk. High Performance Door Sets and **MAXIVIEW** Sliding Folding Doors. These have enhanced the project to give a beautifully finished home. Photograph courtesy of Design and Materials Ltd.



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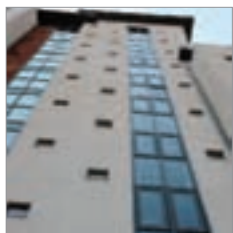
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Enq. 315



## Comar 5P.i Advanced Window System



Integration is the key factor which underpins the latest new product launch from **Comar Architectural Aluminium Systems**. Comar has announced it has incorporated the technology from its Comar 9P.i system into the Comar 5P.i window range, and is now launching the Comar 5P.i Advanced Casement and Tilt/Turn window system which

integrates seamlessly into Comar 9P.i creating the option for standalone high performance windows. For more information, please visit the company website.

020 8685 9685 [www.comar-alu.co.uk](http://www.comar-alu.co.uk)

Enq. 316

## Network VEKA best-practice day



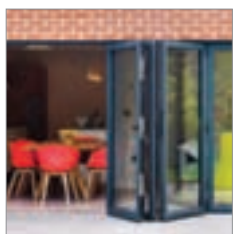
Suffolk-based **Network VEKA** member company, Frames Conservatories Direct has illustrated the pioneering trade organisation's cooperative spirit in action, inviting other Network members to its showroom to discuss and share examples of best practice, branding, promotion and lead generation. The Bury St Edmunds company has proven a revelation since

joining Network VEKA, claiming awards for Best Newcomer in 2014 and national Overall Winner in the two subsequent years, at the organisation's Annual General Meeting and prize-giving.

01282 473170 [www.networkveka.co.uk](http://www.networkveka.co.uk)

Enq. 317

## New product defines spaces for living



Leading architectural aluminium manufacturer **Metal Technology** has launched System 26 Bi-Fold doors within its THERMAL range offering a premium quality product, superior performance and design flexibility in the commercial and domestic housing sectors. Metal Technology's high insulation Bi-Fold door has been developed to offer exceptionally

low U-values while the Slimline profiles maximise daylight into the living space. With options ranging from a single door to seven opening panes, design flexibility is guaranteed, whatever the project.

028 9448 7777 [www.metaltechnology.co.uk](http://www.metaltechnology.co.uk)

Enq. 318

## Rockdoor posts record sales



**GAP** has announced record first half sales of its flagship Rockdoor range of composite doors. Widely recognised by homeowners and installer as the UK's most secure and thermally efficient composite door, like-for-like Rockdoor sales have leaped by 28 per cent during the last six months following a brand refresh and the launch of two new styles. Among

the brand refresh initiatives was a clever new interactive website that enables homeowners to get a sense for the features and benefits of the door and why they need it.

0845 313 1012 [www.rockdoor.com](http://www.rockdoor.com)

Enq. 319

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Enq. 320

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 Fax: 0208 997 0611  
 email: [foldingslidingdoors@btinternet.com](mailto:foldingslidingdoors@btinternet.com)

Enq. 321

## Ten years with Halo and a new website



Patios South West Ltd, a specialist trade fabricator of patio door systems is celebrating ten years of working with Halo, an industry-leading PVC-U profile brand of **The VEKA UK Group**. The family-run company was started in 2003 by Andrew Dobbin and Mike Stevens, now produce 120 patio door systems per week. Patios South West is now looking to

bolster its reputation for impeccable customer service with a brand new website, complete with an online quote facility – ideal for installers wishing to 'price up' jobs for their customers.

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

Enq. 322

## Lumi has landed



Lumi, the groundbreaking, new structurally bonded window and door glazing system from **Apeer**, is set to take the market by storm. The new Lumi collection is set to bring the seamless sophistication of iconic glass structure to the residential housing market. Offering a frame-free, 'wall of light profile' the triple glazed system is distinguished by its fused

ceramic colour border. This is available in eight different exterior colours and eight further interior finishes. Lumi windows are available as left and right opening options, fixed panes and top openers.

028 2563 2200 [www.appeer.co.uk](http://www.appeer.co.uk)

Enq. 323

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## Something in the air...

As standalone heating options or as part of a hybrid heating system, air source heat pumps offer cost effective, energy efficient, low maintenance heating.

LG has received MCS approval for its Therma V High Temperature heat pump. This makes the unit available for the Renewable Heat Incentive scheme – RHI – with immediate effect. This model of the popular Therma V range of air to water heat pumps from LG can deliver hot water at up to 80 degrees C for cascade dual refrigerant cycles of R410a and R134a and up to 65 degrees C for single refrigerant high temperature systems.

To find out more about LG's air source heat pumps range, visit the website.

01753 491500 [www.lg.com](http://www.lg.com)

Enq. 121

## High efficiency from Wilo pumps



High efficiency small circulating pumps from **Wilo** play a key role in all heating installations.

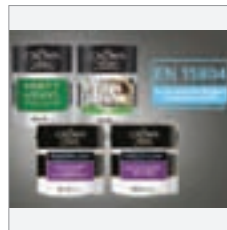
Modern small circulators are simpler than ever to install and offer huge energy savings over old uncontrolled pumps. The latest ones use around 90 per cent less energy than their older counterparts.

All Wilo small circulators are ErP compliant and future proof the heating system.

01283 523 000 [www.wilo.co.uk](http://www.wilo.co.uk)

Enq. 122

## Environmental picture for specifiers with EPD





**Crown Trade** has reinforced its industry-leading sustainability credentials with the introduction of Environmental Product Declarations (EPD) across a range of its premium coatings. Four Crown Trade products now hold verified EPD certificates, in compliance with the European Standard EN 15804. These include Crown Trade's Fastflow system,

which has already built a strong reputation in the specification sector for its ability to deliver all the benefits of an oil-based coating in a water-based formulation.

0330 0240310 [www.crowntrade.co.uk](http://www.crowntrade.co.uk)

Enq. 123

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Enq. 124



## Green and sustainable solutions

The M-Tray® modular sedum green roof by **Wallbarn** is a truly sustainable and environmentally sustainable system. M-Tray® means more soft surfaces and less hard surfaces. Run-off from roofs and podium decks is reduced significantly as the plants will absorb up to 50 per cent of rainwater. This means far less pressure on public drainage systems and combat flash flooding. Each module is 500mm x 500mm so one person can carry it without issue. Even the most difficult to access areas can be reached. Retro-fitting and roof decks with lower weight tolerances can be fitted with M-Tray® as they will weigh up to 25kg per module saturated. This is a major advantage over more intensive roof garden systems. M-Tray® is designed to attract wildlife and nature to the roof structure. The whole area will become an attractive environment. Wallbarn's new M-Tray® is designed and manufactured in Britain!

0208 916 2222 [www.wallbarn.com](http://www.wallbarn.com)

Enq. 125





# Choose high efficiency insulation, naturally

Duncan Voice from Insulation Superstore looks at the reasons why construction specifiers are increasingly investing in the benefits of eco insulation products.

**G**reen building is not only a wise choice for future environmental sustainability; it is also an essential choice. With the inevitability of declining fossil fuels and increasing proof of global climate change, reducing our energy consumption is now widely recognised as part of a strategy for our long-term survival. The UK Government has been active in urging eco-friendly practices and materials in construction, including making a commitment to and is committed to integrating green specifications into Building Regulations and codes.

As a result, the industry has seen a sharp increase in the specification of more environmentally sustainable products, with architects and client specifiers transitioning towards sustainable design in a bid to drastically reduce negative environmental impact. Sustainable design is much talked-about but means the application of strategies that focus on renewable resources, minimal environmental impact and forging a connection between people and the natural environment.

## Natural solutions to stringent requirements

The broader sustainability issue is that insufficiently insulated homes will see almost half of their heating or cooling wasted, because it escapes from the house. This makes insulation an essential consideration when building a new home or renovating an older one; energy

efficiency and heat loss reduction should be key considerations in the design of every new building. In addition, as thermal insulation requirements – represented by ever more stringent U-values – continue to grow, the industry is placed under increasing pressure to achieve them.

With a greater focus on sustainability in the design and construction of new homes comes an increasing demand for eco-friendly options in the insulation market – and the ranges currently available are surprisingly extensive. Online distributor Construction Materials Online lists over 60 products that fall within this category, including naturally-derived options such as wool, hemp and cellulose, and recycled insulation products made from cotton or plastic.

**“The growth in sales comes in spite of the fact that eco-friendly choices generally come at a higher initial cost than conventional alternatives”**

## Sustained growth

In the first half of 2016, we saw an increase in sales of our eco insulation products, up 12 per cent when compared with the same period in 2015. The growth in sales comes in spite of the fact that eco-friendly choices generally come at a higher initial cost than conventional alternatives. While the initial investment may be higher, eco

products can provide an equal level of efficiency, and are still considered cost-effective in the long-run due to the associated reduction in energy bills. With this comes a fall in the amount of fossil fuels required to heat the home as well as other environmental benefits, making eco products a sensible choice for the discerning housebuilder and homebuyer alike.

Financially, businesses can also benefit. In a recent survey 55 per cent of consumers – a number that is rapidly increasing – are willing to pay more for products and services that are supplied by companies committed to creating a positive environmental change.

In terms of the different options available, recycled plastic products are becoming increasingly common choices. With a thermal conductivity of 0.040 W/mK, it is considered highly competitive with other, non-environmentally preferable insulations on the market. Constructed from 85 per cent recycled plastic bottles and 15 per cent nylon to hold it together, it is safe to install and free of floating fibres and dust. It is often used to insulate both ventilated and unventilated loft spaces, and timber frame wall applications, between studding, with a weather resistant cladding.

## Sheep's wool: shear performance

Sheep's wool, however, remains the go-to option within the eco insulation market. A very efficient

thermal insulator with a higher performance than traditional glass fibre, it is also proven to absorb and neutralise harmful substances. The wool is a natural protein made up of a number of different amino acid chains (18 to be exact), 60 per cent of which have a reactive side chain. These reactive areas allow the wool to absorb harmful and odorous substances including nitrogen dioxide, sulphur dioxide and formaldehydes, and neutralise them through a process known as chemisorption.

Sheep's wool also has the benefit of a hygroscopic (moisture-absorbing) core which enables it to absorb 33 per cent of its weight in moisture from the air without compromising its insulating ability. This makes it the ideal choice in the loft space, where more condensation is likely to be encountered.

The objection is often raised that the higher U-value of eco insulation products compared with their conventional counterparts can prove a challenge for contractors who are required to hit demanding Building Regulations, but the solution to this is straightforward. Increasing the thickness and amount of material leads to the U-value being vastly improved, and pairing the insulator with a breather membrane can further aid in the meeting of specifications.

For those seeking a true eco-specification we recently added a new range of sheep wool



insulation to the line-up, which is 100 per cent pure and treated with Ionic Protect – a biocide free, CUAP tested treatment that protects against moth infestation for life. The growth in uptake of such products shows that the trend towards eco insulation is a rapidly growing and sustained one, paired with innovation which is continuing to improve the options available to the market.

*Duncan Voice is brand manager for Insulation Superstore, one of three brands owned by Construction Materials Online*



Enq. 126



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Enq. 127



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Enq. 128



## Designer Contracts launches new website



**Designer Contracts** has launched a new website, giving its customers an easy-to-use portal for up-to-date information on its huge range of both domestic and commercial products. The website details the infrastructure and services that back up its position as an established and experienced national flooring contractor.

The website presents a strong visual identity and has been developed with simple, clear navigation in mind. The latest online content features information on the sectors in which the company operates.

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

Enq. 129

## Introducing the New P3 Hybrid Gas Fire



The Paragon P3 Hybrid fire from **Charlton & Jenrick** is a natural gas, manual control, convector gas fire combining the performance of a highly-efficient glass-fronted fire with the charm of an open-flame gas fire. The new Hybrid technology brings high-efficiency performance combined with the appeal of a welcoming open-flame fire. The fire

comes with a very realistic coal flame effect and offers a very impressive 4.9kW output from its 7kW input. This gives an extremely impressive 70.8 per cent net efficiency to the most current British Standards BS 7977-1:2009+A1:2013.

Enq. 130

## DRU Maestro gas fire wins double award at Hearth & Home 2016



**DRU Fires** has won two prestigious awards at the UK fireplace industry's premier awards ceremony, which took place at the annual Hearth & Home trade show in Harrogate. The company's latest Maestro 105/3 gas fire was voted Gas Appliance of the Year and Product of the Year, the industry's highest accolade. The judges felt that the Maestro was "beautifully designed with a stunningly realistic flame picture". They also noted the opening glass door as being advantageous in terms of maintenance and cleaning. The Maestro went on to win Product of the Year 2016 and was one of two products that the judges felt were out in front of what was a top quality and highly competitive field. Ultimately it was the design, fuel bed realism and controllability that secured the win for the Maestro. DRU Maestro gas fires have a number of features that have propelled them to the pinnacle of the fireplace industry. Firstly, they have a special dual burner system that creates high and dense flames around an authentic log fire bed, closely replicating the effect of a real wood fire. The exclusive DRU Eco Wave app allows the owner to control the fire using a tablet or smartphone. DRU Maestro gas fires now range in sizes, shapes and colours.

0161 793 8700 [www.drufire.co.uk](http://www.drufire.co.uk)

Enq. 131

## Protek Structural Warranty for Builders & Developers

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Enq. 132

### Introducing... Ignis Protect

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Full details at: [www.schiedel.co.uk](http://www.schiedel.co.uk)

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Enq. 133



# Super-insulated rooflights for superior eco-performance

The Em-Dome ECO cuts carbon impact, increases daylight and enhances homeowners' wellbeing.

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# Smart looks, smart operation

The 'wow' factor can be achieved in new homes combined with cost-effective smart lighting and audio control to provide the best of both worlds for developers. One company is realising the benefits in several new schemes.



Smart controls and home automation systems have become hugely popular, yet they can also require huge budgets to implement. However, as new technologies become increasingly accessible, it's now easier and more cost-effective than ever to incorporate these technologies on a budget and give new developments that extra special 'wow' factor while appealing to the energy conscious homeowner.

Smart technology and devices have become everyday essentials for many in today's 'always connected' life, enabling people to do whatever they want, whenever and wherever. House buyers are looking for extra special features when making their purchase, and technologies such as smart lighting and audio controls are delivering just that.

"We've seen an increasing market demand for smart controls thanks to changing lifestyle choices," says Gavin Williams, marketing manager for electrical accessories manufacturer Hamilton Litestat. "Lighting and audio controls are seen as a luxury item with a very high perceived value. Yes, you need a light switch in a room but having lighting control is a whole new level that's extremely desirable. Now by also

adding multi-room audio you are giving the homeowner a total lighting and sound package."

Yet this technology needn't cost the earth. 'Off the shelf', easy to install lighting control solutions allow the user to create, store and easily recall lighting scenes all at the touch of a button – setting the mood in any area of the home or changing it depending on the desired function of the space at that time. Another option is RGB DMX control where a colour wash can be given to an area with lighting. The DMX standard is becoming more popular domestically to provide accent lighting and even add drama to a space.

## Major energy savings

Not only does the functionality appeal to today's homeowner, so do the energy efficient properties. By dimming lights around the home, lighting controls can offer vast energy savings of up to 80 per cent. Savings of between 20-30 per cent can be achieved by dimming the LEDs alone, with further savings of 50 per cent possible by using PIRs to turn off lights when a room or area is not in use.

Furthermore, using a soft start dimmer can offer further savings by extending the typical

25,000-hour life of an LED lamp. By making current switching smoother and reducing the lamp temperature, lamp failure is reduced along with maintenance requirements.

Gavin Williams adds: "Even the most basic system that uses a pre-set timer or dimmer will use less power, so lighting control offers vast energy saving improvements. Plus, creating an appropriate pre-set ambience, lighting control can reduce energy usage in entertainment spaces such as home cinemas. Any person looking to reduce their expenditure and carbon footprint will find such systems invaluable."

## Wall to wall light and sound

The popularity of lighting control has led to the natural development of multi-room audio solutions. The two can be integrated, giving the homeowner the versatility to control the audio played in any room, even in an outside patio or garden space. "A more lavish setting might be the ability to control both the lighting and audio around a hot tub or pool area, but it can be used in any living space," adds Williams. "That new level of luxury is now much more accessible with off-the-shelf lighting control and multi-room audio systems."

## A coordinated look

Both the lighting and audio functions can be controlled via a range of different switch options. Mechanical push button switches can be supplied in a huge variety of styles and finishes, which coordinate with other switch plate and socket options. Glass capacitive touch and touchscreen options are also available, or the lighting and audio can be controlled with a mobile or tablet using Hamilton's downloadable iOS/Android app.

## Case study: Multi-room audio and lighting control for London apartments

Quintas Homes, together with interior designer Matteo Bianchi, designed and developed a block of six apartments near Clissold Park in London which aim to combine classic design with modern living requirements.

The developer challenged Hamilton Litestat to suggest appropriate technologies and electrical accessories that would provide future homeowners with desirable options which also blended seamlessly with the striking design.

In partnership with leading wholesaler, The Light Bulb Shop, the manufacturer recommended the installation of its Mercury lighting control and multi-room audio system –



an intelligent system that allows the homeowner to control the lighting and music in any room via coloured touchscreen panels or a smartphone app.

Ambient lighting is controlled by a dedicated system that allows the creation and storing of bespoke lighting scenes so they can be recalled at a touch of the control pad or via an app, setting the mood for any occasion. By storing and using dimmed lighting 'scenes', the homeowner can also reduce energy usage and their electricity bills.

The touchscreen control panels were specified in a chic design and finished in Black Nickel, complements the high quality dark oak floors and soft stone black shower floors in the apartments.

A variety of switch plate and socket functions were supplied to suit modern living, including the USB sockets now seen as essential, as well as data points in all bedrooms and living rooms, and a telephone data point fitting in the living room.

Enq. 135

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Enq. 136

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Enq. 137



## Abode Matrix R50XL



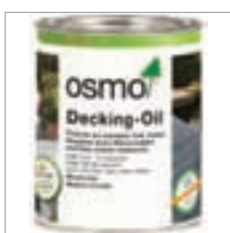
The new **Abode** Matrix R50XL is a generously proportioned, single bowl, stainless steel sink with rounded corners which can be either undermounted or inset within a worktop. This sink is the largest (L800xW510) in the Matrix family and is perfect for busy kitchens. The finish complements popular kitchen styling and is perfect for the new Abode Focus. The

Matrix R50XL has been produced to withstand everyday usage in the kitchen which is the heart of the home. The sink comes complete with the Abode Orbit waste, overflow, pipework and clips.

01226 283434 [www.abode.eu](http://www.abode.eu)

Enq. 138

## Meeting the demands for wooden decking



Osmo UK, an eco-friendly wood and finishes expert, offers a range of decking oils to protect and maintain the beauty and quality of exterior decking. The product range provides resistance against water and dirt, while also offering an appealing satin oil-based protective finish. The eco-friendly ingredients help to regulate the wood's moisture content,

reducing swelling or shrinking, whilst enhancing the natural characteristics of the wood. The finish also prevents the wood from cracking, peeling or blistering. Available in different shades to complement and protect a number of wood species.

Enq. 139



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## Safe, secure and sustainable

Paul Garlick of Mobilane looks at the challenge of installing boundaries that satisfy safety and security requirements, as well as being eco-friendly.

In an ideal world perhaps we wouldn't need walls and fences. People (and animals) would simply appreciate where the boundaries of a property are. But of course this isn't an ideal world and there are many other reasons we need ways of marking the boundaries of a property, such as walls, fences and hedges.

As well as marking the perimeter of a property or estate, a boundary affords privacy and security. The degree to which it will provide these things depends on the type of boundary used and its size. The humble hedge for example provides privacy but lacks security and is easy for animals to negotiate. On the other hand the harsh wire fence delivers security, but not privacy. The wall or wooden fence can provide both, but at the expense of aesthetics and sustainability.

Sustainability is an increasingly important

consideration with all aspects of building and applies equally when it comes to perimeters. Historically the only type of perimeter that can claim any sustainability credentials is the hedge. However, as well as falling short with regards to security, hedges mean an ongoing investment in maintenance to keep them neat and a healthy hedge will have a considerable physical footprint, often several feet wide for a substantial one.

Aesthetics is equally important and again the hedge easily wins over a brick wall or wooden or wire fence. A nicely maintained hedge will make a domestic property far more attractive.

There are now boundary solutions that tick all the boxes with regards to aesthetics, sustainability, security, privacy and which are easy to install and low maintenance, with a low physical footprint.

One such solution is the Mobilane Green Screen, which is a very simple concept. Essentially it is a living fence that consists of a galvanised steel grid on which climbing or hedging plants, usually ivy, have been cultivated. The metal grid is folded at the bottom to facilitate a biodegradable trough filled with potting soil. The plants are grown in this soil at a nursery and hand trailed upwards along the metal grid in order to get full thick foliage coverage.

**"Historically the only type of perimeter that can claim any sustainability credentials is the hedge"**





Ivy is a particularly robust plant and presents few challenges regarding maintenance. While screens such as this are usually delivered and installed with plants already growing up them, ivy continues to grow and becomes verdant to deliver what looks like a well-managed ivy hedge, but with the additional security of the wire mesh.

Installation of screens is simple and requires the digging of a trench 400 mm wide by 400 mm deep. The screen is placed into the trench and soil is used to cover the biodegradable pot. They are additionally supported by wooden posts or powder coated metal posts, which also serve to join adjacent screens.

The screens have proved a popular solution on a range of domestic housing developments; from housing association and local authority developments, through to high end luxury developments.

When award winning developers Croudace Portland Homes embarked on a substantial and highly impressive new build project in a prime residential area of Surrey, they turned to Benchmark Landscape of Chelmsford to plan and manage the quality landscaping required to add value to the new development.

The new development would see two new five

and six bedroom homes with a value of over £2.5m each, built on a plot of land that previously featured a single house. There was a necessity for a boundary between the new properties, and security was a requirement in the choice of boundary. A hedge would aesthetically suit the development and was preferable to a fence or wall, but would not deliver the required security. Benchmark Landscape specified Green Screens as the solution.

In total, 72 screens were used; 40 to create the required divisional boundary, and another 32 which were used on the front of one of the properties to screen an unsightly wall from an adjacent house. Benchmark Landscape had used screens like this previously and knew they would deliver both the required aesthetic as well as the highest levels of security.

In Ashton-Under-Lyne, a derelict site on a main access route was identified by West Pennine Housing Association for a new-build housing development for local families as part of a larger four part regeneration project. The Stockport Road site had already been awarded with a Green Apple Environmental Award as well as being shortlisted for the Building in Excellence Award.

Denovo Designs of Liverpool was the

architect on the Stockport Road project and installed 30 screens at the development. Frank Olchowski, director and lead architect for the project explains why the screens were incorporated into the design: "We specified the screens because of the planning requirement to provide an attractive, rear boundary treatment. The residents of the houses which overlook the site would not want to look onto a brick wall or timber fencing, especially if that type of boundary were to attract graffiti."

He continues: "Screens such as these ecologically enhance a site and provide a more attractive solution than walls or fences. We also had to comply with the Secured by Design requirement for a minimum height and secure boundary treatment."

Social housing providers increasingly like to see green technologies used on their developments as they are invaluable in helping councils to 'green up' the environment and provide a more stimulating and pleasant environment. Solutions used on projects such as these also provide a deterrent to graffiti and other antisocial behaviour, and offer reduced maintenance costs when compared to other boundary markers such as timber fencing.

Enq. 142



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Enq. 144

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# A classic blend of old and new



As real cast iron can be expensive and time consuming to work with, Hayley Lowry of Brett Martin Plumbing and Drainage explains how an efficient and economical alternative is fast becoming a key requirement for housebuilders.

When it comes to the specification of building products, striking the right balance between cost effectiveness and aesthetic appeal has never been easy. In plumbing and drainage systems, cast-iron has been an integral element of the architectural landscape for over 150 years, with a highly distinctive appearance due to the texture of the material, its thickness, and the quality of each component.

By meeting the growing industry need for cost effective, high quality products that deliver proven performance in the long term, there is now a cast iron case for high performance rainwater systems made from plastic. Offering affordability, ease of installation, durability and low maintenance, these rainwater systems meet customer demands for heritage aesthetics but without the associated hassle or cost.

## Classic looks

Manufactured with modern plastic materials, the new Cascade rainwater systems offer a traditional appearance without a cast-iron price tag. At a fraction of the price to buy, install and maintain, they can replace an aluminium or cast iron rainwater specification to deliver projects under budget and ahead of schedule – exceeding both the builder's and the client's expectations.

Heritage style gutter and pipework systems are incredibly appealing, but the cost of traditional materials can impact heavily on a project's budget. With plastic rainwater systems it is possible to create a heritage aesthetic without compromising architectural integrity

and enjoy the savings in materials, labour and time saved on site which can actually help keep a project on budget.

Cast iron drainage systems can be heavy and difficult to install. With significant additional weight, contractors must also be extra vigilant regarding health and safety and will require more time to lift and fix the system – leading to increased costs and potential delays in the installation process. Almost every job will require both gutter and pipe lengths to be cut onsite using specialist tools and, to ensure long-lasting durability, they need to be fully finished on site, using a primer, undercoat and topcoat to ward off corrosion. Even if the system used is delivered pre-painted, any cut lengths or site

damage to the finished surface, must be protected to the same level, by the installer. It should be noted that, in some cases, if the level of protection applied on site is deemed insufficient, any guarantee offered may be invalidated, leaving the installer liable.

Because the plastic ranges are so much lighter than cast iron, installation at height is less hazardous, being effortless to lift, easy to manoeuvre, simple to cut and quick to fit. The systems also benefits from external fixing lugs, enabling easy power tool access, which further speeds up installation. All gutter fitting joints have integral seals and flexible retaining clips, allowing the gutter lengths to simply click into place. No extra-cost fixing kits or nuts and bolts



are required to make gutter joints, as with most traditional systems.

### Ease of installation

To ensure each rainwater system can be designed to meet every client's demands, there are an expansive choice of options and gutter profiles available for domestic builds and refurbishments to suit most requirements. From the domestic style of gutter to high capacity systems for larger scale commercial projects, plastic rainwater systems are also compatible with existing cast iron systems and have been carefully designed to replicate original features, dimensions and detailing.

Once installed, the system is low maintenance as, unlike cast iron, it is not vulnerable to rusting or corrosion and does not require regular sanding, priming or repainting to protect it from the elements.

### A range of options

There are three styles of domestic gutters (106 mm Profiled Ogee, 112 mm Half Round and, for larger or steeper roofs, a 115 mm Deep Profile) which utilise 68 mm round or 65 mm square downpipes. For larger scale projects there is a high capacity 160mm roundstyle gutter with 105 mm round and 4" x 3" rectangular downpipe choice.

Once installed, the long term performance of the system can be protected relatively easily as, unlike cast iron, the Cascade system is UV stabilised and not vulnerable to rusting or corrosion. With a 10 year colour guarantee, it also doesn't require regular sanding, priming or repainting to protect it from the elements.

### Proven service

Leading suppliers and manufacturers do not just design systems to deliver optimum durability and safety standards – they provide superior technical support, detailed installation instructions and maintenance guidelines to ensure rainwater systems perform exactly as promised. Renowned for offering proven quality, these rainwater systems have been designed to facilitate fast, efficient, economical installation and exceptional reliability which provide the builder, installer and the end user with satisfaction, peace of mind and a full comprehensive guarantee.

When a traditional aesthetic is a prerequisite, the right drainage system can be the difference between design success and failure. As budgets are increasingly stretched and tight deadlines dictate product specification, housebuilders must be aware of every product's cost – in both materials and labour. With a price tag in line with modern construction, and an appearance that blends the past with the present, a plastic rainwater system fits the bill.

*Hayley Lowry is marketing manager at Brett Martin Plumbing and Drainage*

Enq. 146





## Rooftop penthouses get Vertigo



Vertigo fibre cement slates from **Marley Eternit** have been used to create a contemporary facade for Damien Court's eight duplex penthouses, constructed on the rooftop of an existing four storey apartment building in Whitechapel, East London. The first of its kind in the UK, the Vertigo fibre cement slates are quick and simple to fix, lightweight, weather

and temperature resistant and they perfectly adapt to the contours of a building. Vertigo has three different installation methods to give more design flexibility and freedom.

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

Enq. 147

## L-shaped windows for Severnside



Glebe House is a development of three storey apartments off Abbey Foregate Shrewsbury built by Morris Homes on behalf of Severnside Housing. The builder specified FAKRO L-shaped roof windows with bespoke elements for the project. These combine a traditional roof window installed at the eaves with an adjoining element which takes the glazing into the

wall. Top windows and flashings were in standard grey but the two lower elements were manufactured in white complete with white flashings to match ground and first floor windows.

01283 554755 [www.fakro.co.uk](http://www.fakro.co.uk)

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## Bradstone Roofing enhances mix design



**Bradstone** has enhanced the mix design of its reconstituted stone roofing portfolio to offer better colour pigmentation and increased environmental credentials to customers. A change in pigment added to the mix has resulted in a deeper, richer colour and better aesthetic finish across the Conservation, Cotswold, Crofters and Old Quarried ranges, while the

introduction of recycled aggregates is offering a more sustainable solution for specifiers. The Bradstone Roofing range seamlessly replicates the aesthetics of natural stone.

01285 646900 [www.aggregate.com](http://www.aggregate.com)

Enq. 149

## IKO UK sole supplier to Willmott Dixon



**IKO UK Group** has signed a Mandated Supplier Agreement with leading independent construction and property services company, Willmott Dixon. This includes IKO Polymeric for the supply of Spectraplan TPE and Armourplan TPE single ply membranes. IKO plc will supply its range of bituminous roofing systems

Permatec hot melt, Permaphalt mastic

asphalt and IKO Polimar cold applied liquids. Willmott Dixon is a £1billion turnover business covering commercial, public sector construction, housebuilding and development.

01257 255 771 [www.ikogroup.co.uk](http://www.ikogroup.co.uk)

Enq. 150

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## Blending the old and the new



**Marley Eternit's** Ashdowne handcrafted clay plain tiles have been used to help transform a derelict 17th century pub into a new fine dining restaurant and village centre. The challenge was to restore and extend the ageing building, retaining many of the existing features. Ashdowne handcrafted clay plain tiles are available in two weathered colours, making them the

ideal choice to enhance the beauty of a new build development or for a refurbishment project. The traditional handcrafted finish ensures each and every roof takes on a character of its own.

01283 722 588 [www.marleyeternit.co.uk](http://www.marleyeternit.co.uk)

Enq. 152

## Kingspan updates fire safety compliance



With an ever increasing demand for affordable homes and commercial developments, developers need to be able to build upwards. **Kingspan Insulation** has released its second issue technical bulletin which focuses on buildings with habitable storeys 18 metres or more above ground level. The improved 'Routes to Compliance: Fire Safety' bulletin features

a general overview of the linear, performance-based, and fire safety engineering routes; offering stakeholders an easy place to check if their desired build-up follows the best route to compliance.

01544 387 384 [www.kingspaninsulation.co.uk](http://www.kingspaninsulation.co.uk)

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## Firex Low Energy Smoke & Heat Alarms



**Kidde's** Firex range now offers safety plus sustainability, with low energy mains-powered smoke and heat alarms that cost less than £1 a year to run. Interconnected, mains-powered smoke and heat alarms with reliable power back-up should now be the norm for most housing to satisfy Building Regulations requirements and Code of Practice recommendations. To meet demands for sustainable, low-energy products, the latest Firex range provides much lower maximum mains consumption, with substantial energy savings over previous models and significantly lower running costs. Firex alarms can be interlinked to create a low-energy network for protection throughout the home. But they can also interconnect with Kidde's 4MCO and 4MDCO mains-powered carbon monoxide alarms, using the unique 'Smart Interconnect' feature. Here, all the alarms sound when one is triggered with different, distinct alarm sounder patterns for carbon monoxide or fire – an essential facility. This is supported by different display messages on the 4MDCO model indicating 'Fire' or 'CO'. So, without the need for any further operation of the system or remote switches, Smart Interconnect automatically alerts occupants throughout the property of the specific hazard that confronts them.

01753 766392 [www.kiddesafetyeurope.co.uk](http://www.kiddesafetyeurope.co.uk)

Enq. 154

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## Polypipe Ventilation achieves hat trick



For the third year, **Polypipe Ventilation** is pleased to announce its win in the Housebuilder Product Awards Best Services Product category; this time for its Domus Green Line, High Efficiency rigid duct bends. The Housebuilder Product Awards were held at Edgbaston Stadium, where the winners were announced. Steve Heeley, General Manager comments, "I'm

absolutely delighted we have won this award. It's testament to the hard work, innovation and desire to advance the ventilation industry that exists within the business". For more information, please contact the company directly or visit the website.

Enq. 155

## Intelligent air solutions with new HRX-aQ



**Polypipe Ventilation** has announced its next generation of Mechanical Ventilation with Heat Recovery (MVHR) appliances – the Silavent HRX-aQ, which intelligently manages air conditions for maximum homeowner comfort. Unlike conventional humidity sensors, the HRX-aQ enables occupants to have direct control over managing the humidity levels

in their home to suit personal comfort levels. By accurately measuring air humidity, the HRX-aQ's extract speed automatically changes from background to boost as the level of humidity increases, thereby providing optimal ventilation performance.

Enq. 156



# Waking up to the benefits of SIPs

Chris Duckworth of SIP Build UK discusses the slowly rising trends of using SIPs and off-site construction, and ponders why it's taking the industry so long to adopt this effective method.



It's not that long ago that the recession left both good and bad housebuilders obliterated. The bad were the first to go, but even some of the very good were left casualties. The industry fell into a state of confusion and panic, coupled with an abundance of tradesmen who would chew off their own arm to secure a wage.

Fast forward four years and we find ourselves with an ever increasing need for homes, schools and healthcare buildings. Schools and healthcare places remain the responsibility of the Government, and as a result they have to carry on. Housing on the other hand has largely been left to private developers.

The improvement in the economy and the recovery of the housing sector has seen demand for the trades return, only to find that there is a large gap in the availability of skilled labour. This

ever increasing rise in standards for thermal performance that building regulations demand

**"Three years ago, it would be inconceivable that a housebuilder would consider using SIPs to build their project. Phrases such as 'cost-prohibitive' and 'over-performing' were often used to describe the method"**

has only exacerbated the need for skilled trades.

Three years ago, it would be inconceivable that a housebuilder would consider using SIPs to build their project. Phrases such as 'cost-

prohibitive' and 'over-performing' were often used to describe the method. Fast forward to the increased standards of thermal performance and airtightness that Building Regulations now ask, and you have a situation that requires ever increasing wall thicknesses and secondary systems or far greater quality control to achieve the performance required.

Unlike traditional construction, SIPs are produced off-site and have an incredibly quick installation time. It is not inconceivable to erect a four-bedroom house in less than two weeks, which includes all external structural walls, all internal walls, as well as floor joists, floor decks and the roof structure.

With the need for space at an all-time high, a major benefit of using SIPs is the thinness of wall that can be achieved. A wall build up of only 230 mm using a rendered system to give a U-



value of 0.20 W/m<sup>2</sup>K would be almost unthinkable with block work. The same U-value can be achieved for a brick outer skin build up with an overall thickness less than 300 mm.

SIPs are a dimensionally stable product that, unlike timber frame, move very little once built. This means that the usual snagging issues of a timber frame are removed. The off-site nature of the production allows for accurately constructed, high-quality buildings with known performance. The process is also less prone to weather disruption and 'Friday afternoon' quality issues. Knowing the costs before the project begins and having a programme that is unlikely to be affected

**"The only thing that is currently holding developers back from using this system is the belief that because we have always done it that way, it must be right"**

by the weather means that the budgeting and programming of sites can start to become more accurate, with costly preliminaries reduced.

The use of one contractor pulling together a number of trades can help the management of the small to medium site, which in turns allows the developer's management team to spend time on other areas. Major items such as doors and windows can all be procured in advance, safe in the knowledge that the off-site construction and accuracy onsite will allow sites to be secured faster, with the major benefit being that the internal works can progress at the same time as the external works. The removal of brickwork from the critical path during the winter period, or summer with the unreliable UK weather, is also a benefit to many.

For tight and contentious sites, the use of a SIP structure can reduce transport movement to the site, therefore the muck and debris that is strewn on the surrounding roads is limited due to a reduced number of deliveries. The system also produces less site waste, ultimately meaning less skips on site, which often proves to be a hidden cost.

In summary, the only thing that is currently holding developers back from using this system is the belief that because we have always done it that way, it must be right. This is the only industry that greets innovation and new products with disdain and caution beyond all reason.

SIPs have been around for decades now and the market appears to be waking up to the benefits and speed that the system brings. As with all great solutions, if enough people find out about it and start using it, SIPs will soon become the norm.

*Chris Duckworth is managing director at SIP Build UK* Enq. 157





## Extra slim cassette balconies by Sapphire



Bespoke balcony and balustrade solutions by **Sapphire** have a starring role at Suttons Wharf North, an award-winning development of over 180 high quality private homes in east London. Sapphire provided a full package including design, manufacture and install for inset and projecting balconies to apartments across three residential towers with views over

Regent's Canal. Cassettes for Suttons Wharf North were all custom-made by Sapphire using a slim cassette to match the project's narrow depth of floor slab. Once delivered to site the individual balcony units simply 'glide' on to pre-erected brackets.

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## Sapphire sets the scene with balconies



**Sapphire** is setting the scene for an ambitious new masterplan for London's Greenwich Peninsula with a stylish collection of bespoke balustrades for residential balconies, roof terraces and walkways. Delivery of this unique district of homes, shops, restaurants and entertainment 'wrapped' by the River Thames is well underway and properties

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