



HbD

Housebuilder & Developer

November 2016

Government confirms £3bn
to tackle housing crisis

Green light for MHA's 155-
unit Slough development

Bellway's mixed use scheme
regenerates Tottenham

Features in this issue

Bathrooms & Wetrooms
Floors & Floor Coverings
Radiators
Roofing
Smoke & Fire Protection
Timber & Joinery

Show preview

Homes

Also in this issue

UK Construction Week report
Exclusive FMB column
RICS: 1.8 m rental properties shortfall

Plus the latest
news, events and
products

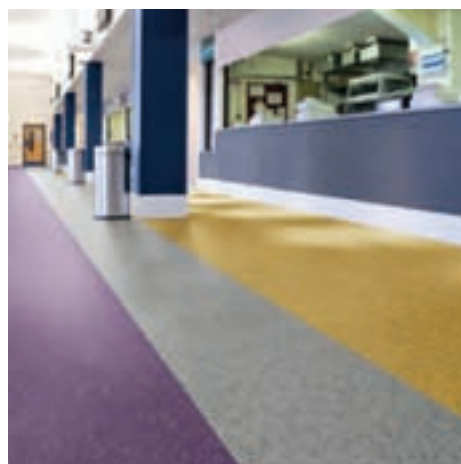
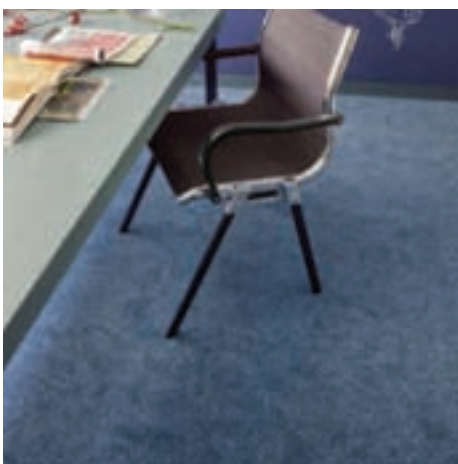
www.hbdonline.co.uk





We're the UK's largest flooring contractor.

Don't specify another floorcovering until you've talked to us.



Across the UK we have many years' experience supplying and installing a huge range of floorcoverings. We are committed to providing exceptional prices and outstanding service; all through a dedicated team at each of our 12 regional centres.

From enquiry through to installation we work with meticulous attention to detail, backed by our National Distribution Centre holding £2m worth of stock for consistent product availability.

So, whether you're specifying for a high profile project or a price-point driven scheme, talk to us today.

Designer Contracts



The UK's largest flooring contractor

Scotland 01324 676100
North East 0191 266 0613
North West & North Wales 01772 705557
Central & Yorkshire 01246 853463
North & West Midlands 0121 359 6083
South & East Midlands 01536 524820
Wales & West of England 01633 279310

Reader
Enquiry
401

Floorcoverings
Curtains & Blinds
Furniture & Lighting
Showhome & Design Services

Email: Enquiries@DesignerContracts.com
www.DesignerContracts.com

North London & Essex 01708 331060
Thames Valley & West London 01753 577935
Thames Medway & South London 01959 572313
Southern Counties 01489 784196
South West 01392 879732
National & General Enquiries 01246 854577



22

29

Transformative tiles

David Richards, of British Ceramic Tile, offers his advice on what to take into consideration when designing bathrooms for 2017.

37

Vinyl flooring: the ideal choice

Tom Rollo of Polyflor Ltd discusses the many economical, practical and aesthetical reasons to choose vinyl flooring for your project.

46

Turn down the heat on energy bills

As energy costs remain a hot topic of conversation, Pegler Yorkshire's Sindar Singh explains the benefits of introducing Thermostatic Radiator Valves (TRVs) in properties to positively reduce energy consumption, increase comfort and save on cost.

50

Seven roofing mistakes to avoid

Robin Bush of About Roofing discusses the various mistakes developers make when it comes to choosing and installing a roof – and how to avoid them.

52

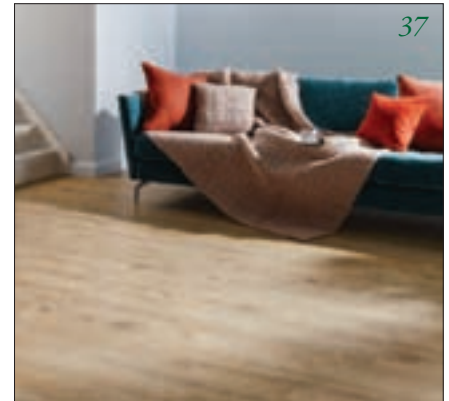
Are you making the grade?

Effective fire detection systems help to save lives and homes. However, with regulations constantly evolving, it's vital that builders and contractors are fully aware of fire protection guidelines and how ensure all requirements are met. Jeremy Roberts of SONA highlights the key areas for consideration.

55

The diversity of timber

Timber is fast becoming the material of choice for builds across the sector. Jonathan Fellingham of Donaldson Timber Engineering (DTE) discusses the versatility of timber solutions for health and safety and sustainable building.



37

ALSO IN THIS ISSUE...

Industry News	4 - 11
Events & Awards	11
Industry Movers	12
Housebuilder News	14 - 16
Comment	17 - 21
New Developments	22 - 23
Case Study	24 - 27
Product Focus	39
Homes Show Preview	41 - 42

PRODUCTS

Appointments & News	27
Bathrooms & Wetrooms	28 - 33
Building Products & Services	33 - 34
Doors, Windows & Conservatories	34 - 35
Finance & Insurance	26 - 35
Floors & Floor Coverings	36 - 38
Glass & Glazing	38
Heating & Renewable Energy	44
Homes Show Preview	41 - 42
Insulation	43 - 44
Interiors	44
Landscaping & External Finishes	45
Pools & Spas	45
Radiators	46 - 49
Roofing	49 - 51
Safety & Security	51
Smoke & Fire Protection	52 - 54
Timber & Joinery	54 - 57

Classified & Directory	58 - 59
------------------------	---------



© British Ceramic Tile
For more information
go to page 29

HbD**netmag media**

Publisher:
Lesley Mayo

Managing Editor:
James Parker

Assistant Editor:
Jack Wooler

Editorial Assistants:
Roseanne Field
Sue Benson
Teodora Lyubomirova

Production Assistants:
Mikey Pooley
Shelley Collyer
Rob Duncan
Kim Musson

Senior Sales Executive:
Sheehan Moir-Edmonds

Display Sales:
Emma Marler

Sales Executives:
Suzanne Easter
Kim Friend

Circulation/Reader
Enquiry Service:
Jane Spice

Managing Director:
Simon Reed

Cointronic House,
Station Road,
Heathfield,
East Sussex TN21 8DF

Advertising &
administration
Tel: 01435 863500
info@netmagmedia.eu
www.hbdonline.co.uk

Editorial features
Tel: 01435 863500
james@netmagmedia.eu

Press Releases
editorial@netmagmedia.eu

The manufacturer of the paper used within our publication is a Chain-of-Custody certified supplier operating within environmental systems certified to both ISO 14001 and EMAS in order to ensure sustainable production.

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

All rights reserved

No part of this publication may be reproduced or transmitted in any form or by any means, electronic, mechanical, including photocopying, recording or stored in any information retrieval system without the express prior written consent of the publisher. Although every effort is made to ensure the accuracy and reliability of material published in Housebuilder & Developer, the publisher can accept no responsibility for the claims or opinions made by contributors, manufacturers or advertisers. Editorial contributors to this journal may have made a payment towards the reproduction costs of material used to illustrate their products.

Printed in England



Editor's comment

James Parker



Currently, it feels a bit like the housebuilding industry could be seen as a 'game of two halves' (and not the particularly pointless interpretation of that football cliché).

On the one hand, as the recent Q3 Royal Institution of Chartered Surveyors (RICS) Construction Market Survey confirmed, private house building is riding high, with the highest level growth of any part of construction. Although London and the south east had relatively weak figures due to a post-Brexit slowdown in commercial property investment, surveyors were buoyant in their optimism about the next 12 months. Half of those surveyed by RICS forecasting a rise in workloads and an increase in activity.

While a lot of this was predicated on infrastructure projects, residential building was also on the up following a focus on the sector by Government against the backdrop of a post-Brexit lull. The value of contracts increased to £1.7bn, with particular success in the East Midlands. This is only going to

be boosted further by the Government's confirmation of the £3bn of loans in the Home Building Fund, underpinning this improving picture.

However the second half might not look so rosy if we're not careful. As RICS points out, a large proportion of the private homes being built are in the higher end of the market, and not enough affordable homes are being built. Although workloads are increasing, there are major financial pressures, and Brexit uncertainty – such as around the increasing cost of materials – is an influencing factor.

Skills shortages seem to be a perennial problem, and one which is only going to get worse if the industry's relatively feeble performance on apprenticeships (revealed in our UK Construction Week report on page 7) doesn't improve.

And with no end in sight to the UK's housing crisis, it's self-evident that the industry now needs to focus hard on building to rent.



CAMPAIGN OF THE MONTH:
David Wilson Homes staff get special commendation this month for donning fetching pink hi-vis and hard hats in the aid of a breast cancer charity. More on page 9

Housebuilder optimism mixes with Brexit uncertainty and skills worries in survey

UK housebuilders have reported optimism about the industry, alongside concerns about planning and the post-Brexit future, in the second annual Lloyds Bank Commercial Banking report on the sector.

Despite seeing challenges including the current planning system, a skills shortage and uncertainty following the EU Referendum, respondents to what's thought to be the first in-depth industry survey following the decision to leave the EU forecasted increased growth and investment.

Over a third of firms (36 per cent) said that the uncertainty following the EU referendum result is "the biggest challenge to their business." However the report also found that optimism about the future of the housebuilding industry was relatively unchanged from the 2015 survey at 7.2 versus 7.1 last year (10 being the highest level of expectation).

This outlook was "giving the industry the confidence to invest," with average five-year investment plans up 17 per cent year on year. Housebuilders were also confident about growth, with 42 per cent saying that their growth forecasts had improved

since the EU vote, compared with 27 per cent saying they had declined. Respondents are now predicting an average growth of 28 per cent over the next five years, up from 25 per cent last year. The remaining challenges that the sector highlighted after the EU referendum result include the rising cost of materials (35 per cent) and the current planning system (29 per cent).

In terms of the UK's response to the housing crisis, more than a fifth (22 per cent) of housebuilders said they "didn't believe the sector has the resources it needs to help the Government achieve its targets for new housing."

Firms also said that the availability of government support (32 per cent) and suitable land (29 per cent) were factors that impact the industry's ability to meet targets for new housing.

Addressing the skills gap

Almost a third (30 per cent) of firms said there are not enough skilled workers in the industry, with bricklayers, electricians, plumbers and joiners being the hardest to recruit. This shows a slight improve-

ment from the 2015 survey from 35 per cent.

Recruitment and skills therefore remain a focus, with three of the top priorities for firms over the next five years being recruiting additional staff (52 per cent), and investing in training (49 per cent) and apprenticeships (32 per cent).

A quarter (25 per cent) of firms are still planning to create jobs to support growth, but this is down from 31 per cent last year. And the scale of planned workforce growth has also fallen back to 22 per cent, from an average of 31 per cent of the current workforce over five years in 2015, despite job creation projections of 70,000 jobs across the sector over the next five years.

Pete Flockhart, head of housebuilders, commercial banking, at Lloyds Bank, commented on the findings: "Given the challenges that housebuilders face, the sector is painting a relatively optimistic picture, with improved growth and investment forecasts compared with last year's survey."

Stewart Baseley, Home Builders Federation, said: "If we are to build more high quality homes we simply have to increase industry capacity."

Government acts on crisis with £3bn scheme

Communities secretary Sajid Javid recently announced the Government's latest initiative to combat Britain's housing crisis, led by the confirmation of a £3bn Home Building Fund.

The fund would provide loans that would theoretically be available to any private sector business that "builds new homes or prepares sites for housing developments," the Government commented. This includes small builders, community builders, custom builders and regeneration specialists, as well as larger builders and developers. The fund, it is claimed, will help to build more than 25,000 new homes during this Parliament, and up to 200,000 in the longer term. In addition to this, the scheme aims to create 1,000 jobs across the UK.

Javid explained the motives behind the scheme: "We want to ensure everyone has a safe and secure place to live, and that means we've got to build more homes." He continued: "It is only by building more houses that we will alleviate the financial burden on those who are struggling to manage." He also blamed 'nimbysm' for prolonging the crisis, saying: "Everyone agrees we need more homes, but too many object to them being next to us." He added: "We have a

The industry comments

Homes and Communities Agency CEO Mark Hodgkinson: "We're determined to speed up delivery and promote new approaches to housebuilding. The new Home Building Fund offers the industry flexible development and infrastructure finance, and we're open for business right away."

"From today, builders and investors just need to give us a call to start discussing funding for new homes. Our dedicated team will also provide expert ongoing support to new entrants to the sector, and those companies proposing innovative solutions, to speed up housebuilding."

HomeOwners Alliance chief executive Paula Higgins: "The Government is finally recognising that building new homes is where they need to focus to create a sustainable

economy. It's not just their moral duty to build these homes.

"More homes will not be enough to tackle the ever-widening gap between wages and house prices and needs to look at ways to help the current generation that is priced out."

FMB chief executive Brian Berry: "If the Government get the details of this fund right, we would hope that the anticipated building of 25,500 homes over the course of this Parliament could act as a real catalyst for a much wider revival of the SME housebuilders."

British Property Federation chief executive Melanie Leech: "Plans to use surplus public land to build homes faster and changes to planning rules to help build on brownfield land are both very welcome news, particularly for the build to rent sector."

responsibility to build more houses."

The initiative is split between long term and short term funding. £1bn will be provided for short term loan funding, used for the small builders, custom builders and innovators,

set to deliver the 25,000 homes. The other £2bn is set aside for long term funding for infrastructure, intended to unlock a pipeline of up to 200,000 homes, with the emphasis being on brownfield developments.

Barratt director suspended after arrest

Barratt Developments has announced that it has suspension of Alastair Baird, who is the company's regional managing director for London, following his arrest by the Metropolitan Police relating to "possible misconduct in awarding materials and supply contracts."

The company was advised by Metropolitan Police that Baird, as well as one other former Barratt London employee, had been arrested. These arrests follow Barratt having referred an internal investigation to the Metropolitan Police in April this year.

The company commented: "The investiga-

tion started in August 2015 following an internal audit and relates to possible misconduct in the process for awarding and managing certain material and sub-contract supply contracts in the London region. This led to a civil legal action, which commenced in October 2015 against an employee who was dismissed in February 2016."

Based on the investigation to date, Barratt said that it "does not anticipate any material adverse financial effect."

Barratt CEO, David Thomas commented: "We are committed to meeting the highest ethical standards in all aspects of our business. We

have acted decisively, launching our own thorough and comprehensive investigation and referring the matter to the Metropolitan Police.

"We will continue to cooperate fully with the Metropolitan Police and to conduct our own investigation into these matters. We will take whatever action is required to ensure our values and standards are upheld."

Garry Ennis, regional managing director for Southern Region, will take interim responsibility for the London and Southern Regions, supported by the London Board and other senior management of the Group.

Industry seminar tackles skills and housing demand challenges

Tackling the Government's goal of delivering a million more homes by 2020 will only happen with "massive public subsidy," according to a leading figure in social housing delivery.

Mark Bradbury, head of capital assets at Southampton City Council, recently told a construction industry audience however that it was a mistake to "think that we will solve all of the problems just by rebuilding." He also described how there was a need for developments to "add to their communities," and to "keep people in their homes for longer," while saving money including "not paying for some of the things we used to do."

Bradbury said that modular approaches had been developing to address the demand for some time but there was a need to change the focus. "In the past, modular has been about speed and cost. We now need to focus on quality as well." He said that at Southampton City Council the approach to development was "very simple; we just talk about low energy, low maintenance homes."

Multi-disciplinary consultant Pellings staged the seminar in London recently to look at how the construction industry can and is tackling the daunting skills challenges ahead of it.

The audience heard how Swan Housing in Essex is building its own factory in Basildon where Stora Enso CLT timber panels will be cut, to produce modular housing, cutting down on both time and skills required. Executive director of the housing association Geoff Pearce told delegates how there were "lots of problems with labour supply, such as bricklayers" and the factory which is targeted to produce 100 customised homes a year (at £1470/m²) will help to address this.

He commented on how manufacturing efficiencies would mean less skilled labour: "Deskilling some of the tasks of construction will increase opportunities and openings for people that didn't want to come into the industry." Pearce added: "I think this more about a new normal, for example where Berkeley Homes is targeting producing 20 per cent of its new homes modular and off-site by 2020."

Richard Claxton, chair of Pellings and of the evening's event, gave the skills crisis context: "The industry needs 1 million new people to deliver on demand by 2019, including 700,000 workers to replace people coming up for retirement; this is quite challenging. RIBA says that 27,000 projects are going to be affected by that skills shortage."

He said however that while a quarter of the workforce are over 50 years old, there are 14,000

graduates going into apprenticeships currently, but the CITB said this needed to be more like 36,000. Claxton concluded: "It's about encouraging people to come into construction, for some reason it's not particularly attractive." He added: "Modular will not be a replacement for traditional construction, but an another additional way."

Pauline Traetto, director of BRE Academy, said that "things had changed in the industry, I have never seen so much enthusiasm. Every day we are seeing more collaboration." However John Graham, business development director of charity Construction Youth Trust, said that a "profound and current" skills shortage in the industry was not being addressed. He told delegates: "Over 50,000 students have left college with full construction certification this year, with no job to go to. We're not joining things up."



Volume housebuilders are unable to deliver on housing crisis, architect tells industry



Attendees at the recent UK Construction Week heard a leading architect claim that volume housebuilders did not have the ability to deliver the homes to address a housing crisis in the UK where upwards of 300,000 new homes a year are required.

Stephen Hodder, past president of the RIBA, (pictured second from left) told delegates: "The volume housebuilders can't deliver on the crisis. We need much better use of public land, and much greater transparency between developers and local authorities."

In the same session, group chief executive of Places for People David Cowans (left of pic) told delegates: "We think that because of the one million homes shortfall over the past decades we actually need to build 350,000 homes a year. We need more diversification in the market – of tenures, typologies and stock."

Chairman Kevin McCloud of Channel 4's *Grand Designs* asked whether SME developers were excluded currently because in order to comply with EU rules you need to be an "approved developer", and whether Brexit might see a change.

Nicole Lazarus, Bicester Eco-town programme manager said: "I don't know if Brexit will make it easier, but we have just been through an OJEU process and it's very hard. It's nearly always the highest bidder." David Cowans agreed that at the DCLG it "seemed that price wins over value," and that "Ministers are not well positioned to make decisions."

In terms of the challenge of delivering the

numbers of social housing required, Cowans said that in other countries "much more flexible" tax models were employed, to provide incentives, whereas in the UK, "the Government thinks that social housing should be delivered by the Private Rented Sector." Stephen Hodder however defended the PRS, saying that with the "growth of a young generation that is choosing to rent, PRS has a role." He said that in his practice's local Manchester region, "probably only PRS schemes are being delivered" when it comes to social housing currently.

Cowan clarified: "PRS isn't the bogeyman – what we need is a housing market that delivers at all price points. We try not to get hung up on tenure."

In terms of the question of whether legislation should be used to increase standards of building, Nicole Lazarus said: "Legislating for quality only brings up the bottom; it does help but we need to bring the partners to sites that can do great things."

In a question and answer session, an unnamed London-based developer told the panel the cost of obtaining land in the capital meant that developers "can't build out in the volume we are talking about, and offsite isn't a lot cheaper."

The skills shortages in the industry were also under the spotlight at UK Construction Week. In a lively seminar, Mike Potter, chair of the Considerate Constructors Scheme (CCS) said that the sector was seen as "the industry of last resort" when it came to career choices, and

that there were only 8,500 apprenticeships in construction in 2014, compared with 85,000 in business and admin sectors.

Angela Brady, another architect and past RIBA president, told delegates: "We need to hang onto our European colleagues, because we will be devastated by Brexit." Bridget Bartlett, deputy CEO of the Chartered Institute of Building said: "Post-Brexit, the industry needs certainty, but the industry is guilty of short-sightedness. Training is one of the first things to go in a recession, and there is now a gap in the middle of construction management." She also said there was a diversity problem in attracting new recruits: "If I'm a young black woman I can't see a role model in the industry."

In an earlier session on tackling collaboration in the supply chain, Julian Francis, director of policy at the Association of Consultancy and Engineering said: "Artificial barriers in the supply chain create mistrust."


Andy Smith, finance chair at Briggs Amasco said that the Building Down Barriers collaboration initiative launched by Defence Estates in the late 90s "has only achieved half of what it can do." Architect at Hawkins Brown Nigel Ostime said: "We have to be prepared to make mistakes and learn lessons." He revealed that the RIBA had undertaken a 1000-response survey of clients and contractors which would provide some revealing findings when it is launched later this month.

Cost efficiency never looked so good

Calor gas gives developers a low-cost, hassle-free energy solution that provides rural homes with all the benefits of mains gas:

- **Average installation costs of £500 per plot**
- **Underground tanks improve site aesthetics**
- **LPG boilers fit easily within standard house designs**

Call us today on **0345 6038095** to find out more about the benefits of Calor gas for housing developments without mains gas.



“Specifying Calor means we can offer our customers the same home comforts as mains-gas, making the development more attractive to potential buyers.”

Geoff Hibbert, Engineering Manager,
Bloor Homes Midlands.

Put some **CALOR** in your life

Javid views offsite on site



Sajid Javid, Secretary of State for Communities and Local Government, recently visited Longford Park, a new development from Barratt Homes in Banbury.

Representatives gave the Minister an insight into the company, and how it is trialling a number of offsite construction methods such as the large format concrete blocks which are helping to build the 88 new homes at the site. Sajid Javid met Barratt workers to see how the offsite construction methods being used mean they can build new homes quicker and more easily.

Sajid Javid commented: "It's great to be given an insight into the benefits of offsite construction on the ground. This innovative approach to housebuilding is significantly increasing the level and rate of construction, making home ownership possible for more and more people."

Adrian Farr, managing director of Barratt Homes West Midlands, said: "We have been investing in offsite construction for some time now and trialling new building methods like these large format blocks at sites like Longford Park. These new building methods have the potential to revolutionise housing construction, but it's a careful process to ensure that quality doesn't suffer and that real efficiencies are created."

Taylor Wimpey and Barberry JV for Droitwich scheme

Taylor Wimpey West Midlands and Barberry Developments have joined forces to bring new homes and investment to Droitwich, Worcestershire, after exchanging contracts for land off Yew Tree Hill.

A deal has been signed on the sale of a 25-acre piece of land, which has outline planning consent for up to 250 new homes, and will form part of the wider Yew Tree Village Development.

Barberry Developments, which first acquired 50 acres of land off Yew Tree Hill in 2007, has retained three acres with outline consent for a care home and a neighbourhood retail centre, which will be developed later in the programme.

Two other sites at Yew Tree Village have been purchased from Barberry by Persimmon Homes and Redrow Homes for housing.

After an extensive consultation process in 2011, Barberry's initial application for

planning consent was rejected by Wychavon District Council in 2013. After an appeal to Eric Pickles, the then Secretary of State for Communities and Local Government, permission for the scheme was granted in the summer of 2014.

Martyn Cartwright, director of Barberry Developments, said: "The exciting new development at Yew Tree Hill has been a long time in the making, ever since Barberry first acquired the land nearly 10 years ago."

"Barberry maintains an interest in the site, having retained land for the development of a 200-unit care facility, community centre, cafe, and other facilities."

John Symons, managing director for Taylor Wimpey West Midlands, said: "The project will bring many benefits to the town and the region as a whole, including the creation of much-needed housing, as well as new employment opportunities, plus investment in the local community."



BRE to showcase new flood resilient home

A housing unit within the BRE's Victorian Terrace demonstration project is being refurbished with a range of materials, products and innovations are designed to make it flood resilient.

The project is in response to the recent flooding in the UK, which caused significant damage to properties, with repair costs ranging from £30k-£100k per dwelling.

The aim of the project is to raise awareness among contractors and householders of the most effective ways to repair and refurbish a house that has been flooded, which may be at risk of being flooded again.

Different types of water resistant insulation will be applied, including injected cavity wall insulation, thermal board and PUR

spray foam. Resilient surfaces such as robust boards and cement tanking will also be demonstrated. The floor insulation will also be improved and different types of floor covering will be featured.

The project will also feature toilet and sink non-return valves and will address practical issues like where to place the electrics and home appliances.

Once refurbished, the home will be put to the test by flooding it with water and monitoring how quickly the home recovers and is functional again, and what damage occurs.

Stephen Garvin, director of the BRE Centre for Resilience, explained: "There are an estimated 5.2 million homes considered at

risk from surface, river and coastal flooding. Preventative measures play a key role, but given the scale of our vulnerability, we need to think more practically about flooding and start to adapt to 'living with water'.

He continued: "So, fitting a house with resilient technologies and testing its ability to bounce back from water ingress is the first step on this journey."

Amanda Blanc, CEO UK & Ireland at General Insurance, said: "Increasingly, the use of resilient repairs is a key tool that we can use to reduce the impact of flooding."

She said the company "eagerly awaits the results of the research and the potential implications for homeowners and business guidance to help contractors deliver cost-effective measures."

Industry unites for mental health

Tying in with the launch of Mates in Mind, Michael Whitmore spoke to HBD on facing up to the challenges of mental health in the construction industry



The Health in Construction Leadership Group has announced the launch of a scheme called Mates in Mind which, supported by the British Safety Council, aims to aid the sector in improving the mental health of workers across the industry.

As a result of the growing understanding of the impact of mental health and the role employers can play, the Health in Construction Leadership Group, with the support of the British Safety Council, are setting up a sector-wide programme to help employers address this issue. The aim is to help raise awareness and understanding of poor mental health in the sector, and provide consistent help to those who need it among the estimated 2.5 million workers in the industry.

Speaking in an interview with HBD, Michael Whitmore, programme leader of Mates in Mind, described the underlying problems of mental health in the industry.

He said the UK construction workforce was affected by "a range of stress factors, such as heavy workloads, long work hours, travel, family separation, fear of redundancy and job insecurity, financial and budgeting pressures, tight deadlines and high risk activities." Especially when combined, he said, "these factors can lead to 'ill' mental health."

Whitmore explained that commonly, mental health issues often go hand in hand with economic disparity: "The poorer and more disadvantaged are disproportionately affected by the common mental health problems and their adverse consequences. The Samaritans suggest that in 2015 men in the lowest socio-economic groups and living in the most deprived areas were the highest risk group for suicide." This group, said Whitmore, was "over-represented within the construction sector."

When asked whether the housebuilding industry is in denial over the issue, he responded: "On an individual level, there is an increasing awareness of mental wellbeing, and although there is a growing awareness of this within organisations, there is still some way to go." Michael referenced an interview given by Dame Carol Black to the British Safety Council, in which she said: "Many people believe that their professional development and career progression will be compromised if they admit to suffering or having experienced mental health issues. One of the ways to stop this is for the chief executive and senior managers in a company to talk about it, rather than push it under the carpet."

Whitmore said the industry is now however making a concerted effort to address the problem in the form of the Mates in Mind programme. He said: "By adopting this approach, there is the opportunity to tailor it to the industry's needs and provide consistent information. The intention is to involve the delivery of an awareness and educational programme that, importantly, builds on the work of charities and networks that are already in place. It will also address such issues as stigma currently existing around mental health issues in the workplace."

Suggesting ways in which housebuilders can help the situation, Michael said: "Research into mental health shows that if individuals are able to develop awareness and understanding of mental health problems, they may be able to build resilience, and in extreme cases may ultimately avoid suicide. It is a question of enabling the indi-

vidual to reduce the amount of stress they feel and develop skills to help them lower stress in healthy ways. "Organisations can also be raising the profile of good mental health. Simple steps such as posting up onsite materials provided by their EAP (Employee Assistance Programme) or charities can begin making a difference and enable on-site discussion. Including mental health as a health and safety issue in policies, procedures and supervisor level training and initiatives is another way, as well as supporting grass roots staff initiatives."

He concluded: "From this starting point, organisations face both a challenge and an opportunity to make a positive difference quickly, taking relatively simple steps. Mates in Mind will work with organisations in achieving this ambition."

It's anticipated that Mates in Mind will be collaborating and working with a number of the recognised organisations in the field.

Mindfulness teacher Ann-Marie McLeod reports for HBD on how the industry is responding to the mental health challenge

A recent study, published in the British Journal of Psychiatry, found: "Certain occupations are at elevated risk of suicide compared with the general employed population, or compared with occupational groups. At greatest risk were labourers, cleaners and elementary occupations."

In February this year, the Office for National Statistics published a report covering the years 2001 to 2013, showing that male suicide is the biggest cause of death in men aged 20-49 in the UK, men still account for 85 per cent of the total construction workforce. It has even been estimated that it is 10 times more likely in the construction industry for someone to commit suicide than die from a fatal accident at work, yet mental health still remains a taboo subject, which is a key part of the problem.

All of us will feel stress at some point in our lives whether that be, a deadline at work, or an interview for a new job or promotion. Anyone who has competed in sport knows that stress mobilises the body to respond, improving performance. Some stress can actually be good for you, however prolonged stress often referred to as chronic stress kills through suicide, heart attack, stroke and even cancer.

I spoke with Clive Johnson, chair of the Health in Construction Leadership Group, about the launch of the Mates in Mind

Programme, which is being supported by The British Safety Council.

I asked him firstly what the purpose of the programme was. He said: "The aim is to bring the industry together, get them talking openly about this subject to reduce the stigma around mental health within the UK construction industry."

"The programme actually gets to the root of the matter, by manifesting a cultural change whereby the workforce feel supported enough to be able to talk about their health without judgment. If you look at the simple fact that stress, anxiety and depression account for a high number of work related illness – it makes sense not only for the health benefits of a happier more productive work force but it's morally the right thing too."

Johnson continued: "There will be a structured parallel training programme for managers to equip them with the tools to spot the early signs of stress and depression in the working environment. In addition, a support network of companies such as MHFA England, Living Works and Calm and Mind to facilitate support when needed.

"This programme will not only improve and enrich the lives of millions of people, it will also save lives."

UK has 1.8 million shortfall in rental properties, says RICS

The Government must urgently deliver 1.8 million new rental homes, warns the Royal Institution of Chartered Surveyors (RICS), as new figures show a sharp drop in the number of properties available.

Jeremy Blackburn, RICS head of policy, said: "We are facing a critical rental shortage and need to get Britain building in a way that benefits a cross section of society, not just the fortunate few."

With rising house prices making home ownership increasingly unaffordable, it is predicted that by 2025, 1.8 million more households will be looking to rent rather than buy. However, new RICS figures show that 86 per cent of landlords have no plans to increase their rental portfolio this year – with that trend set to remain for the next five years. Additionally, 58 per cent of RICS estate agents have reported a drop in buy-to-let sales since May.

The number of UK households renting property doubled from 2.3 million in 2001 to 5.4 million in 2014. However, earlier this year, the Government took measures to dampen the demand for buy-to-let investments by making changes to the Stamp Duty threshold. This has further reduced supply, arguably making a 2025 rental supply crisis more likely. The problem is expected to be exasperated next year when landlords' right to deduct their mortgage interest from their income tax bill is removed.

RICS is urging the Prime Minister to abandon David Cameron's previous home ownership focus and reverse April's Stamp Duty measures in order to address short term rental supply issues. However, they are recommending that Government takes a much bolder long-term approach and pioneers a new build-to-rent sector, with the private sector encouraged to build properties specifically for residential letting. It would like to see incentives for pension funds such as tax breaks to build large scale rental properties with affordable elements. Additionally, local authorities holding brownfield sites should be encouraged to release land for such properties, said RICS.

Figures released by the British Property Federation show that in the past year the amount of build to rent units with planning permission, under construction or completed in the UK increased by over 200 per cent to 67,000 units. UK regions saw a nearly 400 per cent year on year rise from 7,000 units in October 2015 to over 34,000.

The BPF has stressed that although these figures are encouraging, the sector could be delivering far more homes. It said that this is particularly the case currently as investors, with a potential total of £50bn to invest, look for stable income and investment sectors that will be relatively unaffected by any market turbulence caused by Brexit.

Events & awards

Key upcoming events, conferences and awards

2016

CML Annual Conference

9 November, London
www.cml.org.uk/events

Homes

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

WhatHouse? Awards

18 November, London
www.whathouse.com/awards

Scotland Build Expo

23 - 24 November, Glasgow
www.scotlandbuildexpo.com

Care Homes & Retirement Living

24 November, London
www.carehomesconference.com

London Development Conference

6 December, London
www.housing.org.uk/events

IT in Housing Conference & Exhibition

6 - 7 December, Manchester
www.housing.org.uk/events

The Big Housing Debate

6 December, Manchester
7 December, Birmingham

The Big Housing Debate

8 December, London
www.cih.org/events

2017

Risk Conference

17 January, Birmingham
www.housing.org.uk/events

Ecobuild

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

Housing Finance Conference and Exhibition

22 - 23 March, Liverpool
www.housing.org.uk/events

Registrations up 20 per cent

In August, almost 12,500 new homes were registered to be built in the UK, according to NHBC's latest registration statistics. This is an increase of 20 per cent compared to the same month last year.

Figures show that a total of 12,486 new homes (9,225 private sector, 3,261 public sector) were registered in August, compared to 10,391 (8,385 private, 2,006 public) 12 months ago.

Overall, there were 36,869 new home

registrations in the rolling quarter (June 2016-August 2016), compared to 40,123 in the same period last year, a decrease of eight per cent.

However, during these months, which coincided with the industry caution experienced directly after June's EU Referendum, several UK regions experienced a noticeable growth in registrations, compared to 2015. This includes a 54 per cent rise in the North East, a 31 per cent rise in Yorkshire and Humberside, and 23 per cent in the South West.

Commenting on the figures, NHBC chief executive Mike Quinton said: "While overall rolling quarter numbers are down eight per cent, this came up during an unprecedented period of uncertainty immediately after the EU Referendum. Despite this, over half of the UK regions experienced growth in registrations compared to the same three month period last year."



Industry movers

The latest appointments within the housebuilding industry

NHBC

NHBC has announced that Crest Nicholson's Chief Executive Stephen Stone and Notting Hill Housing's chief executive, Kate Davies have joined its Board as non-executive directors.

Stephen has over 30 years' experience in the housebuilding and construction industries and was appointed CEO at Crest Nicholson in 2005. He is also a Director at the Home Builders Federation and a Chartered Architect.

Kate joined Notting Hill Housing as CEO in 2004 and was previously chief executive of Servite Houses and director of housing in Brighton and Hove.

Duchy Homes

Luxury housebuilder Duchy Homes has expanded its team with the appointment of Darren Howell as group construction director.

Leeds-based Duchy Homes has completed multiple NHBC award-winning developments in Yorkshire. Howell's role sees him focus on maintaining this success in Yorkshire and across the company's new homes to be developed in the North East and North West.

He has considerable experience in the housebuilding industry with over 28 years spent working with blue chip names including Taylor Wimpey and CALA Homes.

BDA

The Brick Development Association has welcomed a new chief executive, Keith Aldis.

Aldis' experience includes serving as the chief executive of three different trade associations in the industry over the last 15 years, as well as previous senior executive roles at the Construction Confederation and the Engineering Construction Industry Training Board (ECITB).

Redrow

James Poynor has been appointed managing director of Redrow Homes' Midlands division, based in Tamworth.

His remit includes developing the company's strong presence in the West Midlands, while also identifying new opportunities for growth in the East of the patch.

James joins Redrow from Countrywide plc, where latterly he was group residential development director, overseeing its planning, land, consultancy, new homes sales and investment arms in the new homes sector both in the UK and Hong Kong.

James' initial priority at Redrow is getting seven new outlets in five locations open for business. He is also very keen to see the Tamworth based division grow its presence in



the East Midlands: "We have a very strong presence in the West Midlands, plus a cluster of sites in the Leicester area, but I would like to see us pushing further east into Nottinghamshire and perhaps Derbyshire with new land acquisitions. These are areas where we have built successfully before and are perfect for Redrow's product."

Trafford Housing Trust

Trafford Housing Trust in Manchester is restructuring its senior management team and expanding its board in anticipation of further growth within the housebuilding sector.

Graeme Scott has been promoted to director of the Trust's Developer arm, and will lead on the delivery of over 2,000 new homes in the next four years. He was previously assistant director.

Nigel McGurk and John Shannon, who both have extensive experience within the property, building and development sectors, are also joining the trust board as Non-Executive Directors.



Edna Robinson, chairman, Trafford Housing Trust said: "We're very pleased to welcome Nigel McGurk and John Shannon to the board, and look forward to utilising their vast experience to inform and support the board's approach to acquiring land for development, pre-site evaluations and planning."

The trust has further announced it will be creating two new senior positions, executive director for customer experience and director of social enterprise, as part of its restructure.

Daniel Watney

One of London's oldest independent property consultancies has bolstered their growing planning department with a new senior associate partner.

Brendan Hodges joins Daniel Watney LLP with over 25 years experience in both the public and private sectors, including 10 years at Westminster City Council.

He joins after a busy period of growth for Daniel Watney's planning department, as it looks to satisfy an increasing number of instructions across London and the South East.

**FULLY RELOADED
SALES EVENT
ENDS 31ST DECEMBER**

FULLBACK TACKLE IT IF YOU CAN

£199/MONTH*
OVER 2 YEARS



THE NEW PROFESSIONAL PICK-UP.

BUILT FOR WORK. BUILT FOR LIFE.

- **FULL OF PERFORMANCE:** MORE THAN 1 TONNE PAYLOAD, 3.1 TONNES OF TOWING CAPABILITY
- **FULL OF SAFETY:** TRAILER STABILITY ASSIST, ESC WITH ASR AND HILL START ASSIST, LANE DEPARTURE WARNING SYSTEM
- **FULL OF STYLE:** 17" ALLOY WHEELS, REAR CAMERA, 6.1" TOUCHSCREEN DAB RADIO WITH BLUETOOTH & NAVIGATION SYSTEM, FULL LEATHER SEATS, PRIVACY GLASS



VISIT FIATPROFESSIONAL.CO.UK
TO FIND YOUR NEAREST DEALER



PROFESSIONAL

A PRO LIKE YOU

Fuel consumption figures for the Fullback range in mpg (l/100km): Combined from 37.7 (7.5) – 44.1 (6.4). CO₂ emissions 169g/km – 196g/km. Fuel consumption and CO₂ figures based on standard EU tests for comparative purposes and may not reflect real driving results. *Above rental based on Fullback 2.4 180 HP Double Cab LX 6 Speed Manual Euro 5+ (incl. metallic paint at £400 excl. VAT) with an initial rental of £1,791 followed by 23 monthly rentals of £199. All Rentals shown above exclude VAT and maintenance, based on 8,000 miles per annum. Excess mileage charges apply. Vehicles must be registered between 1st October and 31st December 2016. Promotion subject to status and availability. A guarantee or indemnity may be required. Terms and conditions apply. FCA Fleet Services, PO Box 4590, Slough, Berkshire, SL1 0WU. Vehicles shown for illustrative purposes only.

Reader
Enquiry
102

Barratt wins on biodiversity

Barratt Homes has been awarded the Large Scale Permanent Award in the 2016 BIG Biodiversity Challenge Awards, for its work at the Kingsbrook development in Aylesbury. The Awards are given to companies that are putting biodiversity enhancement into action.

With guidance from the RSPB, Barratt Homes will be implementing 'wildlife corridors', allowing wildlife to move through green space and residential areas at Kingsbrook, as well as creating sustainable urban drainage systems which will channel water along rills and swales on the surface instead of into underground pipes.

At Kingsbrook, Barratt Homes, Ashfield Land and Engage Planning are working in close partnership with Aylesbury Vale District Council and the RSPB to set a "new benchmark for housing developments." Having invested over £81m into local infrastructure in Aylesbury, Barratt Homes has been working to ensure that people and wildlife can co-exist happily at its new developments and to disprove the common conception that development and biodiversity are mutually exclusive. Ultimately, Kingsbrook will provide 2,500 homes as well as schools, employment and community facilities to the east of Aylesbury.

Ian Sadler, managing director of Barratt Homes North Thames, said: "I hope the conservation lessons being learned with Barratt Homes at Kingsbrook will be used to influence decision-makers nationally and set the standard for commercially viable developments which address biodiversity loss and support healthy, well-functioning ecosystems."



New housebuilder launches with big plans for South West

A new housebuilder Baker Estates has launched with ambitious plans to develop a significant number of new homes across the South West. More than 140 new homes are currently in the pipeline on three sites by the firm in Devon, with Baker Estates planning to build up to 300 "much-needed" new homes per year in the region by 2019.

Founded by Ian Baker, who has spent almost 30 years in senior housebuilding roles, Baker Estates' senior management team collectively holds over 100 years of senior level expertise in the sector.

Three projects are already underway. Firstly, a planning application for 35 homes in Kingsteignton has been submitted that includes a range of two, three and four bedroom houses. Meanwhile a planning application has been submitted for 36 stylish

bungalows and houses in Seaton. In addition to this, the company has secured land on the edge of the market town of Totnes, with a planning application for 75 new homes expected to be submitted shortly.

Managing director Ian Baker said: "Our vision is simple: to build exceptional homes in the most desirable locations throughout the South West.

"We are passionate about delivering outstanding homes in the communities that we know and love, and we will create quality homes with a personal touch, to be enjoyed for generations to come.

"We have already secured a number of fantastic development opportunities and we are looking to acquire further sites throughout the South West. 2017 will see the completion of our first homes, and by 2019 we expect to deliver 250-300 homes per year."

David Wilson Homes Wears it Pink to fight breast cancer

Builders and site staff working for housebuilder David Wilson Homes are wearing pink high-visibility vests and hard hats to help raise awareness of breast cancer and raise money for charity.

Staff at the housebuilder's Coppice Meadows development in Shifnal, Shropshire, joined thousands across the country by wearing pink clothing, in support of Breast Cancer Now.

Every year, around £2m is raised by the Wear it Pink campaign, funding essential research across the UK and Ireland, and this year campaigners hope to raise even more through

encouraging businesses, schools and individuals to Wear it Pink.

John Fitzgerald, managing director for David Wilson Homes Mercia, said: "We really wanted to get involved in Wear it Pink, and thought the best way to do this would be to ask site staff to wear pink hi-visibility vests on the day. "We want to help local communities and family charities, and I think this is a great way to do so. Not only is it a bit of fun, it also supports important, life-saving research, and we hope that we can help the Breast Cancer Campaign to raise more money than ever."



Almost one million cubic metres of illegal timber was imported into the UK last year.

Karl Mathiesen, Guardian

Don't add to the problem with illegal site hoarding.



From the ground up. Make sure your project is fully sustainable starting with your site hoarding. SITEPROTECT has full FSC® certification, grown and manufactured in Ireland. To feel just how smooth our pre-primed board is, order a FREE sample www.smartply.com/siteprotect

Reader Enquiry

103



SMARTPLY®
SITEPROTECT

CALA Homes saddles up for the Prince's Trust

CALA Homes has raised over £20,000 for The Prince's Trust charity by taking part in the charity's Palace to Palace cycle challenge.

19 employees took part in the 45 mile charity bike ride across London. Debbie Wenman from the housebuilder's Chiltern region took on the 90 mile Ultra route and completed the course in just 5hrs 39mins.

CALA's chief executive Alan Brown led the successful cycle team. He commented: "I am extremely proud of the whole team for putting themselves through such a rigorous challenge in support of The Prince's Trust."

He added: "It is a charity I am a passionate supporter of and I'm delighted that we have been able to raise so much money for such a worthwhile cause."



Redrow extravaganza

Redrow has hosted its biggest annual Charity Challenge to date. The Lord Mayor of Exeter opened the event, which saw every one of Redrow's West Country sales sites take part in a four-day running, walking and cycling extravaganza.

The Challenge started with a 5km run from Redrow's West Country head office in Pynes Hill, with other highlights of the Challenge including the 100 mile cycle from Redrow's College Park development in Bideford to Mel-lior Park in Cornwall, and a further 112 mile cycle the following day to Stanbury Meadows in Newton Abbot. Walkers worked up a sweat trekking along the Exe Estuary from Warren Grove in Dawlish to Bishops Court in Exeter, as crowds of supporters cheered participants over the finish line.

The Charity Challenge, in aid of Get Changed and Devon Freewheelers, generated £11,500.

Miller Homes raises over £100,000 for Habitat Humanity

Miller homes has exceeded its fundraising target of raising £100,000 for Habitat Humanity GB's Hope Builders campaign, four months ahead of schedule.

The leading housebuilder pledged to raise the sum for the international development charity throughout the whole of 2016, and thanks to the efforts of its team, that fundraising target has already been reached.

Chris Endors, chief executive of Miller Homes (pictured), has been spending time in Malawi with a team of volunteers from the company building 'Habitat Homes' and experiencing the work Habitat for Humanity does first hand.

Endors commented: "We have a brilliant team working across our developments and in our offices, and we've been amazed at how much effort they've put into achieving our goal and raising awareness of the charity's fantastic work."

Habitat for Humanity works with established partners in more than 70 countries across the world to offer simple, sustainable solutions. Habitat works with the most vulnerable people to provide the support needed to help them lift themselves out of poverty, building homes and communities and restoring their independence.



Comment

Comments from leading experts from across the sector.

The industry advocate

The chief executive of the Federation of Master Builders Brian Berry, gives a thumbs up to the Home Building Fund in his exclusive monthly column for HBD.

The FMB was out in force at this year's party conferences and for me, the Conservative Party Conference was particularly hectic. I was speaking at a number of events about the UK housing industry, and in particular, the role of SME house builders. Despite the conference being predictably Brexit-heavy, there is still a great deal of interest in house building and there was a major, and very welcome, announcement on housing from the new Chancellor, Philip Hammond, and Secretary of State for Communities and Local Government, Sajid Javid.

The long-mooted Home Building Fund was finally launched, pledging £3bn of Government-backed loans to aid house building in England. The fund partly repackages and consolidates an array of other schemes, but with the addition of some new money. A significant proportion of it is being specifically aimed at supporting SME firms.

This announcement is a positive development and I think the Government's intentions are absolutely right. Access to finance remains a real barrier for many SME house builders. There is a real market failure here, and so it is necessary that there is direct intervention from the Government to help bridge the gap. Though access to finance has improved to some degree in recent years, the very smallest projects and new entrants to the market are all-too-often struggling to get funding. More to the point, when funding is available, there are still concerns over the terms on which finance is offered, including not just interest rates, but loan-to-value ratios and excessively tight repayment schedules.

This new fund promises to address those issues in a number of ways. It hopes to improve the prospect of smaller scale schemes going ahead by lending to applicants on competitive terms. It also aims to focus on projects that coincide with wider Government priorities, such as those that develop brownfield sites or promise a quick completion turnaround – the kind of projects SMEs specialise in.

The devil, as always, will be in the detail.

The predecessors to the Home Building Fund, such as the Builders Finance Fund (BFF), were not always as attractive and accessible to smaller firms. Uptake of previous funds has therefore sometimes been disappointing. The FMB was instrumental in feeding this back to the Homes and Communities Agency (HCA), which administered the BFF, and has helped ensure that this new fund works for SME house builders. The next challenge will be to market the scheme effectively and ensure that small scale builders actually know about it.

It is good that the HCA has gone out of its way to stress the simplicity of applying, and that the parameters of the scheme seem to allow for significant flexibility. Some of the early feedback we've received from members has been positive and there is reason to be optimistic that the fund can act as something of a catalyst for the SME sector, particularly in regions where the market is more difficult.

We aren't without our reservations. A minimum site size of five units risks locking out the smallest firms which often struggle most to access to finance. Traditionally, developing a site of two or three homes has been an important first step into the market for many firms. The reduced opportunities for this size of development may be one of the reasons why new entrants to the market these days are so few and far between. Without some flexibility on the minimum number, the fund will do nothing to introduce greater competition into the house building sector.

Undoubtedly though, the creation of the Home Building Fund is a step in the right direction and we will be working with the Government to ensure that the fund works as effectively as possible. You can play your part in that process too. I'd encourage any SME developer to get in touch with the HCA's dedicated phone line or email address and get a feel for how the fund may work for you. Industry feedback is vital and could help improve the Fund and drive a revival of our sector.



“There is a real market failure here, and so it is necessary that there is direct intervention from the Government to help bridge the gap”

Will Hammond play Scrooge as homelessness figures hit new heights?

As the Christmas and New Year season fast approaches, we can expect to see this marked by an increasing focus in the media on the human tragedies of homelessness, rough sleeping, temporary shelters and a growing reliance on food banks.

The numbers of people without a permanent home is at record levels and it has been steadily rising since reaching a low point in 2009. Terrie Alafat, chief executive of the Chartered Institute of Housing, has called the latest increase in homelessness "a deeply worrying trend."

Ms Alafat added: "It is particularly concerning that those living in bed and breakfast accommodation for longer than the legal limit of six weeks went up 18 per cent. These are trends we cannot ignore."

In the latest set of Government statistics the number of homeless acceptances by councils for a three-month period was 15,170 households, an increase of 61 per cent on the low figure of 9,430, reached seven years ago.

The number of households in temporary accommodation was also at a high of 73,120. This was 9 per cent higher than 12 months earlier and an increase of 52 per cent on the low of 48,010 on 31 December 2010. In London, the number of households in temporary accommodation was 52,820, representing a massive 72 per cent of the total England figure.

The most common reason for the loss of a settled home was the ending of an assured shorthold tenancy with a private landlord. This represents one third of all acceptances in England and more than 40 per cent of acceptances in London.

Reduction

Perhaps we need to take a leaf out the Finnish example, as the Nordic country (most famous for being the home of Reindeer) has achieved the biggest reduction in homelessness across Western Europe in recent years, cutting the country's homeless numbers from 20,000 in 1987 to below 7,000.

Using an initiative called Housing First (initially developed across the Atlantic in the United States), this concentrates on getting people off the streets and into a home as an absolute priority. The idea is that once a person is housed the different support agencies can deliver the services to the individual person and where possible, help them into work.

It's a philosophy that can be summed up as

"Take positive action first, then ask questions later" and there is much to admire in the results it is achieving.

In Westminster the Homelessness Reduction Bill tabled by Conservative MP Bob Blackman is looking to place a legal duty on councils to help prevent people from becoming homeless – if they are eight weeks (or 56 days) from losing their home.

The Bill has enjoyed cross party support from MPs from all parts of the Commons. The Local Government Association has been a vocal opponent of the proposed legislation, but under pressure from council leaders the LGA has changed its stance and been actively working with Blackman on changing the Bill in recent weeks.

It would be a notable and timely Christmas present for thousands of homeless households if the Bill got onto the statute book. However, it would also increase the pressure on council housing chiefs and their staff who are struggling to find housing for thousands on the waiting lists.

Pressures

The difficulties which council housing departments are facing was well demonstrated in the BBC documentary, 'No Place to Call Home' which focused on the chronic shortage of housing in the east London borough of Barking & Dagenham.

The council has seen 20,000 homes, half of its housing stock bought under the Right to Buy and the pressures have now reached such a crisis point that local people have been told they will have to wait up to 50 years for a council home.

Barking and Dagenham is one of the 10 most-deprived boroughs in England, but at the same time local property prices have risen by almost 40 per cent since 2008 and the council has 50 times more people on its housing waiting list than properties available.

"We're a housing options service, without any options," said one frontline member of the council's staff featured in the film. "It's a bit like the Grand National," she said. "If you fall at one of the hurdles, you're not going to finish the race."

The BBC filmcrew followed housing officials and the people they are trying to help in the borough. Among those featured were a



Patrick Mooney of Mooney Thompson Consulting looks at how the case for increasing numbers of housing for rent has only increased, following recent figures showing a sharp rise in homelessness.

"The number of people without a permanent home is at record levels and it has been steadily rising since reaching a low point in 2009"

Continued on page 20...

So efficient,

specifying this in a new home can
reduce the cost of building it!



The new Home range of boilers from Vaillant are designed and built exclusively for the new build market. Its high SAP performance means you can actually reduce costs elsewhere on your build - and hit your DER targets!

Don't take our word for it, ask your SAP assessor to check the PCDB numbers. They'll confirm that Home is the perfect boiler to specify for the homes you're building.

To find out more about the Vaillant Home range of boilers, visit www.vaillant.co.uk/home

The good feeling of doing the right thing.



vaillantuk
vaillantuk
vaillantuk

■ Heating ■ Hot water ■ Renewables

Because  **Vaillant** thinks ahead

Reader
Enquiry
104

Figures based on 2 bed detached house of 104m², with a Home range 30 Heatless and gas for information only. Other calculations may vary.

teacher forced to sleep in her car after losing her job, a family with a young son who had spent three years sleeping on friends' sofas and a young woman who does not qualify for help despite having tried to kill herself.

Scrooge

The current crisis could be a stern test of Theresa May's much publicised aim to help those vulnerable members of society most in need of support. But is the Government in a position where it can respond and demonstrate that it is listening? We will know soon enough when the Chancellor of the Exchequer Philip Hammond has delivered his Autumn Statement.

The Chancellor himself may soon be playing the part of Ebenezer Scrooge with the public finances. Although he has said he is prepared to invest significantly in major infrastructure projects to support the economy, he may be backtracking on that.

The highly respected Institute of Fiscal Studies has highlighted twin problems of higher borrowing costs and lower tax receipts, which will remove at least £14bn from the Government's coffers. Dramatic falls in corporation tax (at its lowest level since 2009) and slowing VAT receipts have pushed up the deficit in public finances.

Any prospect of an easing in the rate of welfare benefit budget cuts is now looking increasingly remote, as does an expansion of the budget for investing in new affordable housing.

The case for more new rented housing has hardly been stronger or greater than it is right now! Billions of pounds for new council and housing association homes would be at the top of Christmas present lists for people working all across the social housing sector.

Billions

One unlikely source has suggested the Government could save billions of pounds and achieve better value for taxpayers' money if it built 100,000 new social rented homes a year. It's

a modern twist on the 'invest to save' idea.

A report from the thinktank Capital Economics, commissioned by the National Federation for Arm's-Length Management Organisations, the Association for Retained Council Housing, the Local Government Association and campaign group 'Social Housing Under Threat' looked at four post-Brexit scenarios for social housing, including weak and strong economic outlooks.

It found the Government could generate savings of between £100 and £32bn over a 50-year period if it invested in building 100,000 new social rented homes a year. This is because the housing benefit bill would fall as a result of more people living in the (cheaper) social rented sector rather than the more expensive private rented sector.

This would go a considerable way to solving the country's 'critical shortage' of rented homes which is currently estimated at nearly two million new homes.

The figure has come from the Royal Institute of Chartered Surveyors (RICS), an organisation not normally associated with making exaggerated claims, as well as other bodies like the British Property Federation. All have claimed the Government's current housebuilding targets are insufficient.

They claim at least 1.8 million households will be looking to rent rather than buy a home by 2025. Among their solutions for the current housing crisis, RICS has called on the Government to offer tax breaks to encourage building and greater investment in the construction sector.

Standards

But Government support is not just required for new housing. The existing stock of housing across all tenures is sorely in need of improvement, as demonstrated by research done by Shelter. It has found more than four in 10 homes in Britain do not reach acceptable standards across a range of measures.

The charity has marked 50 years in existence

by developing a Living Home Standard to assess housing according to its affordability, decent conditions, stability, space and neighbourhood.

Shelter said affordability was the biggest problem and people should "live and thrive" in homes, not just "get by." Overall, 43 per cent of homes in Britain did not meet at least part of its standard.

But faced with the four years of annual one per cent rent cuts kicking in, there is enormous pressure on the repair and maintenance budgets of social landlords.

And in a strange twist housing associations have just reported a 48 per cent increase in sales of social rented homes as they seek greater financial returns and value for money from their assets.

Vulnerable

The Homes and Communities Agency's (HCA) statistical data return, showed English associations disposed of 4,406 homes in 2015/16, up from 2,982 in 2014/15. When all disposals (such as demolitions and Right to Buy sales) are included, the total number of properties leaving the sector increased 16.6 per cent to 18,419 homes in the year – up from 14,803 in 2013.

Associations have been warned to behave themselves by the HCA's chief enforcer Fiona MacGregor over sales of tenanted property and taking money from repairs and maintenance budgets to fund the annual rent cuts, but are they listening?

For many in the sector the biggest present which Philip Hammond could give the sector this Christmas would be to reverse the decision to cap the Local Housing Allowance, which is putting the future of supported and sheltered housing at risk.

In years to come he surely doesn't want to be remembered as the chancellor who oversaw the closure of hundreds of housing schemes and misery for thousands of elderly and vulnerable residents, who lose their homes and join the already swollen ranks of the homeless.

THE SPECIFIER'S
GUIDE | to ceramic tiles
and calibrated
natural stone

www.specifiersguide.co.uk

Go online and subscribe to get your FREE copy

The Specifier's Guide to Ceramic Tiles and Calibrated Natural Stone offers architects, interior designers and other construction professionals a comprehensive guide to the technical and aesthetic properties of ceramic and natural stone tiles.

Protecting the green belt is “crazy”

A leading academic spoke to HBD to explain his controversial theory that building on the green belt is the key to fixing the housing crisis.

A leading academic spoke to HBD to explain why he believes building on the green belt is the key to fixing the housing crisis.

According to Dr Mark Clapson, professor of Social and Urban History at the University of Westminster, by releasing green belt land around London (as well as other major urban areas), the capital could emulate the world's other megacities to provide the density needed to solve the capital's housing crisis.

Clapson, an expert on housing issues and shortages, gave HBD an insight into his theory for fixing not only London but the country's housing shortage, as well as issues around second homeownership and the need to relax planning laws.

While praising Sadiq Khan's push for an increase in land for development in the GLA's Supplementary Planning Guidance (SPG), Dr Clapson said that the London Mayor's promises to protect the green belt were “just crazy.” He explained: “The green belt sits around London, and it's all very attractive, but I also think that when you've been to the Cotswolds, Cumbria or the Peak District, it's nothing special.”

He asserted: “Why not just let London eat the green belt up? You could build great big family homes there, nice new urban villages to satisfy the demand for new communities, all planned to high-density, sustainable planning principles.” Dr Clapson added: “London could become another Tokyo, a mega city.” Not satisfied with London, he questioned why other cities shouldn't be “supersized.” He told HBD: “There's too much emphasis on brownfield and not enough on greenfield to provide for all the housing needs we've got.”

When asked about the issues of building inside London currently, Dr Clapson said: “There is too much protection. There's too much influence from the heritage lobbies, like the CPRE, and councils have to deal with effective groups of articulate, well-educated, middle-class residents who want to protect their extended views from their nice houses.”

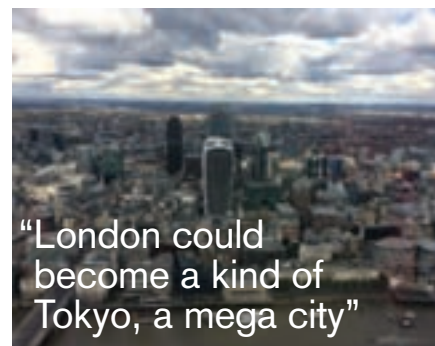
Considering the motives behind objections, he told HBD: “The key word, I think, is containment. The 1947 Town and Country Planning Act was really about managing urban growth, trying to protect the countryside. Well-meaning architects, town planners and cultural commentators wanted to minimise suburban sprawl, which they saw as horrid, cheap and nasty.”

Dr Clapson said that protection of the green belt was only one of various causes at the root of the housing crisis: “We're crying out for a relaxation of the 1947 act. Volume housebuilders need to be able to build more affordable housing.” The Government “needs to make more land available,” he said, “that's the key.”

He added: “you can't blame overseas investors, but that's yet another cause of the housing shortage in London. Too many homes are bought and then locked up, never expected to be lived in except on an occasional basis.”

Clapson said that fixing the crisis would need a “wide ranging, concerted package of measures, about freeing up land in not just the green belt, but of brownfield land as well, and giving builders the incentive to build all kinds of housing.”

The shortage of affordable housing for families is “clearly manifested in all sorts of ways” said Dr Clapson, “such as people living in B&Bs and



growing levels of homelessness.” The causes however, are “very complex,” he told HBD. He said one of the potential causes was a “lack of central government drive to sort the housing crisis in London, and across England.” In London currently. He added: “new-builds are inadequate in coping with the overall population increase.”

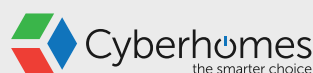
Dr Clapson said the increasing demand was the key problem: “London is now more populous than it's ever been, and there's a particular issue in that there's a shortage not just of family homes in general, but of larger, good-sized family homes.”

Clapson cited private landlords as another issue: “being able to hike up rent, they profit from the housing needs of people unable to find alternatives.” Dr Clapson characterised this situation as a “partial return to the sort of lower-end housing provision of the Edwardian era, when the vast majority of housing tenure was private rental.” However he drew a distinction of the present with the past, which “was the era of emergent public sector housing, whereas today, we're at the end of a century of public sector housing; it's a sector that seems to be declining.”

Give your homes a smarter edge

Add value to your luxury homes. To build the latest AV, lighting and security systems into your developments, call in our award-winning team at the design stage.

Find out more at www.cyberhomes.co.uk/smart-developers



Lighting control systems • Home automation • Multi-room audio and video • CCTV and security
Home cinema design/installation • Robust data networks • Occupancy simulation • Climate control



0333 344 3718
hello@cyberhomes.co.uk
www.cyberhomes.co.uk

CEDIA
MEMBER

Enq. 106

New developments:

Lawrence Square: regenerating Tottenham



Bellway Homes has completed Lawrence Square, a large mixed-use regeneration project situated on Lawrence Road in Tottenham, north London. The 264 unit scheme was designed by bptw partnership and has recently been completed on site, with homes now fully occupied.

Ambitious plans are underway in the borough to deliver 10,000 new homes, create 5,000 jobs and 1 million square feet of employment space by 2025. Lawrence Square is contributing to Haringey Council's long-term vision for Tottenham, helping to regenerate the area by transforming disused commercial and industrial buildings into a vibrant residential neighbourhood.

Working for the community

The apartment blocks, rising to seven storeys, are either side of Lawrence Road and facing West Green Road. The scheme drops down in height away from these to respond to the houses within the surrounding/adjoining Conservation Area. The successful creation of a family friendly neighbourhood within an urban setting has been achieved by incorporating play areas and soft landscaping into the design and by retaining the existing mature street trees along Lawrence Road.

Community friendly amenities were integrated into the design through shops, a community cafe and a gym at street level, facing Lawrence and West Green Roads.

A public consultation process was adopted to discover neighbours' views on the proposed development, while keeping them informed on its design. Bellway and bptw worked closely with the Council to deliver a "well considered" scheme that met the expectations of the Local Authority and the GLA, and which responded to comments made throughout the consultation process.

Design and planning

The redevelopment has been delivered in a mix of modern live/work apartments and low-rise family homes, with over 1000 m² of commercial, community and courtyard spaces also provided.

"Ambitious plans are underway in the borough to deliver 10,000 new homes, create 5,000 jobs and 1 million square feet of employment space by 2025"

bptw designed the project up to the planning stage. The mews houses within the development are built around numerous courtyard spaces, offering off-street parking and providing commu-

nal spaces for residents. Dual aspect dwellings have been maximised at ground level to enhance live/work units and add to the street scene by forming interactive shop-style frontages.

The existing commercial buildings replaced earlier industrial buildings so there was a long term precedent for larger buildings at the location. The design proposed apartment blocks on the Lawrence Road frontage, but set far back enough to retain the mature trees bordering the street. The apartment blocks are further away from the Conservation Area houses than the commercial houses had been, with elevational treatments that are less monolithic and are more human in scale. The scheme has helped to reinforce the historical street pattern in the area and has created a far safer and better-overlooked environment on Lawrence Road.

The site

The site was originally occupied by disused commercial buildings but was designated by London Borough of Haringey for a residential led mixed-use development. The site is located in a key area with good transportation links and public amenities.

The accommodation is made up of a mix of three and four-bed town houses and courtyards, apartments and live/work units. 219 of the homes were reserved for private sale, of which L and Q purchased around 85 for PRS use. Sanctuary HA manages the affordable dwellings.

Planning submitted for phase two of Middlewood Locks, Manchester

Detailed planning consent has been submitted for the second phase of Middlewood Locks, a new 24-acre residential and commercial neighbourhood at the western gateway to Manchester's central business district. The proposals for this second phase are for a further 546 homes in four separate buildings across the site.

The scheme received outline consent for the development from Salford City Council in March 2015, detailing planning consent in December 2015 for the first phase of around 571 homes and associated commercial space, including convenience shops and restaurants. The enabling works for the first phase of residential development commenced in April 2016 and the first residents are expected to start moving in late 2018.

Middlewood Locks will deliver a new mixed-use neighbourhood, which, in total, will provide around 2,215 new homes and more than 750,000 sq ft of commercial development space, including offices, a hotel, shops, restaurants, a convenience store and a gym. The development

is around three large basins of the Manchester, Bolton and Bury Canal in Salford, and is just a short walk from the central business district and retail amenities of Manchester.

Ian Lowson, project architect of WCEC Architects, said: "Following phase one's successful start on site, our plans for phase two demonstrate further FairBriar International's intent that Middlewood Locks will be a world-class neighbourhood. The proposals represent an extensive and rigorous design process involving true collaboration with all involved in this project."

The site has a gross development value of more than £700m and is expected to create more than 7,000 jobs for the area. Designed by WCEC Architects, the project has been submitted for planning by FairBriar International. Construction is being undertaken by Beijing Construction and Engineering Group (BCEGI).

Paul Kelly, head of development Scarborough, commented: "This is another step in creating a reality of our vision for Middlewood Locks. This development is providing much needed homes

and quality office space, capable of attracting major organisations, all in an environment that recognises people come first. Work on site is progressing rapidly; you will be able to see buildings start to go up by later this year, with people and businesses moving in as early as 2018."



GRP door & window canopies from Canopies UK

We have supplied more than 30,000 canopies throughout the UK to housing associations, contractors, house builders and local authorities.

With a standard range of popular canopy designs, a bespoke manufacturing facility and installation service if required, Canopies UK offer the complete solution.

- ✓ Free site visit
- ✓ CAD drawings
- ✓ Specification sheets
- ✓ Full fixing kits
- ✓ Delivery nationwide
- ✓ Installation if required



For a quote call Greg now on:

01254 777002 Ext: 222

www.canopiesuk.co.uk

Email: **greg@canopiesuk.co.uk**



Enq. 107

Case study:

MHA wins planning permission for major Slough development



MHA London has been given the green light to build a major new residential development in Slough. The development, based on a 12,316 m² site and located just off Petersfield Avenue near Slough Station, will

“The development emphasises the importance of sustainable living, creating a welcoming and inclusive environment for potential tenants and homeowners”

bring 155 new apartments to an increasingly sought-after area, with a Crossrail station due to open nearby.

MHA originally had planning permission for just 90 units, but the development team managed to secure planning permission for 155 flats. 20 per cent of the dwellings consist of affordable social rent tenure. The proposed residential accommodation consist of 9 studio flats, 57 one-bedroom flats, 88 two-bedroom flats and one three-bedroom flat.

An attractive design

The attractiveness of the development predominantly lies in its design, location and focus on sustainability. The development emphasises the importance of sustainable living, creating a welcoming and inclusive environment for potential tenants and homeowners.

The site includes electric chargers for cars, significant bicycle storage (182 cycle spaces – more than there are units), a substantial playground, and landscaped green space for residents to encourage social interaction.

Location

Based on the northern side of the city, the site will be situated around half a mile away from Slough rail station – with delivery of the scheme likely to be just in time for the arrival of Crossrail in 2019. This will connect Slough directly to London’s main employment centres, with four trains an hour on the new Elizabeth Line, allowing passengers to travel right through the centre of the capital without having to change trains.

According the Land Registry, Slough has already seen a 19 per cent rise in property prices in the year to February. It appears that the

Continued on page 26...



**From start
to finish.**



We're with you every step of the way.

We've learned a lot in our 150 years of boiler design and manufacture, and sharing this expertise is all part of our service.

Our dedicated team has hands-on experience and can provide support, whenever needed, from pre-specification through to installation and commissioning, and then for the lifetime of the boiler.

Newdesign

Our design service draws on a project base of 40,000 house types and offers expert guidance in everything from design to certification including advice on SAP energy ratings.

To talk about your project call our expert team on 0344 871 1560
www.potterton.co.uk

Reader
Enquiry
108

POTTERTON



regeneration of Slough is not only attracting substantial investor interest, but importance too. The town is home to internationally recognisable brands and has a highly competitive and dynamic business environment, contributing approximately £8bn to the national economy.

Car parking

There are 164 car parking bays, with two at ground-level and 162 in the basement. There is also one loading bay. The parking bays have provision for 7 kW rapid-charge electric vehicle charging points to encourage the use of low carbon emission vehicles.

The development will also include 182 cycle storage units and a certain amount of hard and soft landscaping with private and public amenity spaces.

Adapting to the public

Hugo Orchard-Lisle, planning manager at MHA, said: "This 155-unit scheme flew through the committee stage with no problems at all. It was recognised by committee members that we'd

taken all of the previously raised issues into account and they were generally extremely happy.

"From our initial scheme, we had revised significant elements – the height and massing was reduced, the density was reduced, the parking provision was increased and the proposed landscaping area/communal garden was greatly increased in size and quality."

Changes to the scheme, which were made as a result of the public consultation, included an increase in proposed parking provision from 80 to 100 per cent, moving the location of the parking access, improving access to improve traffic flows, reducing the bulk and mass of the scheme and amending the facade of the scheme to improve the privacy of the residential gardens on Petersfield Avenue.

Hugo Orchard-Lisle explained: "Knowing how to embrace and include local residents' concerns is paramount to ensuring success.

"With amendments to the proposals during the consultation and design process, we have shown that comments from the local residents and stakeholders are taken into account. Stakeholder consultation has influenced the design of our development schemes in the past and will do in

"Knowing how to embrace and include local residents' concerns is paramount to ensuring success"

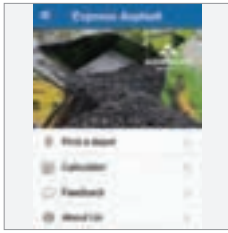
the future, rather than seeing the process as a box which needs to be ticked."

Hossein Abedinzadeh, founder of MHA, commented: "Our highly experienced planning team has worked diligently over the past 12 months to maximise the number of much-needed homes to be delivered on this important site in Slough.

"We now look forward to the delivery phase of this project. It will bring vital residential accommodation to Berkshire and with Crossrail around the corner, the flats will become increasingly valuable assets for both investors and homeowners."



Aggregate Industries launches iPhone app



Aggregate Industries have extended its digital offering with the introduction of a new phone app, designed to help save time and money on the job. The Express Asphalt app will act as a 'one stop shop' for customer queries, with important information accessible 24/7. The app's specially designed calculator is able to work out what the required volume of

asphalt will be by entering the area size and depth of where asphalt will be laid. The built in GPS service allows users to locate their local depot, from anywhere in the country.

01455 288222 www.aggregate.com

Enq. 109

Kawneer appoints new marketing manager



Architectural aluminium systems manufacturer Kawneer UK has announced the appointment of Mark Hanson as marketing manager with additional responsibility for the development of products and services for the low-rise residential sector. Mark Hanson comes with a wealth of experience within the industry, having spent more

than 20 years at Ultraframe where he was instrumental in growing, developing and promoting a range of aluminium-based conservatory and roof glazing products in the residential sector.

01928 502500 www.kawneer.co.uk

Enq. 110

Sleford floorer takes UKWOTY crown



This year's UK Worker of the Year has been chosen. Sleford based flooring specialist, Kevin Skeith, took the title at the Awards dinner at the Mercure Brands Hatch hotel, in front of his six fellow finalists, family and sponsors, Dickies, Honda and ASDA and of the fabulous prizes on offer, chose the Honda Crosstourer 1200cc motorbike, to

go with a year's free shopping at ASDA.

Kevin commented: "I feel incredibly proud of this achievement and honoured to have won."

01761 419419 www.dickieseurope.com

Enq. 111

Nationwide makes nationwide investment



Leading fenestration partner to the social housing, new build and commercial sectors, Nationwide Windows & Doors is living up to its name by making further investment into its network of depots across the UK. Daryl Cashmore, Operations Director at Nationwide Windows & Doors comments: "These are exciting times for Nationwide Windows

& Doors as a company but also a reflection on the positive market place we are operating in. We are very proud of the fantastic partnerships we have developed across the country".

01788 569 228 www.nationwidewindows.co.uk

Enq. 112

webbpaton

FOR SALE

18 dwellings residential development land
(2.6378 net developable acres)

with outline planning permission

WHEATLEYS FARM, ASHTON KEYNES, WILTSHIRE

Cirencester 6 miles
Cotswold Water Park 0 miles
Kemble Railway Station 6 miles
Swindon Railway Station 10 miles

Call 01793 842055

www.webbpaton.co.uk

Rural & Commercial Valuers

Enq. 113

Tailored Development Finance with specialist perspective

Our finance facilities include: residential development • commercial development • mixed use development • conversions and refurbishments • planning gain • build to let • sales period funding

Call us today 020 7190 5555

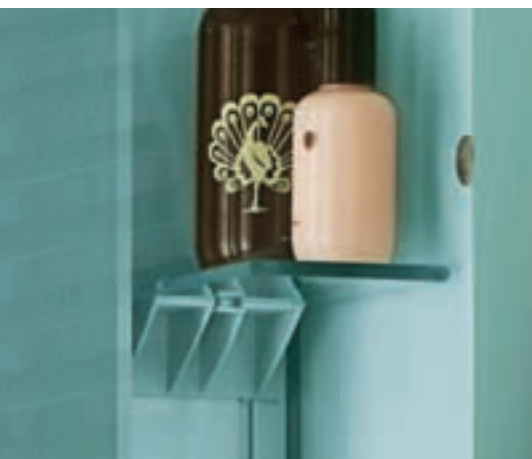
www.utbank.co.uk

we understand specialist banking

Enq. 114



Designed to be
fitted without
silicone or grout.
**Just plenty
of innovation.**



Kinedo

The timeless Moonlight cubicle. Easy to fit and perfectly complements any room design.

The innovative precision-fit panel system makes for a leak and silicone-free finish without the need for tiling and grouting. Now that's clever.

For more information or to request a brochure visit kinedo.co.uk or call 020 8842 0033.

Follow us on  



*Moonlight comes without a shower control, giving you the freedom to choose your own.



Designed by the experts at
SANIFLO®

Tile trends – the forecast for 2017

David Richards of British Ceramic Tile looks at the incoming interior design trends which are leading homeowners to choose tiles for a range of bathroom styles.



The bathroom has enjoyed a transformation over recent years. Once just a practical room, the family bathroom and en-suite has flourished to become one of the most important factors when purchasing a home.

Modern consumers generally have style and design at the front of their mind, but in their fast-paced lifestyles, they also seek interiors that require minimal upkeep. Marrying style with substance, tiles offer a cost-effective alternative to pricier materials like natural stone and wood, providing the ideal material from floor to ceiling without having to compromise on quality or design.

The beauty of ceramic tiles

With such a wide variety of patterns, colours, sizes and shapes available, ceramic tiles are incredibly versatile, allowing developers to create a whole host of different looks to suit the style of the property. The beauty of ceramic tiles is that they can instantly deliver the wow factor, whether it's a bold and daring patterned tile, or a luxurious marble effect, making floors and walls as much a statement as the rest of the furniture in the room.

Durable, hardwearing and waterproof, ceramic tiles are designed to withstand wear and

"The family bathroom and en-suite has flourished to become one of the most important factors when purchasing a home"

tear even in heavy traffic areas like the bathroom. Ceramic tiles are also one of the easiest options to install due to their size and relatively manageable weight. They can be easily cut to size, saving on labour costs, and if fitted correctly will stand the test of time. Another benefit of ceramic tiles is their ability to complement underfloor

heating systems, a feature found in many new builds. The thickness of the material acts as an effective insulator, keeping floors warmer for longer.

Tiling trends to watch in 2017:

1. Back to Basics

Chic and modern, grey has become the modern day magnolia. The hottest neutral to sweep across the world of interiors, grey offers a multitude of different shades from gunmetal to slate, graphite to pewter, and looks set to remain a firm favourite in bathroom design for 2017.

Offering a neutral, hushed background for brighter accent colours, grey makes for an easy base colour to work with, which is ideal for walls and floors. In tiles we will see shades of grey across large format plain tiles and stone-effects layered with texture and print effects to create visual intrigue. Such is the power of grey that patterned tiles will also adopt a strong grey colour palette, with tonal hues of grey working harmoniously together to add depth to tile designs.

2. 'Luxe' looks with marble effect

Inkjet printing technology is the hot topic on everyone's lips when it comes to driving forward innovation and design. Such is the accuracy of the print that almost any marble-effect can be captured and recreated, opening up endless design possibilities.

Marble is one material that is often chosen for the bathroom as it offers a sense of luxury and opulence, but with it comes a higher cost. Marble-effect ceramic tiles offer the same design aesthetics but with a much lower price point, plus they are easy to install and maintain, making them a more practical option.

There can be a dramatic difference between one marble effect and another, which adds to the overall 'luxe' look of tiles. From a swirling blend of shades, to forked veins in a mix of tones, marble effects can transform even the smallest of bathroom spaces into sophisticated, style-led spaces. Oily marble-effects will be very much on trend, tapping into the opulent look needed for high-end bathroom design projects within a monochromatic black and white colour scheme.



3. Full of natural charm

Warm, textural and full of natural charm, wood-effect ceramic and porcelain tiles have taken the tile industry by storm. Developers are often skeptical about using real wood in the bathroom, concerned about the effects of moisture and humidity, which can cause the timber to warp and buckle. But, thanks to the advancements in inkjet technology, wood-effect ceramic tiles are now a firm favourite in the bathroom, offering the same design aesthetics but with the added benefits of being waterproof, durable and easy to install.

Wood-effect tiles will be popular, available in a variety of shades from bleached out pale shades of grey through to strong warm shades of natural oak. We're also seeing a movement towards smaller formats and interesting herringbone patterns rather than classic, elongated planks.

4. Painting a picture with pattern

The 'homely' feeling doesn't have to stop at the lounge. Set to be big in the bathroom next year, a combination of warm colours and soothing designs offer a feeling of home-comfort, while simultaneously capturing elegance and contemporary style. For a more courageous, alternative look, patterns can be mixed and matched as opposed to creating uniform styles.

There is a common misconception about the use of patterned tiles in small areas, meaning

"The next generation of textured wall tiles will offer more than just a ripple or wave effect on a plain tile. Instead, we will see stone-effects and printed tiles combined with 3D textures to create tiles that deliver on visual interest and intrigue"

many will avoid using them in space-restricted bathrooms. Instead of overwhelming the room, patterned tiles can actually open up a space making them the ideal choice for an upstand or feature wall in the bathroom.

5. Waves in the wet room

When it comes to bathroom design, next year will be all about texture. Clean, simple line will be complemented by soft textures and natural forms, which all combine to give a calm, restorative look within the bathroom. The next generation of textured wall tiles will offer more than just a ripple or wave effect on a plain tile. Instead, we will see stone-effects and printed tiles combined with 3D textures to create tiles that deliver on visual interest and intrigue.

David Richards is marketing manager at British Ceramic Tile

Enq. 116



Create a spa-like bathroom in the home suitable for everyday living with Sottini

It used to be just high rise city centre apartments where recreating the look and feel of a five star hotel were typical requirement for architects, designer and specifiers to address.

Consumers seem to be attaching a greater importance to the role of the bathroom in the home, not just for its functionality but also its holistic benefits for unwinding and retreating from the stresses of modern day life.

Bathrooms are being designed to balance the practical needs of hopping in the power shower before work, with offering users the ability to 'treat' themselves every day in serene space to have a leisurely soak in a statement bath.

When it comes to making the new home purchase decision, having a bathroom space that offers this lifestyle choice is an incredibly important and persuasive factor.

The new collection by Sottini, the timeless bathroom brand built on a heritage of quality and innovation in design, is geared towards both the house developer and hotel sectors, which ensures



residential property developers can create the perfect look that appeals to consumers looking to replicate the very best in high-end hotel luxury style in a domestic bathroom.

With people being constantly on the go, not only is it essential to have a practical space for your morning routine, or bath time with the kids, but also a space that becomes a sanctuary of peace and tranquillity at the end of the day. This means

that bathrooms are now up there with the kitchen when it comes to selling houses.

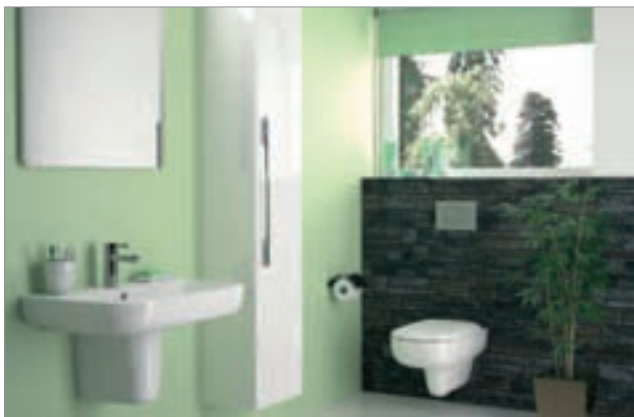
Luxury, style and elegance is what bathrooms of first-class hotels are defined by – and Sottini has collaborated with internationally-renowned and award-winning product designers from around the world to create a collection of elegantly-crafted individual items that can be curated in a multitude of combinations for a domestic setting.

The new Sottini vision enables customers to simply imagine their own unique bathroom space.

Each piece in the Sottini collection has been developed individually with high design specifications and precision engineering, ensuring each basin, bath and WC is a unique piece: a work of art and a design statement – enabling the integration of the luxury experience of a hotel stay into the bathroom of a new home.

01908 278500 www.sottini.co.uk

Enq. 117



Bathrooms with Energy from Twyford

The Energy collection by Twyford is a versatile range of sanitaryware and furniture that meets these requirements, while also helping house builders adhere to regulations regarding sustainability and environmental issues. With great designs to suit all tastes and budgets, the Twyford Energy range has everything that developers and buyers are looking for to make a house a home. From the e100 range which offers affordability for those on a particularly tight budget, to the e200 range designed with compact spaces in mind, there is something to suit all situations. Energy by Twyford offers plenty of features that will get the attention of homebuyers for the right reasons, and make the bathroom a pleasant, comfortable environment. Some of the WCs are Rimfree® to make them easy to clean and prevent the spread of germs, while many models also feature the water-saving Flushwise® system that doesn't compromise on flushing performance.

01926 516800 www.twyfordbathrooms.com

Enq. 118

Wetrooms made easy

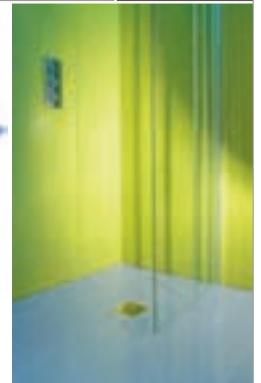


MAXXUS
THE 3RD GENERATION WET DECK

With our featured Maxxus Wet Deck Kit (the strongest on the market), easy-to-use tanking kits or membranes, and a wide selection of drains, it's easy to install a luxurious wetroom anywhere in the home. Add on our designer grids and extensive range of stylish accessories and it's easy to find the right product for any environment. Ask for our latest Price List today!



www.wetroominnovations.com
01629 815500



Enq. 119

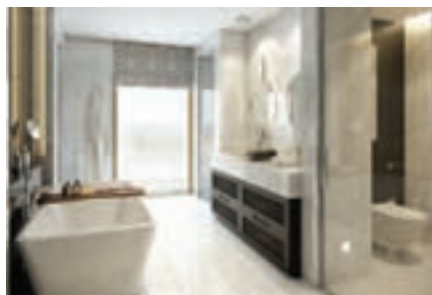
Bathroom Waterproofing and Adhesives from Mapei

Mapeguard WP 200

Mapeguard WP 200 is a 2-in-1 system – an anti-fracture waterproofing and decoupling membrane, made of soft polyethylene, for direct application under ceramic and natural stone tiles with thin set mortar. It is specially formulated to be used in wet and damp areas such as wetrooms and showers – recently installed in London's prestigious Chelsea Creek apartment development.

Mapeguard WP 200 also works as an anti-fracture membrane, helping to prevent cracked tiles caused by lateral movement or thermal stresses. The non-woven fabric ensures good bond strength of the adhesive between the membrane and the substrate. Developed in Mapei Italy's R & D laboratories, Mapeguard WP Adhesive is a rapid-drying elastic cementitious adhesive, ideal for bonding Mapeguard sealing tape to Mapeguard WP200 membrane. It can be applied by a brush, roller or trowel on walls and floors ensuring a perfectly watertight seal.

Mapeguard WP 200 is available in 5m and



30m length rolls and is complemented with prefabricated sealing tape, corner pieces and pipe gaskets. The Mapeguard products can be used as part of a complete waterproofing system in compliance with Etag 022.

Winter wall adhesives

The high performance, fast setting cementitious adhesive Adesilex P9 has an extended pot life which makes the product an excellent winter wall and floor adhesive.

The cement based, rapid setting, flexible



adhesive can be used for interior and exterior application when installing porcelain, ceramic or non-moisture sensitive natural stone materials to floors and walls. Adesilex P9 express is an improved formula, fast setting, cementitious, non-slip adhesive classed as C2FT.

Contact Mapei for more information on Mapei Ceramics products and how they can be used in your project. Visit the website to view the full product range.

0121 508 6970
www.mapei.co.uk

Enq. 120

Ingenious inspirations



From AQATA's popular Spectra collection, the curved Spectra SP350 sliding door Quadrant is designed with a 825mm radius to provide a larger door and wider access area for ease and comfort. The smooth sliding door opens effortlessly and features magnetic closing door seals for water tight showering. Available with a dedicated low level

shower tray, it is also suitable for wetroom applications. ClearShield ECO-GLASS™ is supplied as standard. For more information contact AQATA directly or visit the website.

01455 896 500 www.aqata.co.uk

Enq. 121

Solutions for accessible bathrooms



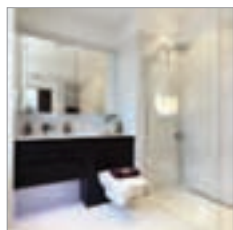
New research has revealed almost two million people have unmet accessible housing needs, giving providers an opportunity to adjust their offering to meet demand. Clos-o-Mat can give a single source to address prolonged independence, at least in the bathroom. Clos-o-Mat can provide comprehensive design advice, through to supply, install

and maintenance of equipment – including hoists, shower seats, support systems and the only WC unit developed specifically for disabled people, the Palma Vita wash & dry toilet.

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

Enq. 122

New FAST TRACK bespoke grill service



CCL Wetrooms have launched their new FAST TRACK Bespoke Grill Service, enabling customers to order any length of wetroom grill up to 2000mm, using their new two-three day manufacturing service. The service applies to all stainless steel grills in a Solid or Stone-Infill finish. Thanks to the quick turnaround, the service will offer house builders the

flexibility of ordering a full width bespoke wetroom grill once the tiling has been completed. The NEW Fast Track Bespoke Grill service complements CCL Wetrooms' standard range of grills.

0844 327 6002 www.ccl-wetrooms.co.uk

Enq. 123

Hansgrohe Metropol Classic at Sleep



At Sleep, Hansgrohe will present a new range: Hansgrohe Metropol Classic.

One of the outstanding features of this new collection is its surface design: the Metropol Classic collection boasts elegant, gold accents on the base, the handles and the spouts of the mixers.

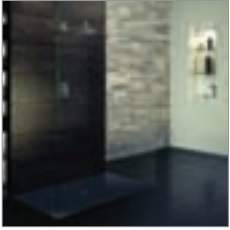
Renowned for its trend setting designs for luxurious bathrooms, the AXOR brand

will be launching additions to its classically nostalgic AXOR Montreux collection in 2017. A sneak preview of these may be glimpsed at Sleep with the first showing of a AXOR Montreux showerpipe.

01372 465 655 www.hansgrohe.co.uk

Enq. 124

Scona and KA 90



With the Scona shower programme, **Kaldewei** is now able to meet almost any size requirement and installation type for modern, low level showering. Combined with the new KA 90 ultra low waste fitting, now available in a choice of coloured enamel to match the shower surface finish, it is now easier than ever before to achieve a luxurious, seamless and contemporary look either at low level or completely flush with the floor. Made from steel enamel, all shower surfaces are robust, extremely hygienic and available in a choice of anti-slip finishes.

01480 498053 www.kaldewei.co.uk

Enq. 125

High quality project with Hockley Homes



Hockley Homes specified the Thin-Joint System from **H+H** and were amazed with the assistance they received from the manufacturer as they produced nine beautiful homes in the Lincolnshire Wolds. As well as providing the materials for the project, H+H technicians visited the site at no extra cost, providing tailored training. A number of innovations have meant that the Thin-Joint System can produce high quality results in rapid succession. Hockley Homes felt that they were correct to put their faith into H+H aircrete and the Thin-Joint System.

01732 880520 www.hhcelcon.co.uk

Enq. 126

JIS Europe adds Midhurst side rail to range



Inspired by the traditional Japanese wall screen, **JIS Europe's** rail has been designed to offer a unique and unusual twist on the traditional rail, standing away from the wall partitioning and screening the bathroom. This elegant rail would ideally suit the larger bathroom, offering quite the style statement whilst being highly functional. As always, the rail is

manufactured from 100 per cent stainless steel and measures 1765mm high x 500mm wide with a further 50mm for the feet and has a total projection of 560mm from the wall.

01444 831200 www.sussexrange.co.uk

Enq. 127

Aggregate Industries supplies Redrow

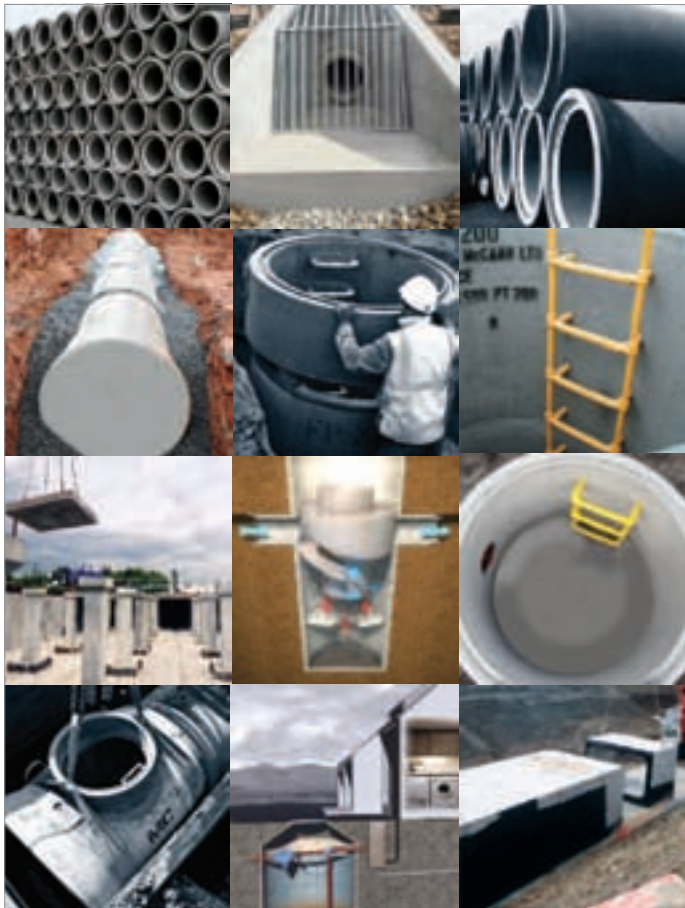


Building materials manufacturer, **Aggregate Industries**, has successfully supplied walling and roofing products to Redrow's prestigious development, Elements at Cerney on the Water, in South Cerney in Gloucestershire. Aggregate Industries supplied a range of products, including Bradstone walling blocks and roofing tiles. Rough Dressed

walling in Buff was specified for exterior walls as a cost effective alternative to natural stone, while Masterblock concrete blocks were used for the structural build.

01530 510066 www.aggregate.com

Enq. 128



Precast Drainage & Water Management Solutions

MC
fpmccann

With one of the largest precast drainage and water management product ranges in the UK and Ireland, FP McCann has become the first choice for architects, developers and building contractors. Advantages include excellent physical performance, pleasing aesthetic appearance, reconstitution abilities and overall life-long cost-effectiveness.

01530 240000 | sales@fpmccann.co.uk

Ellistown Depot, Whitehill Road, Ellistown LE67 1ET

www.fpmccann.co.uk/drainage

Enq. 129



Don't set your watch... watch it set!

Introducing the new smart mortar adhesives from **Simpson Strong-Tie** – the first chemical mortar to change colour as it cures. There's no need to guess when to start loading studs in masonry or concrete, because our latest fast curing range of mortar resins change colour (from blue to grey) as they set. So you'll know at a glance. Simpson Strong-Tie Sales Director Jon Head says, "We're pleased to announce our innovative range of mortar resins, which offer some great features to make the job simpler for builders. Our general purpose Poly-GP is ideal for solid or hollow block masonry, and our AT-HP high performance resin is approved for use in threaded rod and rebar concrete." Jon continues, "Both mortars cure in as little as 20 minutes, and being styrene free, they doesn't give off any nasty odour. What's more each cartridge comes with two mixing nozzles – another breath of fresh air!" A full range of tools and accessories is also available.

01827 255646 www.strongtie.co.uk

Enq. 130



WINDOWS AND DOORS AT ONE ADDRESS

A comprehensive Finnish solution from Skaala

Founded in 1956, Skaala is one of the largest window, door and glazing solutions service provider in the Nordic countries



Durability for the future

Skaala's Alfa and Beeta product families make it easy for our customers to make the choice, as they can now get all the windows and doors for their home at one address, in one go. This also ensures that the investment that reaches far into the future is a durable and high-quality solution with the highest energy-efficient heat isolation possible.

Based on your measurements and colours

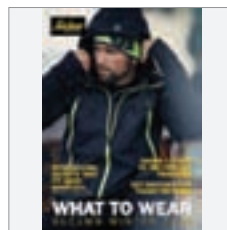
All Skaala windows and doors are custom-made Finnish products. The stylish glazing shades give the finish to knot-free quality wooden surfaces. In addition to the standard colours, you can choose painted colour options from a colour chart.

07542 864425 | sales@skaala.com

Riverside House, Riverside Drive, Aberdeen, AB11 7LH | skaala.co.uk

Enq. 133

What to wear on site this winter



Introducing the newest working clothes that will fit your winter workdays – in **Snickers'** latest 48 page free magazine. There's advice on choosing the right Work Trousers and Jackets to suit your trade – RUFFWork, LITEWork, FLEXIWork and ALLROUND workwear. They're working clothes that deliver superb functionality, comfort, protection and are

equipped for any task at hand. Whatever trade you're in, there's something precisely for you in the Snickers range –trousers, jackets, tool vests, shirts, underwear, accessories and tool carriers. To get the catalogue visit the website or call Snickers directly.

Enq. 131

Kawneer launches a new level in ventilation



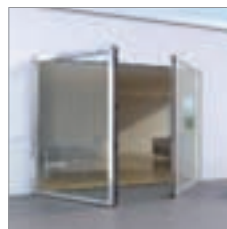
Superior automated ventilation for all types of projects is now available through a joint venture between architectural aluminium systems supplier **Kawneer** and GEZE UK, manufacturer of door and window control systems and safety technology. Kawneer's AA720 parallel opening window now combines with GEZE's award-winning Slimchain

window drive system to provide effective ventilation around the entire window perimeter without detriment to safety and security regardless of sector, be it residential, commercial, retail or leisure.

01928 502500 www.kawneer.co.uk

Enq. 132

Two-phase enhancement programme



Schueco UK is undertaking a two-phase development of its highly successful AWS outward-opening window range. The first phase sees the introduction of new profiles and fittings to increase the number of opening variations. Among the latter are new double outward-opening windows without a central fixed mullion but with continuous centre seals. The system offers

exciting new fenestration opportunities. Schueco UK believes that these new AWS window options will prove ideal for balconies on large-scale, inner-city residential developments.

01908 282111 www.schueco.co.uk

Enq. 134

Simply Shutters launches new online portal



Simply Shutters from Brandon in Suffolk have announced the launch of their new look website. This updated portal provides a considerable amount of information and content for potential customers, with an updated feel that improves upon the look and feel of their old website. This new design has been specifically optimised to work with the

most popular browsers of the moment. To help customers understand the range of products available an extensive picture gallery has been added, built to streamline the order process.

01842 814 260 www.simplyshutters.co.uk

Enq. 135




Housebuilders and Contractors Construction Insurance Scheme

- Exclusive site based Liability and Contractors All Risks Insurance Scheme approved by Housebuilders
- Bespoke industry relevant wordings with cover enhancements
- In-house specialist Construction team
- Free interactive access to our Risk Solutions website





Scheme Policies Underwritten by 'A' Rated Insurers

For further information visit www.mpwbrokers.com

Contact our Construction team directly at construction@mpwbrokers.com

7/8 Tolherst Court, Turkey Mill, Ashford Road, Maidstone, Kent ME14 5SF

Tel: **01622 683913**

Authorised and regulated by the Financial Conduct Authority

Enq. 136



Are you doing a Building Project in 2016?





Have you thought about your Structural Warranty?

Build-Zone offers 10 Year Structural Warranties for any one doing a New Build, Development, Renovation, Extension or Conversion. Build-Zone can also facilitate any Technical Audits or Building Control survey visits you may need.


Visit the website www.buildzone.com or Call the Team now on **0345 230 9874**

Enq. 137



Emperor Concealed

Innovative Bifold Doors

Patented Concealed Hinges



Invisible Hinges
Flush Handles
Weather Rated Low Threshold

Aluminium Trade Manufacturer Since 1985

T: 01268 681612 W: duration.co.uk

Enq. 138

THE
NEW
COLLECTION
—
NOW IN
STOCK

CAMARO™

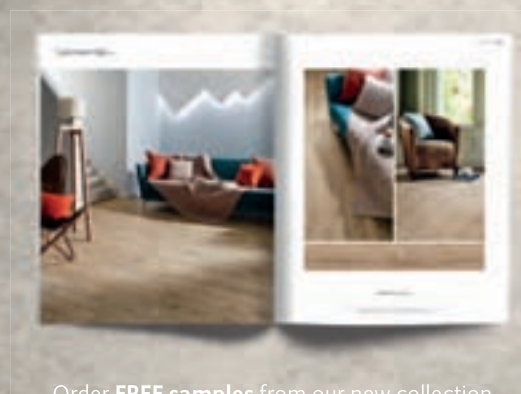
FLOORING COLLECTION

The **Camaro** collection of high design and hardwearing **luxury vinyl tile flooring** has been developed with the demands of modern homes in mind.

The refreshed collection features 30 beautifully replicated wood and stone designs with Polyflor PUR enhancement for polish-free maintenance.

Featured product: Burnished Concrete, 2342

A Polyflor at Home collection www.polyflorathome.com



Order **FREE** samples from our new collection at www.polyflor.com or call **0161 767 2551**

Reader
Enquiry

139

Free of charge samples from

samples»»»direct

»»» +44 (0)161 767 2551



POLYFLOR LTD. PO BOX 3, RADCLIFFE NEW RD, WHITEFIELD, MANCHESTER, M45 7NR
TEL: 0161 767 1122 FAX: 0161 767 1128 E-MAIL: INFO@POLYFLOR.COM WWW.POLYFLOR.COM

POLYFLOR™
COVERING THE WORLD

Take comfort in vinyl flooring

Tom Rollo of Polyflor discusses the many economical, practical and aesthetic reasons which make a compelling case for vinyl flooring for any housebuilding project.

With a vast choice of beautiful and functional designs available, vinyl flooring is becoming the preferred choice for many housing projects. Whether developers are creating luxury homes and apartments, social housing, or adapted homes for those with disabilities, there is a vinyl flooring product on the market to fit their aesthetic and practical requirements.

The types of vinyl flooring most commonly used in homes are Luxury Vinyl Tiles (LVT) and Luxury Vinyl Sheet (LVS) flooring, which are designed specifically for living spaces in residential interiors. LVT products are provided as individual planks and tiles that are adhered to a subfloor. By contrast LVS is provided in a roll format and is in some instances loose laid for a faster installation time.

LVT and LVS flooring collections feature designs which authentically replicate every type of tree species and wood treatment imaginable, from classic warm and cool toned oaks to reclaimed wood and vintage timber, all with grain patterns and surface embossing to add further realism. Stone collections include everything from industrial concretes and slates to traditional limestones, developed to complement any interior design scheme. Vinyl flooring also provides warmth and comfort under foot, unlike real wood and stone which can be too cold and hard for bare feet.

Luxury vinyl tiles can also be fitted with complementary or contrasting grouting, marquetry and feature strips to give installations a bespoke look. LVS material can be produced to feature complex designs such as wooden herringbone or intricate stone paving patterns, providing a quick and simple way to create a statement floor.

Vinyl flooring is available in many specifications to suit a variety of residential environments that have different demands. For example, hard-wearing commercial vinyl flooring comes in sheet and tile format and is designed to cope with high levels of footfall, and so is often recommended for use in busy communal areas.

Durable, heavy commercial vinyl flooring is used in high traffic environments such as hospitals, schools and retail stores, as well as housing projects, delivering years of performance. These high design flooring products are available in a wide variety of both traditional and contemporary designs including wood, stone, abstract and textile effects, as well as block



colours. Heavy vinyl flooring in contrasting colours and textures is often laid side by side to create zones or walkways, a simple but effective way of helping residents and visitors to navigate around a building.

In our health and safety conscious culture, vinyl safety flooring products are also popular choices for housing projects because they offer sustainable wet slip resistance in areas where there are potential risks to residents, such as apartment building entranceways and staircases.

Safety flooring has developed dramatically since being introduced to the market. Thanks to the technological advances from flooring manufacturers, safety flooring is now a major consideration for developers and specifiers who want to create a wow factor, but reinforce this with underfoot safety that is sustainable for the guaranteed life of the product.

Decorative safety flooring is a major growth area that is increasingly being specified within domestic environments due to its dual aesthetic

and slip resistant features. It is now available with a combination of both style and substance, with warmer, brighter and more contemporary designs available, far removed from the institutional, clinical look of old. Traditional safety floors often include dark aggregate to provide friction which is easily visible, whereas the carborundum-free particles used in modern ranges are similar to the tone of the floor's base colour and therefore give the look of smooth vinyl but with the performance of a safety floor. These designs lend themselves perfectly to kitchens, living spaces and bathrooms.

A safety vinyl flooring collection is not complete without products designed specifically for wet rooms and en suites within homes. Products on the market are available in fresh, homely colours with subtle pimple embosses and non-intrusive safety aggregates to generate the required slip resistance when barefoot.

Acoustic vinyl flooring is another product which is ideal for residential markets such

as social housing, student accommodation and aged-care. Designed to tackle noise transfer throughout a multi-level building, good quality acoustic vinyl flooring features a closed-cell foam backing which will provide a reduction in impact sound that exceeds UK Building Regulation requirements of 17 dB.

Impact sound is energy produced by the collision of solid objects transmitted through the structure of a building such as footsteps, slamming doors or dragging furniture. Noise levels transmitted through floors by impact sound can be reduced by acoustic planning at the outset of a project and correctly installing an acoustic vinyl floorcovering, resulting in the increased wellbeing of residents.

Another benefit of vinyl flooring is that it is an environmentally sound building material. Over its whole life cycle, vinyl floorcovering performs comparably or better than competing materials across a range of impacts.

Vinyl is exceptionally energy efficient to manufacture (using less energy than other plastics and linoleum) and is highly durable, with a 20-25 year lifespan if correctly installed and suitably maintained. As a material, vinyl is also ideally suited to being recycled. It is 100 per cent recyclable and can be recycled many times over without losing any of its performance properties.

Vinyl flooring is also easy to clean and maintain, often featuring a polyurethane



reinforcement which allows for a polish-free maintenance regime and optimum appearance retention, helping to prevent stains and scuff marks. With fewer chemicals, less power and less cleaning time required to maintain vinyl flooring, this means that these products have a reduced environmental impact and can lead to overall maintenance cost savings of 48 per cent over a 20 plus year life.

Vinyl is an easy to install and easy to maintain

flooring material which should be considered for a wide range of environments in the residential sector. Thanks to the huge selection of designs available, the high level of quality products in the market and the years of performance which vinyl flooring offers, it is likely to become more and more common in future housing projects.

Tom Rollo is the marketing manager for Polyflor Ltd

Enq. 140



Stixall floors the rest

Stixall is a name already known and loved by many, and now **Everbuild** – A Sika Company bring you Stixall Multi-Purpose Wall and Floor Adhesive, designed to be trowel applied for larger surfaces. As you would expect from the popular brand, Stixall Multi-Purpose Wall and Floor Adhesive can be used to bond virtually all materials, even in wet and damp conditions. Trowel applied, it has many uses including bonding wood floor, tiles, lino, vinyl and hygienic panels to porous or non-porous substrates. Stixall Multi-Purpose Wall and Floor Adhesive is based on the very latest hybrid polymer technology, is totally water and solvent free and has an extended opening time of up to 30 minutes, allowing large areas to be covered and adjusted with ease. For more information on Stixall Multi-Purpose Wall and Floor Adhesive or any other product in the Everbuild or Sika ranges, contact your local sales representative or Everbuild directly.

0113 240 2424 www.everbuild.co.uk

Enq. 141

The new standards in electric fires



With today's highly efficient homes it's not always possible to have a gas or wood burning fire fitted. However, if you want the warmth, plus the look and feel of such a fireplace, then an electric suite is perfect for you. The two new Infinity electric fires are based on **Charlton & Jenrick's** best-selling gas fires, and are available to fit frameless in the wall or into a fireplace

suite. There are Infinite possibilities of how you can present these fires. The fires feature the new 3D Ecoflame™ technology, which offer a very exciting realistic flame effect with four mood settings. The fires come complete with a loose realistic log fuel bed.

Enq. 142

London calling for Senior



Senior Architectural Systems is making itself at home in the London after providing a stylish glazing package for a new development in the borough of Bow. Denval Ltd was appointed to deliver the scheme's glazing package which features Senior's SPW600e windows and SF52 aluminium curtain walling. With energy efficiency a key requirement, Senior's

thermally efficient SF52 curtain wall and SPW600e windows were the ideal choice and perfectly complement the attractive facade and timber clad balconies. Merchant Walk is the latest residential scheme in London to feature Senior.

Enq. 143

Product Focus

Designer Contracts

Designer Contracts are a UK's flooring contractor working with New Build, Social Housing, Local Authority and Public Sector organisations providing cost-effective flooring solutions. It is a nominated supplier on EU compliant frameworks and offers contract rated and domestic floor coverings. Designer Contracts also offers free on-site survey for single rooms to entire refurbishment programmes and advice/guidance on health and safety floorcovering compliance. Every floorcovering is supplied to the right specification and professionally installed achieving a safe/inclusive environment. Designer Contracts is CSCS registered, DBS checked staff and fitters. Enq. 144



MEDITE SMARTPLY

The important role that site hoardings play for branding as well as security is well documented, but what is all too often overlooked is the legality of the materials used in their manufacture. SITEPROTECT from SMARTPLY is manufactured exclusively from locally grown timber from its own managed forests so there is no question over the authenticity of the timber and its chain of custody is absolutely assured. Made from high quality, FSC certified, pre-primed OSB, SITEPROTECT is designed to save time and money. Created for use on any construction site, it is a cost effective and structurally stable site hoarding solution for site security. Enq. 145



Envirograf

Envirograf® Product 110 Firoblok® sleeves are designed to protect cables, metal/plastic pipes and ventilation trunking passing through fire-rated ceilings, floors, or walls made from block, brick, or concrete, and hollow plasterboard floors and walls. They are flexible, allowing contraction and expansion of water pipes, and give protection from corrosion caused by close contact with cement, cement blocks, plaster, and other corrosive building materials. A silver-coloured reinforced covering contains the intumescent material so that it expands inwards and crushes into melting PVC pipes, etc in the heat of a fire. They absorb heat from fire and help prevent overheating. Enq. 146



Screedflo

Screedflo liquid screed is a CE certified product comprising of anhydrite binder mixed with selected sharp sand and water. It can be installed at a depth of 40mm on insulation, or 50mm with under floor heating. Screedflo Extra can be laid on timber floors as it has a higher flexural strength. In addition, the Screedflo dB acoustic floor system, which comprises of a 24mm Screedflo dB board, a 10mm dB foam and an edge isolation system, provides a floor which performs like a solid concrete floor in a lightweight structure. Enq. 147



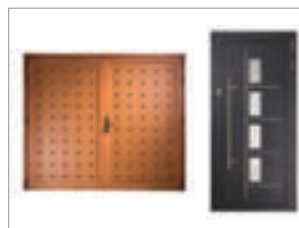
T-T Pumps

T-T one of the UK's leading manufacturers and suppliers of a wide range of pumps for sewage and drainage, have designed and supplied the largest bespoke model of their Trojan above ground package pumping station. This particular model was for a client who was completing a conversion of an office block into apartments. As the location of these apartments is in Central London, the client required a solution for a limited space application, therefore the Trojan was perfect for the job! The Trojan is a package pumping station available with grinder, channel or vortex pumps, supplied complete with pumps, valves and control panel. Enq. 148



Origin Global

Origin has unveiled its latest product launch – the Origin Residential Door – where security and aesthetics are innovatively combined. Available in the UK to trade from 1st September 2016, or consumers from 1st October 2016, the Origin Residential Door can either be used as a front or garage door for an integrated front of house look. Manufactured with a high-grade aluminium, there are 35 panel choices on offer, available in over 150 different RAL shades; the Residential Door has been designed with heightened security and thermal efficiency in mind, with no compromise on kerb-appeal. Enq. 149





PRODUCT OF THE YEAR!!!

Domestic H&V Product of the Year

Intergas Combi Compact HRE



- > Available in four power outputs
- > Virtually no standby losses
- > EST recommended
- > Double high efficiency
- > Only 4 moving parts
- > No diverter valve, no valve motor
- > No auto-air vent
- > No hot water plate heat exchanger
- > No air pressure switch



WINNER

Homes stand no H128



The smart choice for heating and hot water

www.intergasheating.co.uk



Housebuilding is at the heart of Homes 2016

To solve the housing crisis the Government wants to build one million homes by 2020, and housing associations and local authorities are poised to deliver hundreds of thousands of these new properties. Find out how at Homes 2016.

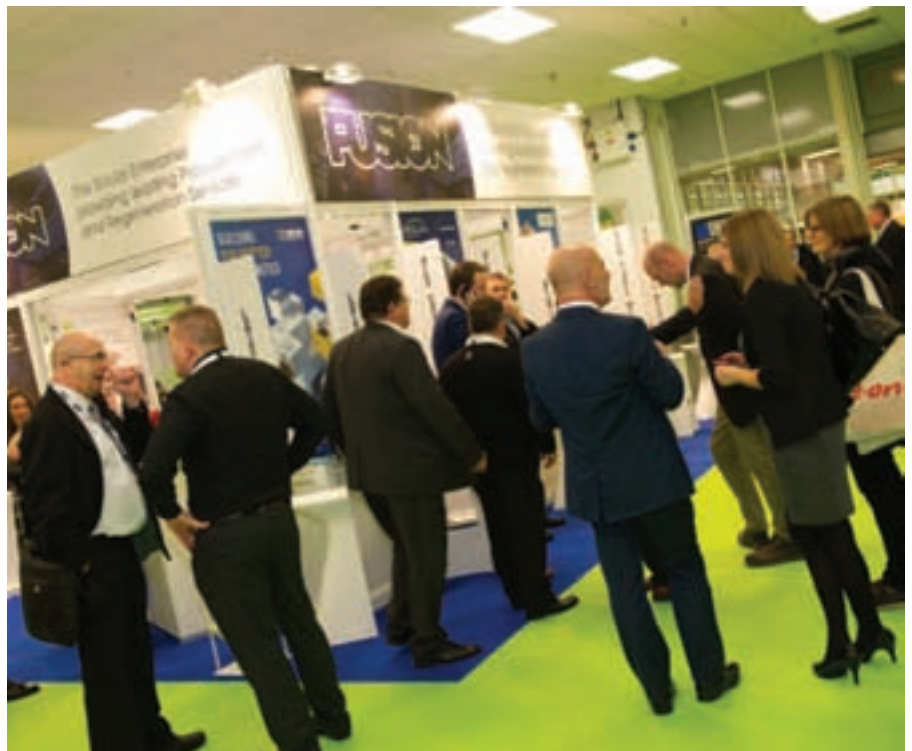
There may be a new Prime Minister in office, but it is clear from the recent Conservative Party conference that the Government's confidence in building one million homes in England by 2020 remains strong.

This is excellent news for the millions of people struggling with housing costs, and means that the delivery of this housebuilding boom – 200,000 homes a year – will be a key topic of discussion among the 3,000 attendees at this year's Homes event at London Olympia, held from 16-17 November.

Housebuilding has always been at the heart of Homes, but in this, the event's fifth year, a new PRS and homeownership conference is being launched that allows for deeper examination and debate of crucial areas for housing providers.

"The message from our audience of housing associations, local authorities and suppliers is clear," says Homes 2016 event director, Sarah Payling. "Their businesses are evolving and they look to us to provide the information, the people and the networking to help them stay ahead of the game."

"Housing development is a core activity for our attendees. This has traditionally focused on



Paul Smee, Director General, CML



Terrie Alafat CBE, Chief Executive, CIH



Fiona MacGregor, Executive director, regulation, HCA

social and affordable housing, as well as shared ownership. However, in recent years, housing providers have become more creative and broadened their output into private rent and market sale too.

"They see this as an important contribution to helping meet housing need and cross-subsidising the provision of affordable homes. Homes 2016 will be bringing together more housing providers and housebuilders than ever before to share ideas about maximising development."

In addition to the growth in the audience and the new PRS and homeownership event, Homes 2016 also has more than 100 speakers at seminars on key themes, including:

- Residential development
- Efficiency and procurement solutions
- Fuel poverty and energy efficiency
- Strategic asset management

Sarah concluded: "Homes 2016 is bigger and better than ever. We have more housing provider attendees, we have more expert seminars, we have the Green Housing Forum with Daikin UK and we have the PRS and homeownership conference. Homes is the event where you will meet the senior procurement teams and decision makers for development, products and services in social and affordable housing."

Homes 2016 key information:

- 16-17 November, London Olympia
- 3,000 attendees from UK housing associations, local authorities and suppliers
- 100 speakers, including Terrie Alafat CBE, chief executive, Chartered Institute of Housing; Paul Smee, director-general, Council of Mortgage Lenders; Fiona MacGregor, director, regulation, Homes and Communities Agency
- 55 per cent of the largest developing housing associations attended Homes 2015
- 70 per cent of visitors to Homes are from a senior decision-making level or above
- Networking drinks event for 400 attendees on the Wednesday evening
- Register at www.homesevent.co.uk
- Follow @Homes2016 and use #Homes2016 to keep up to date with the latest news and speakers

For more information and to register visit www.homesevent.co.uk and follow Homes 2016 on Twitter for the latest news @HomesEvent #Homes2016



Homes stand no H171

Bostik to exhibit at Homes 2016

Bostik will be exhibiting its high performance external wall insulation (EWI) system, Climatherm, on stand H171 at this year's Homes event. Available locally via a national network of approved distributors, the Climatherm system can be tailored to individual property requirements and comprises insulation, reinforced mesh, a base coat and a render finish. Insulation is supplied in a choice of materials, while a range of render options help to ensure existing building finishes can be matched or a fresh new appearance achieved. Specification of the Climatherm system ensures conformance with several recognised refurbishment funding schemes, such as ECO, thanks to its British Board of Agrément (BBA) certification. Experts from Bostik will be on hand throughout the show to discuss how, by working with funding partners, the company can provide ECO funding for large and small EWI projects. For further information, please visit stand H171 at Homes 2016.

01785 272727 www.bostik-climatherm.co.uk

Enq. 151

Data extraction technology at Homes 2016



Homes stand no H141

Following on from its success at both CIH Housing 2016 and FIREX exhibitions this year, Aico will be exhibiting at Homes 2016, Stand H141. There visitors can see Aico's market leading smoke and Carbon Monoxide (CO) alarms, along with working demonstrations of their latest data extraction technologies. Aico specialise in smoke and CO alarms that are built under exceptionally stringent quality controls, for maximum reliability and safety. Aico is also an innovator in the field, having launched a number of unique new technologies of benefit to housing providers.

Enq. 152

New system offers the perfect partnership



The **A. Proctor Group**, has developed a system, which provides exceptional levels of performance in cavity wall solutions. The key drivers in both regulation, and targets on energy efficiency in buildings, have brought the design of airtight buildings to the forefront of the agenda. The use of Wraptite Tape installed in conjunction with insulation boards offers the perfect partnership in cavity wall systems, and stops unnecessary air leakage. Wraptite Tape is not only an effective airtight barrier, but its high vapour permeability allows any water vapour to escape. Contact A. Proctor Group for more information.

Enq. 153



The invisible force

When building a Passivhaus, you need to be fully confident your design will deliver the performance you expect. That's why leading designers choose Earthwool® DriTherm for masonry cavity Passivhaus construction. They understand better than anyone the need for performance, and ensuring their delighted customers can feel the benefit.

But even if you're not designing or building a Passivhaus you should expect the best. So it's reassuring to know a trusted brand like Earthwool DriTherm is at the core of your home, the invisible force delivering real performance.

- ☒ Thermally efficient
- ☒ Non-combustible
- ☒ Water repellent
- ☒ Environmentally friendly
- ☒ Rot proof and non-hygroscopic

Image of Golcar Passivhaus (www.golcarpassivhaus.co.uk).
Designed by Green Building Store using Knauf Insulation.

With full product support from specification to installation, including bespoke U-value and psi calculations, contact us today on **01744 766666** or technical.uk@knaufinsulation.com
www.knaufinsulation.co.uk/buildwithdritherm

KNAUFINSULATION



with **ECOSE™** TECHNOLOGY



Reader
Enquiry
154



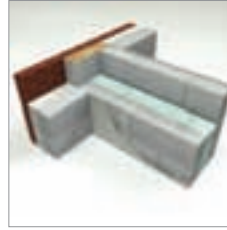
Flexible billing for residents

The Ladbroke Grove development from Taylor Wimpey, is part of the regeneration of Grand Union Centre, and includes both luxury apartments and homes for first-time buyers, close to Kensington and Chelsea. **Evinox Energy** are delighted to be working with P R Morson on this outstanding development, supplying heat interface units and metering & billing services. Evinox ModuSat HIU's are supplied pre-payment or credit account ready, meaning there is no requirement for additional controls, sensors or hardware providing flexible metering options. With most modern housing schemes being mixed use, the ability to operate a part credit billing and part pre-payment system on the same scheme is extremely desirable, and providing a future proof solution is a key advantage of the Evinox system, as it can be adapted to different tenant occupations. The ability to make changes remotely provides the ultimate in simplicity and flexibility.

01372 722277 www.evinoxenergy.co.uk

Enq. 155

Robust detail E-WM-30 for aircrete blocks



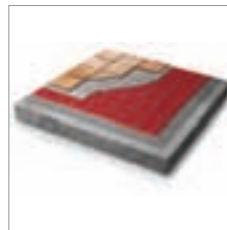
Knauf Insulation has welcomed a new Robust Detail for aircrete blocks, which has been included within the latest edition of the Robust Detail handbook. The new detail E-WM-30, comprises two leaves of 100mm aircrete blocks, with a 100mm cavity that has been fully filled with the blown mineral wool insulation Supafil®

Party Wall. It is the first Robust Detail for aircrete blocks, with a blown retrofit solution that negates the need for a wet pargé coat; only a plasterboard lining is required, saving time and money on site.

01795 424499 www.knauf.co.uk

Enq. 156

Introducing DCM-PRO



The DCM-PRO floor heating system from **Warmup** is the fastest solution for the installation of a heated decoupling system in all areas. The system comprises of a self-adhesive castellated membrane and a heating cable. Once installed, DCM-PRO can easily be covered with a range of floor finishes. The self-adhesive layer of the DCM-PRO Mat acts as a self-

healing decoupling layer, eliminating the need for additional fixings and laborious installation methods, significantly reducing both installation time and costs.

0345 345 2288 www.warmup.co.uk

Enq. 157

Protek Structural Warranty for Builders & Developers

FREE
Registration



New Build | Conversion | Renovation | Extension

Structural Warranty solutions for the residential development sector

Go online for more information or call the warranty team.



www.protekwaranty.co.uk | 0845 217 7059

Enq. 158



British Ceramic Tile steps out at LFW

The world of fashion and interiors have once again united with **British Ceramic Tile** stepping out in style at London Fashion Week (LFW). The UK ceramic and glass tile manufacturer will be supporting LFW, tiling the New Gen area at the show, a space dedicated to celebrating the young designers of the future. The company, who designs and manufactures its fashion forward tile collections here in Britain, has supplied 60sqm of Colour Compendium Mono White Gloss Wall tiles, and a selection of flat gloss white wall tiles. This is the second year the tile manufacturer has collaborated with LFW and is one of a series of initiatives created to communicate the company's design credentials. Recent examples include the Ted Baker event at the London Hub, as well as the launch of the stunning new Laura Ashley collection. Fashion has long influenced interior design with the latest trends eventually translating through into our homes.

0845 6187 148 www.britishceramictile.com

Enq. 159

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. 160

Bituchem is perfect for developments



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

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

Enq. 161

Enq. 162

Enq. 163

Enq. 164

Turn down the heat on energy bills

As energy costs remain a hot topic of conversation, Pegler Yorkshire's Sindar Singh explains the benefits of introducing Thermostatic Radiator Valves (TRVs) in properties to reduce energy consumption, increase comfort and save on cost.

Energy costs are once again the topic of discussion this winter as developers continue to look at new ways to reduce energy consumption, resulting in lower bills for their buyers. But, rather than resorting to costly additions to housing specifications or installing expensive alternative energy sources, recent research has proven that there are simple, off the shelf, cost-effective solutions available that could reduce the energy consumption of a domestic heating systems by up to 40 per cent. They not only save money, provide increased comfort and are easy to install, but also offer reliability and long-lasting results where maintenance costs are a concern.

According to research by TACMA, the controls association within the British Electrotechnical and Allied Manufacturers' Association (BEAMA) and the Energy Saving



Trust, 70 per cent of UK homes do not have the minimum level of controls (programmer, room thermostat and TRVs) installed to their heating systems. Yet, a recent study by the University of Salford has shown that effective temperature controls combining a room thermostat and TRV on home heating systems have a far more significant effect on minimising energy usage than previously thought – and that ultimately means considerable cash savings for homeowners.

TACMA commissioned the University of Salford to carry out independent tests on the performance of heating controls in their Energy House facility. The facility consists of an environmental chamber, designed to assess the effectiveness of new and existing technologies in reducing energy use and waste.

The tests showed how the application of TRVs that provided independent temperature control in every room can significantly improve comfort for householders by providing satisfactory heat distribution around the dwelling. The results showed this is not achieved without TRVs even if the system was balanced.

Thermostatic radiator valves

TRVs are an extremely efficient way of controlling radiator areas with an independent valve shut down as the room reaches the set temperature. They are a hugely beneficial component to domestic and multi-occupancy heating systems and will help to cut costs and be more energy efficient. They also achieve

compliance with Building Regulations Part L.

TRVs boast many advantages to properties for both homeowners and building managers. This proven technology not only offers energy savings but also regulatory compliance, reliable performance, and is quick and easy to install to new or existing radiators, especially when the system is drained down. And, as TRVs are designed for ease of servicing, the downtime of the system is minimised, reducing any inconvenience to tenants and being cost effective in terms of labour and maintenance.

Real results

TRVs also differ from other means of reducing energy costs, such as larger renewable investments, in that the disruption caused is minimal, the initial cost outlay is small and ongoing maintenance is negligible, delivering measurable benefits to all those involved with the property.

In fact, the evidence provided by the tests carried out by the University of Salford suggests that a homeowner could save up to £409 over a year, if a room thermostat combined with TRVs are installed.

Choosing right

Manufacturers are also tuning into the visual impact of TRVs and how this can influence purchase decisions. As radiators become something of a feature in properties rather than just a necessity, and finishes change from the



basic white gloss to chrome, anthracite or even matt black, it is essential to keep homeowners tuned into the energy benefits of TRVs. If the look of the radiator is compromised, its efficiency could be too when a corresponding manual valve is chosen over a standard white TRV. Enter decor valves – relatively new to the UK market they provide all the benefits of TRVs with the added advantage of blending with a radiator finish.

“Ultimately, TRVs and PRCs are tried and tested products that provide huge benefits for both domestic and commercial heating systems”

The next generation TRVs are now widely available and tap into the digital era. Programmable Radiator Controls provide even greater efficiency – up to a further 30 per cent in some cases. The PRC is an intelligent product that can be set to ensure the individual radiator can come on or off at different times depending on the residents’ requirements. For example, a typical family will heat their whole house, but may only require the heating on in a morning

within the bedrooms, bathroom and kitchen. The heat emitting from the radiators in the other rooms in the house is then wasted. The PRC will allow for each individual radiator to be set at a specific temperature and time, so the radiators in the rooms that aren’t in use at that time can be programmed off, even though the heating is on – keeping in tune with the residents’ routine and providing a greater saving on energy usage and cost.

No matter which generation you opt for, when it comes to choosing a radiator valve the key has to reliability and confidence in the brand chosen.

Selecting a reliable product with a good reputation will ensure the efficiency of the system and provide real savings. Kitemark approval from the EN215 Standard is a good assurance of quality and performance, as is the ‘A rating’ provided by the TELL scheme, which gives a European wide seal of approval.

British engineered TRVs are also a wise choice, especially when produced by UK manufacturers, as they will not only deliver on quality and performance but also ensure total compatibility with radiator systems in this country.

Ultimately, TRVs and PRCs are tried and tested products that provide huge benefits for both domestic and commercial heating systems. The proven technology delivers a product that offers a simple addition to new

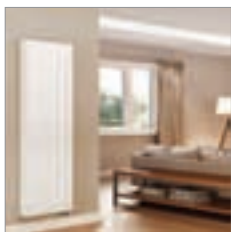


or existing radiators and is relatively straightforward to install. The benefits to be gained are huge and validated by the University of Salford’s research, which conclusively proves that better control systems will deliver comfort and lower energy bills.

Sindar Sing is climate control manager at Pegler Yorkshire

Enq. 165

Designer options from Stelrad



Stelrad is embracing the Designer radiator market wholeheartedly with its range of premium towel warmers, decorative steel tube models, its multi-columns and its premium panel radiators. 2016 has seen a number of product range extensions to make the Stelrad range even more comprehensive including the Softline Deco, Plan and Vertical range extensions,

along with a new range of Vita vertical radiators. The Aqua series has taken off in a big way ensuring there is a product range that addresses the kitchen and bathroom marketplace.

01709 578 950 www.stelrad.com

Enq. 166

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. Contact Marley Eternit for more information.

Enq. 167

NEW

CRX1 Wireless Controller
for Consort’s RX Heaters

greater energy saving & total comfort!

CRX1 Features

- Large backlit LCD display for easy reading
- Touch control
- Simple to set up and easy to programme
- 6 temperature settings per day
- 7-day heating programmes per week
- 4 different operating modes
- 15-minutes Boost feature
- Supplied with security wall bracket and table top stand

Find out more about our new CRX1 wireless controller!

Consort Equipment Products Ltd
t: +44 (0)1646 692172 • f: +44 (0)1646 695195
sales@consortepi.com • www.consortepi.com

Enq. 168

HIGH & DRY

THE SLIMLINE TOWEL RAIL

The Stelrad Slimline Towel Rail complements and completes the Aqua Series with its chrome finish offering a slimline option at an affordable price.

Part of the Aqua Series

The new Kitchen and Bathroom range from Stelrad



FROM
£56.48*

 **Stelrad**® Aqua Series



Find out more at **Stelrad.com**

Decorative collection

Prices exclude VAT*



VMZINC® at Fulham Wharf



Fulham Wharf is a landmark regeneration scheme being delivered by Barratt London providing new homes and a supermarket on the West London site. Due to the size of the project it is being undertaken in several phases with VMZINC® already a prominent feature of what had been one of London's few remaining areas of undeveloped waterfront. Architects

Broadway Malayan specified standing seam facades and roofs in a bespoke PIGMENTO GREY PLUS®. In all, a mix of 467 apartments, penthouses and townhouses will be completed by next year.

01992 822288 www.v mzinc.co.uk

Enq. 170

Bracknell Roofing prepares the way



Roofing specialist, **Bracknell Roofing** has played a crucial part in the development and construction of a striking new contemporary home recently built on the outskirts of Lewes in East Sussex. The outstanding five bed detached property was designed by Sandy Rendel Architects and owes its stunning architectural concept to the use of self-weathering steel

mesh as the external building and roofing cladding material. Bracknell Roofing was tasked with constructing the watertight roofing membrane onto which the steel mesh cladding would sit.

0870 562 6800 www.bracknellroofing.com

Enq. 171



The ultimate watertight flashing

Hambleside Danelaw's range of GRP dry fix valley troughs have been keeping roof junctions watertight for 20 years. Leading the market with a 30 year service life guarantee and BBA Certified for peace of mind and quality assurance, these valley troughs have stood the test of time and proven their performance. Designed to provide hidden water gulleys at roof valleys, these GRP troughs are an ideal alternative to traditional lead. The popularity in lead alternatives is ever growing. The most common replacement material used for roof flashings is GRP, a lightweight and durable material that is simple to install and can imitate the appearance of lead. As well as the similar aesthetics, GRP has none of the associated health and safety risks that arise when working with lead. These risks come with a duty of care to ensure the health and safety of those working on site. Due to its non-toxic properties, GRP can be used to safely recycle water – making it suitable for grey water systems. This is important to consider with the move toward 'greener' methods and materials with the bigger picture of a warming environment and the predicted increase in yearly droughts and water shortages.

01327 701900 www.hambleside-danelaw.co.uk

Enq. 172

CONNECT + CONTROL



FOR A FASTER CONNECTION

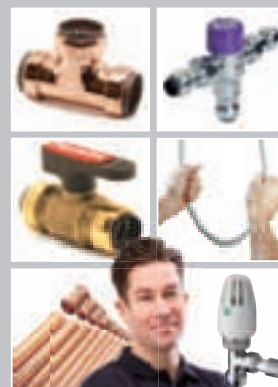
PUSH OR PRESS

WITH PEGLER YORKSHIRE



Pegler Yorkshire

If you want to speed up installation, then connect with Pegler Yorkshire. We offer a superb range of quality, innovative plumbing and heating products, backed by an excellent technical support service.



FREE Phone 0800 156 0010 or email: uk.sales@pegler-yorkshire.co.uk www.pegler-yorkshire.co.uk

Enq. 173



The seven deadly sins of roofing

Robin Bush of About Roofing discusses some common mistakes made by developers when it comes to choosing and installing a roof – and how to avoid them.

There are many factors to be considered when determining which roofing materials to choose for a building, and it's an important aspect to get right. The consequences of roofing that is poorly constructed, uses inappropriate materials or has been put together with the wrong tools are substantial and dangerous.

It could not only mean a roof is unable to keep water out of the home or protect buyers from adverse weather, but could actually impact the structural integrity of the roof itself. As such, it is imperative that no roofing mistakes are made.

Below are the seven most common roofing mistakes and how they can be avoided.

1. Using incorrect materials

The choice of material for a roof depends largely on the type of roof being constructed. This might sound basic, but it is important to understand which materials are required and thoroughly research the options before any work begins.

Pitched roofing materials: When it comes to pitched roofing materials developers can choose from a variety of tile or slate options. Appropriate materials for pitched roofs include concrete tiles, clay tiles and slate (either natural or manufactured).

Flat roofing materials: There are also options to consider when installing a flat roof. Each has its own merits and it is a good idea to weigh up the options carefully before a choice is made. Lead, for example, is very durable and will last a long time – however it is also less environmentally friendly than other options and can be considerably more expensive. Materials including felt, fibreglass and even sheet timber are also good choices for flat roofs. Flat roofs must also have correct draining systems in place, otherwise water can pool causing the roof to sag and leak.

2. Not allowing for ventilation

Many projects will end up occurring in attics or lofts as homeowners look to expand their house, meaning there is a need for ventilation in the roof. Again, there are a number of options to consider when choosing the right ventilation. These include tile vents that blend into the roofing materials themselves and allow air to pass through the structure or extractor fans that can provide fan assisted cooling.

Not including ventilation means there is no outlet for warm air to escape, which can cause condensation and a build-up of moisture. This

“The idea of creating a leaky roof should be enough to make a developer correctly seal and waterproof it, but it can end up overlooked”

can increase over time causing mould and problems with damp in your home to develop which, if left untreated, can weaken the structure of the building. A lack of ventilation also makes the rooms below more susceptible to overheating and if there is no way for it to escape it can become even hotter, creating a humid and unpleasant atmosphere.

3. Forgetting about gutters

There are numerous aspects to roofing that developer may not initially consider when undertaking a project. One of the most common forgotten elements is guttering.

Not taking the time to install guttering properly can result in incorrectly sloped gutters, which allows rain water to pool and collect, causing the roof to leak. Housebuilders should ensure they consider the impact a roof has on the building as a whole.



"The most common roofing mistakes are made by not preparing thoroughly and having poorly planned and implemented construction methods"

4. Inadequate sealing & waterproofing

The idea of creating a leaky roof should be enough to make a developer correctly seal and waterproof it, but it can end up overlooked which can result in serious problems for the buyer further down the line.

Aside from felt, paint that is specifically designed to keep water away from the roof is a common way to keep them watertight. Treatment options for wood are also available if that is the desired material.

This is one of the most important mistakes to avoid as fixing a roof once it's leaking is both costly and time consuming.

5. Disregarding the aesthetics

Many people think that a roof doesn't have a huge impact on the aesthetics of a home.

However, it is in fact one of the most dominating features of any structure. It's important that the materials chosen are sympathetic to not only the building, but also the other houses and buildings that surround it. Planning will often restrict projects in terms of materials used to ensure the finished 'look' blends into the surroundings, and the aesthetics of the build won't cause negativity within the community.

6. Not considering nail placement

When installing a shingled roof, the amount of nails used is of vital importance. Typically four nails per shingle are required for it to be properly secured, but this number could be higher in areas of particularly windy weather.

Equally important is the placement of the nails. Nails should be below the seal-down strip and above the bottom of the shingle. The consequence of bad placement or not enough nails is that shingles are less secure, and therefore more likely to come off in bad weather or possibly even normal conditions.

7. Non-matching shingle installation

Shingle installation using different types or designs is another mistake to avoid. Mismatched



shingles look undesirable and create an 'uneven' perception in terms of colour or texture – which will ultimately put buyers off.

Non-matching shingles can also cause problems from a practical point of view. Certain types of shingle may last longer or be designed for more heavy duty applications than others. As a result, one could find that only part of a roof may need repair or maintenance in future, which is considerably more complicated.

The most common roofing mistakes are made by not preparing thoroughly and having poorly planned and implemented construction methods. There is no reason that a roof should be anything other than structurally sound – the consequences of bad roofing can be substantial, costly and dangerous.

Enq. 174

Specialist skills match period setting



The traditional skills and quality workmanship of roofing specialist **Bracknell Roofing** have ensured seven new homes in Breedon on the Hill, fit seamlessly in with the prevailing architecture style of the historic Leicestershire village. To adhere to planning requirements and ensure seven of the set of bespoke houses complemented

the surrounding period architecture of the village, Bracknell Roofing used traditional methods to fit a completely new roof covering using reclaimed clay plain tiles with a period aesthetic.

0870 562 6800 www.bracknellroofing.com

Enq. 175

Neaco offers lasting visual appeal

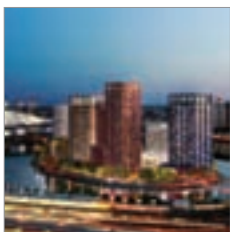


Neaco have supplied a wide-ranging balcony and balustrade specification at a development of luxury waterside apartments in North Yorkshire. The company's glass panelled Juliet balconies and bespoke walk-on balcony designs are featured alongside balustrade installed to an interior mezzanine and a communal roof terrace. Handrails and balustrade

have been precision-manufactured in aluminium featuring a powder coated finish in one of Neaco's standard metallic colours. The rails and stanchions combine superbly with tinted toughened glass infills for a stylish modern aesthetic.

Enq. 176

Island life for Urmet



Urmet is providing its IPervoice video entry and access control solution to London City Island, a project in Docklands being dubbed 'Mini Manhattan.' As well as accommodation, the 12-acre redeveloped site will feature offices, arts organisations, a gallery and retail outlets. The current phase of this ten-year project will see Urmet door entry

equipment installed in 417 homes. London City Island residents will benefit from using Urmet's Signo door phones in either audio or video versions, depending on individual property specifications.

01376 556010 www.urmet.co.uk

Enq. 177

Fall arrest cushions accredited



The market leading **Impact-Bull** fall arrest system has just been upgraded to cater for the increased working at height demands in the housebuilding industry and has passed the British PAS 59:2014 accreditation. Designed to protect against falls inside a building during the construction period, the system protects anyone whilst working on scaffold, joists

or trusses. They can be used in brick built properties, concrete structures, and unlike some others can be used in timber frame developments too. Each cushion is filled with 'sealed for life' air pockets and are extremely lightweight and durable.

Enq. 178



Fire detection – are you making the grade?

Effective fire detection systems help to save lives and homes. However, with regulations constantly evolving, it's vital that builders and contractors are fully aware of fire protection guidelines and how ensure all requirements are met. Jeremy Roberts of SONA highlights the key areas for consideration.

In the case of fire safety, BS 5839 Part 6 is the code of practice for the planning, design, installation, commissioning and maintenance of fire detection in domestic premises.

BS 5839-6 provides minimum grades and categories of fire detection systems for different types of housing. Generally speaking, the greater the fire risk and the more demanding the application, the more comprehensive the system needs to be.

Grades of system

BS 5839-6 applies grades to the technology used in fire detection systems. There are six grades, A to F, with grade A being the most comprehensive.

- Grade F: System consisting of one or more battery powered smoke alarms (and heat alarms if required)
- Grade E: System of interlinked mains powered smoke alarms (and heat alarms if required) with no stand-by supply. The connection between the alarms can be

hardwired or radio-frequency (RF)

- Grade D: System incorporating one or more interlinked mains powered smoke alarms (and heat alarms if required), each with a stand-by supply
- Grade C: System consisting of fire detectors and alarm sounders (potentially smoke alarms) connected to a common power supply, consisting of normal mains and stand-by supply, with central control equipment
- Grade B: Fire detection and alarm system consisting of fire detectors (other than smoke alarms), fire alarm sounders and control and indicating equipment to either BS EN 54-2 or to Annex C of BS 5839: Pt.6
- Grade A: Fire detection system incorporating control and indicating equipment to BS EN 54-2, and power supply to BS EN 54-4, installed to BS 5839: Pt.1

Generally, a Grade D system incorporating one or more interlinked mains powered smoke

alarms (and heat alarms if required), each with a stand-by supply is the common standard for the majority of domestic fire detection system installations.

Grade E is deemed inappropriate where there could be potential interruptions to mains power (i.e. non-payment or coin-operated meters). Grade F systems (battery-only powered alarms) will only be considered for some existing, owner-occupied dwellings, but only where there is reasonable certainty that batteries will be replaced when needed. This isn't recommended and the use of an alarm with a sealed-in battery should be the preferred option.

Categories of system

BS 5839-6 divides fire detection systems into different categories that relate the level of protection afforded by the system, as follows. The category defines which areas detectors (i.e. smoke/heat alarms) should be positioned.

- LD1: A system installed throughout the

dwelling, incorporating detectors in all spaces that form part of the escape routes from the dwelling, as well as in all rooms and areas in which fire might start (other than toilets, bathrooms and shower rooms)

- LD2: A system incorporating detectors in all spaces that form part of the escape routes from the premises, and in all rooms or areas that present a high risk of fire to occupants
- LD3: A system incorporating detectors in all spaces that form part of the escape routes from the dwelling

Builders and contractors should aim to install fire detection systems that fit into the LD1 category, however LD2 does offer a good level of protection and is now the standard of the majority of detection systems in domestic situations.

The LD3 category is intended to protect escape routes for those not directly involved in a fire incident and may not provide protection to an individual in the immediate vicinity of a fire.

It is also advisable to have at least one carbon monoxide alarm in any room containing a solid fuel-burning appliance.

Technological advancements

BS 5839-6 also takes into consideration advances in detector technology to help minimise



false alarms. One key advancement is the use of multi-sensing smoke alarms, which combine optical sensing with thermal enhancement for detection of fast flaming and slow smouldering fires in a single alarm.

Using a multi-sensing smoke alarm not only offers builders the sensing benefits of both ionisation and optical alarm technology, but also significantly reduces the potential of nuisance alarms.

Builders and contractors have clear responsibilities to fit smoke, heat and carbon monoxide alarms that offer high levels of protection to occupants and the building, even if it is not mandatory in legislation. By following the latest guidelines, builders can be confident that they are providing fire detection systems that meet the most up-to-date standards.

Jeremy Roberts is sales director at SONA.

Enq. 179

Envirograf®
Protecting the irreplaceable

FIRE RATED DOWNLIGHTER COVERS

MAKE SURE YOU COMPLY WITH FIRE REGULATIONS

Call: 01304 842 555 Email: sales@envirograf.com

Enq. 180



FDS appointed to £1bn regeneration

One of London's largest urban regeneration projects will see award-winning smoke ventilation contractor, **Fire Design Solutions (FDS)**, provide a number of its fire safety systems to one of the scheme's residential developments. The Morello development is the first phase of a wider £1bn project in the heart of Croydon, South London, which will include improved transport links as well as shopping and leisure facilities. Spanning across four blocks, Morello comprises a total of 297 one, two and three bedroom luxury apartments. Having been appointed to the project by Menta Redrow Ltd, FDS will design, install and commission a number of its systems to ensure the development meets all of the required fire safety Building Regulations. Over the coming months, the smoke ventilation contractor will install mechanical smoke ventilation systems (MSVS) in all four of the development's blocks. The team at FDS will also install its car park ventilation system into the development.

01322 387 411 www.firedesignsolutions.com

Enq. 181

Aico 160e: The next step in alarm evolution



Aico, a UK market leader in domestic mains powered Fire and Carbon Monoxide (CO) detection, unveils the latest in Smoke and Heat Alarm technology with its new 160e Series. With over £280 million of the 160e Series alarms sold to date, the new 160e Series builds on this high quality, reliable and proven technology to produce a cleaner,

modern designed alarm containing a whole raft of enhancements to increase protection and performance. The new 160e design is up to 18 per cent slimmer when compared to the 160RC Series alarms allowing them to be less obtrusive in the room.

Enq. 182

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. 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.

Enq. 183

Autumn's the time for Sadolin's Beautiflex®



There's still a chance to get wood in shipshape condition ready for the winter ahead with Sadolin's new high performance product Beautiflex® – which enables exterior woodcare tasks to be extended into Autumn. This solvent opaque woodstain provides a beautiful, flexible finish with long term protection. It is formulated for application in cooler

temperatures. Suitable for all new, bare or previously coated exterior wood, Sadolin Beautiflex's superior coating is achieved through a formulation which features alkyl resin technology.

0330 0240310 www.sadolin.co.uk

Enq. 184

Felmoor Park receives premium protection



The Scandinavian log cabins and lodges at the picturesque Felmoor Park in Northumberland have been given a striking new finish thanks to Remmers wood coatings. Remmers HK Stain was selected to provide not only effective weather protection but protection against blue stain, rot and insects. HK Stain is a "2 in 1" product which eliminates the

need for an additional wood preservative primer and is perfect for both soft and hardwoods. The product penetrates into the wood whilst leaving it fully breathable and as it doesn't flake or peel.

01293 594037 www.remmers.co.uk

Enq. 185

Fire Design Solutions appointed to London skyscraper project



Award-winning smoke ventilation contractor, Fire Design Solutions (FDS), has been appointed to provide its expertise and range of systems for a new £110 million residential development in London's Elephant and Castle district. The development will create a total of 278 private rental apartments and 179 low cost homes, making it one of the largest developments built specifically as PRS in London. Enlisted by building services engineers Halsion Limited, FDS has been called upon to design, supply and install its smoke ventilation systems for the main block and an additional six storey terrace building, as well as ventilation systems for the development's car park areas to remove pollutants during day-to-day operation and smoke in the event of a fire. Beginning work on the project in January, FDS utilised Computational Fluid Dynamics (CFD) modelling to simulate the movement of fire and smoke through the building in the event of a fire. Using this method, FDS validated the effectiveness of the mechanical smoke ventilation systems, which its team is currently installing in the development. Utilising ventilation shafts that incorporate powered fans to serve a building's common corridors and/or lobby areas, mechanical systems.

01322 387 411 www.firedesignsolutions.com

Enq. 186

Woodex® recognised as a trademark



James Latham has announced that WoodEx®, its premium quality, engineered hardwood and softwood timber product, is now recognised as a registered trademark with the UK Patent Office.

Introduced into the market four years ago, WoodEx® is made from European Ash, European Redwood, European Oak, Sapele and Grandis.

WoodEx® offers numerous features and benefits. It has two high-quality, clear faces for use in joinery applications and is ideally suitable for use in timber doors and windows as the product offers greater dimensional stability. In addition, Lathams can supply the product either as finger jointed or as one piece.

James Latham's Group Product Sales & Development Manager for WoodEx®, Paul Leach, commented:

"Achieving registered trademark status is great news for us, apart from the obvious protection and exclusivity it affords, it not only enhances the WoodEx® brand but also demonstrates the support and long term plans we have for this great product."

For more information on WoodEx®, and James Latham's extensive range of timber products please contact James Latham directly.

Enq. 187

The versatility of timber

Timber is fast becoming a preferred construction material across the sector. Jonathan Fellingham of Donaldson Timber Engineering (DTE) discusses the versatility of timber solutions for meeting health and safety as well as sustainable building needs.

There are many well-known benefits to working and building with timber. Its status as a renewable, adaptable and cost effective option is becoming increasingly understood within the construction industry. Precision cutting technology has made timber and timber products a high-quality, consistent and reliable choice, and as a natural product, it aids in the industry's shared objective of meeting sustainability targets. It's easy to store and transport, it's non-toxic, a good insulator, and it's often less expensive overall. The benefits of timber go on and on.

Health and safety

Timber is also an extremely versatile material, as it can be manipulated into various shapes and nailed or bolted together with other materials. But despite all of its good qualities, timber is rarely discussed as a strong alternative when developing health and safety products.

Over the last two years, a renewed commitment to research and development has been seen, companies assessing how they can develop timber solutions to reduce health and safety risks. According to the Health and Safety Executive's figures between 2012 and 2015, a significant proportion of fatal injuries in the construction industry were a result of falls from height.

With a growing demand for tall, fink-style trusses higher than 2.5 m, overstretching while working at height is an incredibly dangerous and increasingly prevalent risk. Some builders now request trusses with factory fitted plated timber cross bars between the central webs. The cross bars act as a platform to allow carpenters to reach the truss apex and thereby nail the stability bracing safely. In order to make this system more factory-friendly, a simple scaffold system has been developed that facilitates the safe on-site fixing of apex stability bracing on these trusses. Instead of pre-fitting permanent cross bars, an adjustable, reusable metal cross bar can be used to suit any project then, once the work is finished, it can be removed and used again.

Although stairwell protection kits are common when using first and/or second floor joists as a platform during the build process, these kits are typically one-use only. In order to save money and decrease waste on-site, reusable timber kits that bring significant value for the builder can be used. The kit is installed using the same methods as existing stairwell protection kits and



is suitable for any straight flight of stairs. The simple solution of using timber to create a viable alternative will save money, will not cost the builder any extra time, and will ideally encourage more sites to use this important safety measure.

These are just two examples of successful alternatives. However, given that many of timber's benefits can be applied to product development, and with an increasing need for advancements in health and safety practices, it is a logical step to focus on how timber can provide viable solutions.

Sustainable building

The construction industry has made leaps and bounds in recent years towards meeting a sustainable building agenda. Timber is without question one of the most sustainable and environmentally-friendly building materials, especially beneficial to builders on medium to large-scale developments. Timber's versatility however means that it is also a top choice for small developments,

including the most green and eco-friendly builds.

A good example of this versatility is a country park project, featuring a new visitor centre. An exemplar of sustainable building, the project required its suppliers to propose the most 'green' options available. This unique project includes an unusual sloped roof, which called for the design of inverted trusses to form an ornate ceiling detail, using the smallest amount of timber possible to make it sustainable. Sloping ceilings are more commonly used as a feature rather than a practical design, so the dimensions of the trusses had to be exact to ensure the ceiling looks seamless.

The rest of the building utilises straw-bale construction for the walls, with lime render and clay plaster; while car tyres are used for the foundation rather than concrete footings, as an eco-friendly alternative.

This project is particularly interesting because the contemporary design of the building is so unusual. It has soft, rolling lines rather than hard

**HIGH GRADE SOLID STOCK
TIMBER FLANGES** AVAILABLE
FROM 145
DESIGNED AND TREATMENT TO CLASS 2
MANUFACTURED IN THE UK CONDITIONS **DEPTH**
NON-STANDARD LENGTHS AVAILABLE

**SPECIFY
JJI-JOISTS
AND WE'LL
GIVE YOU
AN I-FULL.**

FULLY BIM COMPATIBLE FREE DESIGN SOFTWARE

**HIGH LEVEL
ENGINEERING
SUPPORT** **I-JOIST OF
CHOICE
FOR ON-SITE
TRADES** **TECHNICAL
FIELD
FORCE**
QUALITY MEANS PERFORMANCE AND ACCURACY
**ONLY UK I-JOISTS
VERIFIED TO PAS2050
FOR ACCURATE
CARBON NUMBERS** **EASY TO NAIL
AND SCREW** **ONLY UK I-JOISTS
WITH FSC OR PEFC
CERTIFICATION**

Reader
Enquiry

188

You can rely on JJI-Joists to succeed—whatever the challenge, because JJI-Joists are jam packed with features to make your life easier, and the job quicker. We are the most popular I-Joist in the UK and the I-joist most specified by architects and engineers. So, whether designing or building, choose JJI-Joists with confidence. You'll find there's so much more to them than meets the eye.

WEB: www.jamesjones.co.uk/ewp EMAIL: jjj-joists@jamesjones.co.uk



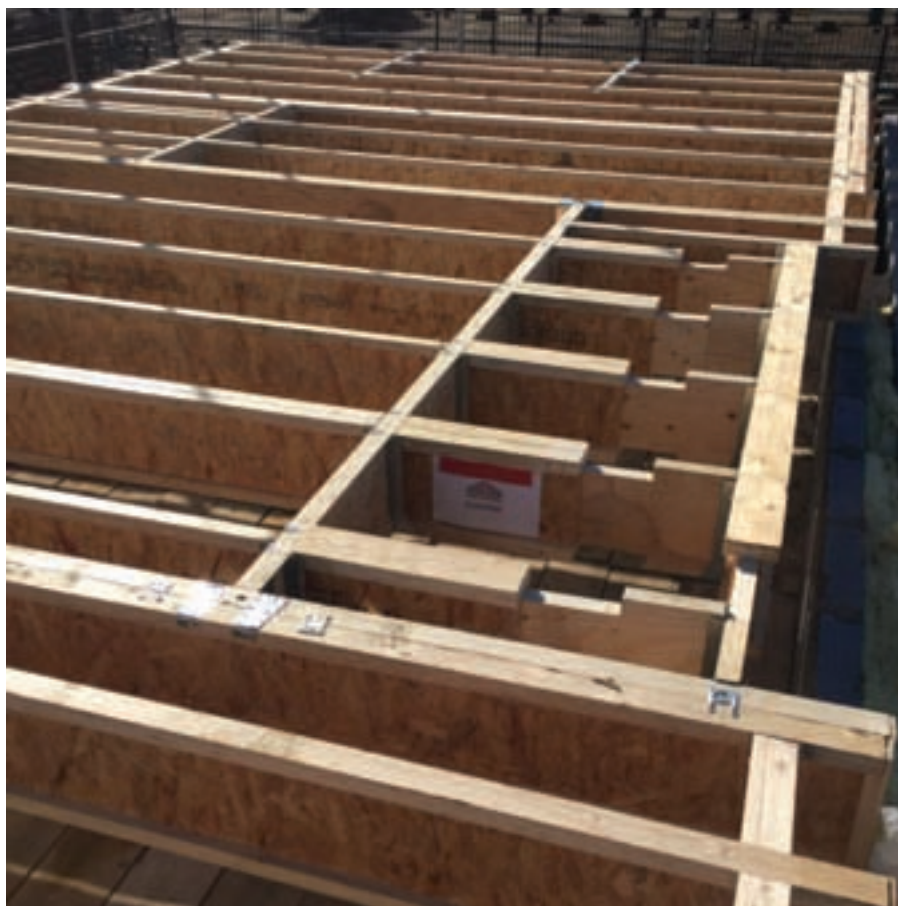
**James Jones
& SONS LIMITED**
TIMBER SYSTEMS DIVISION

edges so it fits seamlessly into the forest and rolling hills of the park, and the timber and glass features create a light and airy appearance. The inverted trusses were almost unique – in 20 years of practice the designer had only worked on a few previously.

Because of its status as a country park, it was important that the building project be environmentally friendly. It is a perfect example of timber's versatility, its ability to be shaped to fit seamlessly, its strength to reduce the amount of material required, and its natural appearance, which allows it to blend in with its surroundings.

These are just a few examples of the diverse range of timber solutions possible, across two very different areas of the industry. The materials used within buildings are from a finite resource, and although they each bring benefits, it's important to explore other options in order to act sustainably. Thinking outside the box and seeing materials for their potential rather than their past, can not only lead to new discoveries, but it can save money, time and the planet. Timber is a hugely versatile material and there are many reasons to use it within building projects. Over time, more businesses will hopefully come to understand and benefit from its use as a most versatile, modern and valuable product.

Jonathan Fellingham is managing director of Donaldson Timber Engineering (DTE)



Enq. 189

Crendon reaches new heights



Pioneering UK roof truss supplier **Crendon Timber Engineering** has marked a £1.5 million investment with the official opening of a new state-of-the-art manufacturing facility. The 1,700m² factory at the company's site in East Harling, Norfolk, manufacturing trussed rafters and Posi-Joists, is the latest landmark for the company which

celebrates its 50th anniversary next year. The new East Harling depot will offer a full design and manufacture service for roof trusses and Posi-Joists along with a distribution hub for the south-east.

01844 201020 www.crendon.co.uk

Enq. 190

The benefits to using Engineered Timber



The benefits of **Timbmet** Engineered Components (TEC*) compared to Timber are explained in a new brochure that underlines why the company is at the forefront of innovation in the largely traditional timber industry. Manufacturers and installers will find that Timbmet's multi layered construction of TEC* offers stability and stress performance far in

excess of Timber. These highly engineered wood products – available in four key species – are made by joining/gluing multiple pieces of material together.

01865 860303 www.timbmet.com

Enq. 191



Suppliers of British grown timber products

As one of Britain's largest hardwood sawmills, we offer a range of sustainable timber products including:

- Structural oak beams
- Oak, sweet chestnut & cedar cladding
- Solid English hardwood flooring
- Naturally durable timber decking

Please visit our website for the full range.

Vastern Timber
Wootton Bassett
Wiltshire
T 01793 853 281
E sales@vastern.co.uk
Studley, Wiltshire
T 01249 813 173
vastern.co.uk

Enq. 192



www.hbdonline.co.uk

The Housebuilder & Developer website is an online provider of past and present products and news items for housebuilders & developers. Regularly updated with hundreds of press releases hbdonline.co.uk is a one-stop source for all the latest press releases providing you with access to information about products and services you require for all projects as well as relevant news and case studies.



Digital Issue

The digital issue of Housebuilder & Developer provides all the same content as the print issue with the added advantage of being instantly available whenever and wherever you have access to the internet. In addition to its ease of access the digital issue of Housebuilder & Developer gives direct links to advertisers, allowing you to visit a potential supplier's website with the simple click of a mouse. Subscribe at www.hbdonline.co.uk



HBD Newsletter

Emailed on a fortnightly basis, the Housebuilder & Developer newsletter is designed to provide you with the latest information on products and services of interest, direct to your inbox. You can quickly gather a snapshot of information from up to 12 carefully selected companies and easily follow links through to further information on www.hbdonline.co.uk, or go direct to the company's own website. Brochures and videos are also regularly available. Subscribe at www.hbdonline.co.uk

AIR CONDITIONING & VENTILATION

Beko Technologies Ltd
Tel: 01527 575778
www.beko-technologies.co.uk

Nuaire
Tel: 029 2088 5911
www.nuaire.co.uk

Space Air Conditioning
Tel: 01483 504 883
www.spaceair.co.uk

Wilo UK Ltd
Tel: 01283 523000
www.wilo.co.uk

AIR TIGHTNESS & TESTERS

BUILDING REGULATION COMPLIANCE TESTING Part E: Sound Insulation Part F: Ventilation Part L: Air Tightness	
Fast Response Fully Accredited UK's No. 1	Nationwide Service ATMA Members Competitive Fees
Call Today: 0800 587 1000 <small>Quote Ref: BS001 to receive a discount</small> compliance@bsria.co.uk www.bsria.co.uk	

Enq. 501

BALCONIES & BALUSTRADES

Balco Balcony Systems Ltd
Tel: 0800 652 4526
www.balcouk.com

Sapphire Balustrades
Tel: 0844 88 00 553
www.sapphirebalustrades.com

SG System Products
Tel: 01473 355907
www.sgsystemproductsipswich.co.uk

Windoor UK
Tel: 0870 067 88 10
www.windooruk.co.uk

BATHROOMS & SHOWERS

Lecico
Tel: 01234 244030
www.lecico.co.uk

BUILDING PRODUCTS & SERVICES

Alumasc Group
Tel: 01536 383844
www.alumasc.co.uk

British Gypsum
Tel: 0844 800 1991
www.british-gypsum.com

F H Brundle
Tel: 01708 25 35 45
www.fhbrundle.com

FP McCann
Tel: 0287 964 2558
www.fpmccann.co.uk

BUILDING PRODUCTS & SERVICES

Francis Flower Northern (Gypsol)
Tel: 01928 574574
www.francisflower.co.uk

Lindab
Tel: 0121 585 27 80
www.lindab.co.uk

NHBC
Tel: 0844 633 1000
www.nhbc.co.uk

Norbord
Tel: 01786 812921
www.norbord.co.uk

Proctor Group
Tel: 01250 872261
www.proctorgroup.com

Roger Bullivant
Tel: 01283 511115
www.roger-bullivant.co.uk

SIG plc
Tel: 0114 285 6300
www.sigplc.com

Swish Building Products
Tel: 01827 317200
www.swishbp.co.uk

Tarmac / Lovell
Tel: 0800 917 8888
www.tarmac.co.uk

BRIDGING & DEVELOPMENT FINANCE

Quivira Capital
Tel: 0203 051 5298
www.quiviracap.com

CAD & SOFTWARE

Standing Stone
Tel: 01661 886653
www.standing-stone.co.uk

COATINGS, SEALANTS & PAINTS

Barrettine Group
Tel: 0117 960 0060
www.barrettine.co.uk

01435 863500
www.hbdonline.co.uk

CONSERVATORY ROOFS

Made for Trade
Tel: 0844 335 1226
www.madefortrade.co

DECKING

Saige Longlife Decking
Tel: 01789 721576
www.saiged decking.com

www.hbdonline.co.uk

DOORS & WINDOWS

SASH WINDOW LOCKS

ROLA
ROLA

www.sashwindowlock.com
TEL: 0844 482 20 34 FAX 01708 768 825

Enq. 502

Marlin Specialist Glazing Solutions
Tel: 01535 603909
www.marlinwindows.co.uk

SKAALA
Tel: 01224 224 567
www.skaala.com

ENVIRONMENTAL REPORTS

GeoSmart Information
Tel: 01743 276 150
www.geosmartinfo.co.uk

To get your company listed here,
contact us today on
01435 863500

FINANCE & INSURANCE

Business Lending Group – BLG Development finance
Tel: 0845 465 6500
www.business-lending.co.uk

Trade Direct Insurance Services
Tel: 0800 028 0380
www.tradedirectinsurance.co.uk

Moody Venture Capital
Tel: 01277 354222
www.mvfinance.co.uk

FIRES & FIREPLACES

Clearview Stoves
Tel: 01588 650401
www.clearviewstoves.com

Specflue
Tel: 0800 9020220
www.specflue.com

FLOORS & FLOORING

IVC Group
Tel: 07799 896522
www.ivcgroup.com

FOLDING SLIDING DOORS

Folding Sliding Door Company
Tel: 0845 644 6630
www.folding sliding doors.com

GLASS & GLAZING

Selectaglaze Ltd
Tel: 01727 837271
www.selectaglaze.co.uk

HEATING, VENTILATION & PLUMBING

Begetube
Tel: 01463 246600
www.begetube.co.uk

Encasement
Tel: 01733 266 889
www.encasement.co.uk

Envirovent
Tel: 0121 685 2100
www.eaton.com

Mitsubishi Electrical
Tel: 01707 276100
www.mitsubishielectric.co.uk

UK Plumbing Supplies
Tel: 01625 877222
www.uk-plumbing-supplies.co.uk

To get your company listed here, contact us today on
01435 863500
www.hbdonline.co.uk

INSULATION

Collecta
Tel: 08456 717174
www.collecta.co.uk

Greentherm Solutions (Icynene)
Tel: 01229 716039
www.uksprayfoam.co.uk

Kingspan Insulation
Tel: 01544 388 601
www.kingspaninsulation.co.uk

Knauf Insulation
Tel: 0844 8000135
www.knaufinsulation.co.uk

To get your company listed here, contact us today on
01435 863500

IRONMONGERY

Ironmongery Direct
(Essex Fittings Ltd)
Tel: 0808 168 28 28
www.ironmongerydirect.com

KITCHENS & APPLIANCES

Indesit Company
Tel: 08000 921 922
www.indesit.co.uk

Shaws of Darwen
Tel: 01254 775111
www.shawsofdarwen.com

www.hbdonline.co.uk

LIGHTING & ELECTRICAL

Eaton Electric Limited
Tel: 0121 685 2100
www.eaton.com

Mitsubishi Electrical
Tel: 01707 276100
www.mitsubishielectric.co.uk

Panasonic Electric Works
Tel: 01908 231555
www.panasonic-electric-works.co.uk

To get your company listed here, contact us today on
01435 863500

NATURAL STONE LANDSCAPING PRODUCTS

Husqvarna
Tel: 0844 8444 570
www.husqvarnaco.uk

Jacksons Fencing
Tel: 01233 750393
www.jacksons-fencing.co.uk

Natural Paving Products (UK) Ltd
Tel: 0845 072 1150
www.naturalpaving.co.uk

OAK PRODUCTS

Courtyard Designs
Tel: 01568 760540
www.courtyarddesigns.co.uk

To get your company listed here, contact us today on
01435 863500
www.hbdonline.co.uk

POWER TOOLS

Robert Bosch UK Ltd
Tel: 01895 838847
www.boschprofessional.com

www.hbdonline.co.uk

PRODUCT APPROVAL & INSPECTION

British Board Of Agreement
Tel: 01923 665300
www.bbacerts.co.uk

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

PROFESSIONAL SERVICES

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

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

Sky
Tel: 020 7705 3000
www.sky.com

PUMPING STATIONS

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

RAINWATER PRODUCTS

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

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

RENEWABLES

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

ROOFING & CLADDING

Euroclad
Tel: 02920 790 722
www.euroclad.com

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

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

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

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

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

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

Steni UK Ltd
Tel: 01978 812111
www.steni.co.uk

SAFETY & SECURITY

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

Fibregrid Ltd
Tel: 01440 712722
www.fibregrid.com

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

SEWAGE TREATMENT

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

SMOKE & FIRE PROTECTION

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

STONEMASONRY & MASONRY

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

Haddonstone Ltd
Tel: 01604 770711
www.haddonstone.com

Sytex Uk Ltd
Tel: 01483 234 885
www.sytex.co.uk

TEMPORARY ACCOMMODATION

Enq. 503

TIMBER PRODUCTS

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

TOOLS & EQUIPMENT

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

Clean lines ✓
Cutting edge design ✓
Ultra High Definition ✓



Make incredible Sky Q available from the moment homebuyers walk in

Walk in working services appeal to 98% of homebuyers, with most wanting TV, phone and broadband in place within 48 hours of moving into a new home. We'll work with you during or after construction to make sure everything is up and running on moving day.

As well as future-proofing your developments, you'll also help maintain or improve your star rating. What's more, Sky is top choice over any other TV service – making Sky Q the perfect feature of your development.



OUTSTANDING ENTERTAINMENT

Get Sky Atlantic, the home of world-class storytelling plus over 350 additively good Box Sets, documentaries, kids' shows and more.



STORE & RECORD MORE

We will provide you with our Sky Q 2TB Box at no cost, which stores over 1,000 hours of TV and lets you record four shows whilst watching a fifth.



WIRELESS MULTISCREEN

With Sky Q Mini you can enjoy TV and watch recordings in any room without the messy holes and extra cables.

Make your developments good to go from day one

sky COMMUNAL TV

sky.com/walkinworking or call 08442 410 327

sky

£60 set-up fees apply. 12 month minimum term subscription. Asgardus © Turner New TV Studios LLC 2016. Westworld © 2016 Home Box Office, Inc. All rights reserved. HBO® and all related programs are the property of Home Box Office, Inc. SUPERHERO, and all related characters and elements are trademarks of and © 2016 DC Comics. © 2016 Warner Bros. Entertainment Inc. All rights reserved. Houston and The Lady Red Planet Pictures © 2016. The Walking Dead © Gene Pappas/MC, World of the Wild © Volodymyr Bondak/Shutterstock.

Subject to status, upfront payment may be required. New Sky Q TV customers only. New Q month minimum term. Original Bundle: £20pm; Variety Bundle: £30pm; or Box Sets Bundle: £30pm. Sky Cinema: £7.50 extra per Sky Sports: £27.50 extra per Sky Q Multiscreens: £12 extra per Sky Q 2TB box: 1TB personal storage, 300GB storage reserved by Sky Ultra-HD. Much Ultra HD content only available to customers with a Sky Q 2TB box and Multiscreen subscription. Ultra HD not available on Sky Q Mini boxes or Sky Q 1TB box. Record More: Compared to standard 500GB Sky+HD box. Requires Sky Q 2TB box. Sky TV subscription and HD TV Box Set(s). Selection of shows/series available & varies each month. Sky Store costs extra. Box Sets Bundle required for TV Box Sets. General: Separate contracts apply. Prices may go up during the minimum term. Non-standard set-up may cost extra. Connect to TV using HDMI cable. Sky Q kit is loaned to you at no cost and must be returned at the end of the relevant subscription. You own the Sky dish. Prices may vary if you live in a flat. You must get any consents required (e.g. landlord's). Prices for Direct Debit payments only. Continuous debit/credit card mandate costs. 30 days, UK, Channel Islands and Isle of Man residential customers only. Email address required so we can keep in touch about your services. Further terms apply. Call to Sky cost. 30pm plus your provider's access charge. Contact at 08442 410 327.