



HbD

Housebuilder & Developer

December 2016

**Best of 2016 includes Barratt's
Great West Quarter and Crest
Nicholson's Bath Riverside**

**Redfern Review analyses
decline in home ownership**

Features in this issue

Cladding & Facades
Doors, Windows & Conservatories
Heating & Renewable Energy
Rainwater & Greywater Products
Stairs, Balustrades & Balconies

Supplement

Products of the Year

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Housing White Paper expectations

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Barratt London/Assael Architecture: Great West Quarter, Final Phase

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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

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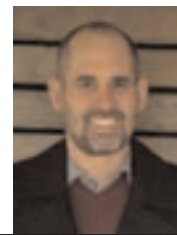
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Editor's comment

James Parker



As we approach the end of a turbulent year, the recent Autumn Statement, despite rumours that the Chancellor would tread very lightly given the clouds of uncertainty hanging over the UK economy, actually contained a surprise sack of gifts that were gratefully received by many in the industry.

Although Phillip Hammond made many of the prerequisite noises about attempting to reduce the national debt, he officially abandoned his predecessor's plans to remove the UK's budget deficit – trailed in the Autumn in the wake of the referendum vote. This admission, backed up by the OBR's downgrading of economic forecasts, was presumably not only because of Brexit, but was also the key to enable him to invest some much-needed money into removing obstacles to housebuilding delivery – universally acknowledged as crucial to reducing the demand/supply gap.

As painful as it may be for our national debt, in order to succeed it is often essential to invest. Hammond is certainly doing that, promising £1.4bn for 40,000 affordable homes, and also £2.3bn for a Housing Infrastructure Fund to equip sites with the

services to speed up house construction. And finally, £1.7bn to drive forward building on public sector land, and an increase in the London Affordable Homes programme by over half to £3.15bn. In our current economic climate, these are big numbers.

Owning a firm (Castlemead) which develops properties in the healthcare sector, perhaps Hammond is more acutely aware than most of what the construction industry needs, and its contribution to the economy. And with alarming headlines such as Arcadis' recent report that curbing migration following Brexit could mean a drop in the construction workforce of 215,000, it's helpful that someone with inside knowledge is in charge of finances. And the fact he's making such a forceful intervention shows he's aware of the scale of the problems.

The question is, following the money, does the Housing Minister need to take a more interventionist role to stop planning and NIMBYism having the final word?

Happy Christmas and a prosperous New Year from the whole Housebuilder & Developer team!

ON THE COVER:

Barratt Developments came away with a handful of trophies at the Sunday Times British Homes Awards. It bagged Homebuilder of the Year, and was commended in three categories including Apartment Building for Great West Quarter, a 900-apartment regeneration in Brentford, west London. Barratt was also commended for Renaissance, another major regeneration project in the capital, which was Development of the Year (over 100 homes).



Mayor to deliver 90,000 affordable homes to capital

Sadiq Khan has set out new planning rules to speed up the building of affordable housing, alongside plans for a £3.15bn investment to support 90,000 new affordable homes in the capital.

The Mayor's new funding programme details how he will use the investment, thought to be the biggest housing deal ever secured by City Hall, to support new affordable housing in the capital over the next five years.

The new rules are designed to speed up development and boost affordable housing numbers. Khan's Supplementary Planning Guidance (SPG) is the first step to raising affordable housing levels from the low standard of 13 per cent.

Khan commented on his recent announcements: "I have been clear that fixing the housing crisis will be a marathon and not a sprint, but I am determined to lead from the front and get on with building genuinely affordable homes for Londoners to rent and buy."

He said that the measures "demonstrate real progress on the long road towards fixing London's housing crisis," and that the investment means "we can start building a range of different affordable homes to suit Londoners' needs."

"Together with my new planning guidance," he continued, "we can begin to boost the number of homes built in London and move towards a long-term strategic goal of half of all new homes being genuinely affordable."

According to the Mayor, previous national rules on affordable housing included no investment for mainstream low-cost rented housing. Following negotiations between the

Mayor's office and Government, investment in London can now be spent on a mix of homes for low-cost rent and affordable homeownership.

The Mayor has stated there is no 'one size fits all' approach to affordable housing in London, as the city needs a balanced mix of homes to rent and buy.

The 90,000 affordable homes will be a mix of low-cost rent, shared ownership and London Living Rent, which is based on a third of average household incomes in each borough.

Most homes in the Mayor's programme will be delivered by housing associations, with the condition that their plans must include a minimum 50 per cent affordable housing, with some partners enabled to deliver at least 60 per cent.

The Mayor's plan:

- Set out a clear, consistent, and transparent approach to 'viability', the process through which a development's affordable housing contribution is assessed
- Offer developers a new, quicker route through the planning process, removing the requirement for protracted viability negotiations if they meet a minimum 35 per cent affordable housing
- Support new 'Build to Rent' developments, where institutions like pension funds invest in blocks of long-term private and affordable flats to rent



Industry Comments

Ian Fletcher, director of policy at the British Property Federation: "The GLA has led the field in seeking to have a planning policy on Build-to-Rent, and this latest guidance is immensely helpful to the sector and the Boroughs with which it works."

"What you want as a developer or investor, such as a pension fund, is clarity and understanding that rental homes are different to those for sale, which this guidance delivers. The sector wants to deliver tens of thousands of quality rental homes for Londoners, and those at discounted market rent, in a tenure blind manner. Recognising the sector and how it works in this guidance is a big help."

David Montague, chair of the G15: "The Mayor has secured the very best deal for Londoners. He has listened to housing associations and given us the flexibility we asked for. Now we must get on with the job of building the homes that London needs."

John Dickie, director of policy and strategy at London First: "It's hugely encouraging to see the Mayor's continued focus on building the homes London's workers and families so urgently need. Giving greater clarity and guidance to housebuilders is a welcome step as we work towards a dramatic increase in housing and start building the 50,000 new homes London needs each year."

Geeta Nanda, CEO of Thames Valley Housing Association: "The settlement for London is a great success and allows us the flexibility to build a range of homes for the very many people who are looking to us to deliver the housing solution. Not only is this important for those with dire housing needs, but also for the economy. London needs its workers to be well-housed for the economy to grow."



£18m fund announced to help councils accelerate housebuilding

A new £18m fund to speed up housebuilding has been announced by Housing Minister Gavin Barwell, set to provide thousands of new homes.

Councils can now bid for a share of the 'capacity fund', aimed at tackling planning issues that can cause delay and prevent builders from getting on site and starting work quickly.

Additional measures announced by Barwell include creating six new Housing Zones to support development on brownfield land and provide 10,000 homes, and government funding for a new locally-led Garden Town at Otterpool Park, Kent, which will deliver up to 12,000 new homes.

Barwell commented on his announcements: "We want to turbo-charge housebuilding on large sites to get the homes built in the places people want to live, so that this country works for everyone, not just the privileged few."

"These sites offer enormous potential to transform brownfield land into new homes and the new funding will help get them built



much sooner. Furthermore, we are getting behind plans for a new Garden Town which offers a unique opportunity to boost the local economy, jobs, and provide new homes."

Capacity funding will primarily be aimed at

large sites of 1,500 units or more and Housing Zones. Developers will also be able to apply for funding from the Home Building Fund, which is making £3bn available to brownfield housebuilders.

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Redfern Review calls for new approach to decline in ownership

The Redfern Review has been published, revealing that the financial squeeze on young people is at the heart of the decline in the number of home owners. The report calls for a long-term, cross-party approach to housing issues.

Led by Pete Redfern, chief executive of Taylor Wimpey, the Redfern Review is an independent report commissioned by Shadow Secretary of State for Housing, John Healey MP, supported by an advisory panel of Terrie Alafat CBE, Dame Kate Barker CBE, Andy Gray and Ian Mulheirn.

Among the findings was a 6.2 per cent fall in homeownership between 2012 and 2014, the fact that home ownership is the tenure of choice for 80 per cent of the UK, and that declines in home ownership have been steepest among young people.

It is the most comprehensive review into home ownership and the wider housing market in over a decade and draws on bespoke polling, focus group evidence and expert analysis, as well as new modelling from Oxford Economics. It also suggests areas for discussion and future policy development that “could improve the housing position of young people in a sustainable way.”

The report found that, since its peak in the early 2000s, the rate of home ownership has fallen significantly in England and the UK, falling from 70.9 per cent in England in 2003, to 63.6 per cent in 2014/15. The declines have been the steepest among young people. The Redfern Review has been supported and challenged by a strong independent advisory panel and with extensive external modelling commissioned from Oxford

Economics to identify the root causes of the fall in home ownership since 2003. The conclusions were divided into those that directly impact home ownership and those that have a more general impact on the housing market.

According to the Review, the main drivers of the reduction in home ownership over the last 12 years are macroeconomic and closely connected with the relative financial strength, in terms of the earning and borrowing power of young people compared to older generations (the key group who will contribute to and benefit from increases in home ownership rates.)

It warns that policy changes can be made that help mitigate some of these impacts, but adds “if the trends continue, the long term impacts will not be limited purely to housing.” Even with a significant increase in supply, “home ownership rates will not necessarily increase (but supply increases would be in the interests of the younger age group of potential buyers)”. “To genuinely increase the home ownership rates,” the report suggests, “we need to challenge relative wage rates, mortgage lending standards or provide specific subsidies for certain ‘qualifying’ groups.” It also warned that targeting a specific home ownership level “is not only difficult, but may also be damaging”, and asserted that “we must continue to focus on the housing situations of individuals in the potential home owning group.”

The Redfern Review called for a long term strategy for the housing market. This included

suggesting a long term increase in supply, sustained over 20+ years, which will ‘be needed to reduce overall housing market pressure.’ It also suggested ‘longer-term thinking and cross-party co-operation’, a set of readily deployable “counter-cyclical tools”, a Housing Commission (to be set up in parallel with the Infrastructure Commission) and “improved resourcing for planning departments.”

Pete Redfern commented on his review: “The detailed analytical work of the Review reveals the challenges that young people face in buying their first home and highlights the impact on them of long term falls in relative incomes and ability to borrow.

“We must focus on supporting today’s younger generation and creating a genuine long-term housing strategy, independent of short term party politics if we are to improve the position in a sustainable way for future generations.”

John Healey MP also commented, saying that the review “sets out the causes of the recent decline in home ownership with unprecedented analytical rigour and detail, drawing on extensive new modelling by Oxford Economics, as well as bespoke national polling, focus groups and wide-ranging input from housing professionals and experts.”

Key policy options

- Help to Buy should be refocused so that it is targeted more exclusively at first time buyers and at lower price points on a regional basis extended beyond 2021 for this restricted group
- Starter Homes should be retained but on exception sites only and with the first time buyer discount retained in perpetuity
- More support should be given to programmes that promote savings among young people. The maximum scale of lifetime ISAs should be increased and consideration should be given to increasing the level of Government contribution
- The ‘one for one’ replacement policy for Right to Buy should be extended so that all council homes sold through the scheme are replaced, rather than just some of them
- Rental conditions for tenants should be improved while avoiding unnecessarily increasing landlord’s costs

The Redfern Review into the decline of home ownership



Primary causes of the decline in home ownership, according to the Review

- The biggest contribution to the fall in the home ownership rate after the financial crisis came from the higher cost of and restrictions on mortgage lending for first time buyers - namely tougher first time buyer credit constraints. This is estimated to have cut 3.8 per cent off the UK home ownership rate from 2002 to the end of 2014
- The biggest contributor to the fall in the home ownership rate before the financial crisis was the rapid increase in house prices. Between 2002 and 2014, higher real house prices are estimated to have reduced the private home ownership rate by 2.6 per cent
- The third major driver of the fall has been the decline in the incomes of younger people, aged 28-40, relative to people aged 40-65, i.e. the income of first time buyers relative to that of non-first time buyers. This younger age group’s average income fell from approximate parity with the over-40s to some 10 per cent below in the wake of the financial crisis. This reduced the relative buying power of would-be first time buyers, pulling down the home ownership rate over the period by around 1.4 per cent

Autumn Statement – the industry responds

The Chancellor of the Exchequer Phillip Hammond's first Autumn Statement included some key announcements for the housebuilding sector. These included £1.4bn of new funding which will be made available to private housebuilders, housing associations and local authorities to deliver an estimated 40,000 homes as part of tackling the housing crisis.

In addition, Hammond announced a £2.3bn Housing Infrastructure Fund to prepare land for up to 100,000 new homes in areas of high demand.

The Chancellor also promised to introduce a ban on letting agency fees, a measure slammed as "draconian" by Association of Residential Letting Agents (ARLA) director David Cox. However there were a wide range of other reactions from the housebuilding sector to the measures announced.

The Chancellor also promised he will relax restrictions on Government grants to allow providers to deliver a wider range of housing types, and a "large scale regional pilot" of Right to Buy for housing association tenants. The Help to Buy and Help to Buy ISA schemes would continue.

Reactions: a warm welcome

Sarah McMonagle, director of external affairs at the FMB: "The commitment to double annual capital spending on housing by 2020 demonstrates that the Chancellor understands that housebuilding and economic growth are intrinsically linked. The best way to protect ourselves from an economic wobble as we leave the EU is to invest in our built environment."

She added: "Key to the success of The Housing Infrastructure Fund will be to ensure it focuses on unlocking large numbers of small sites – currently the demands of Section 106 and Community Infrastructure Levy can make many small developments unviable. We look forward to the forthcoming Housing White Paper which we hope will include further interventions to boost housing delivery through SME house builders."

Jeremy Blackburn, Royal Institution of Chartered Surveyors (RICS) head of policy said: "Philip Hammond is something of a political novelty, a Chancellor who listens. He has consulted widely with industry, as I'm sure he will as Britain moves closer towards Brexit."

"It's something of a wait and see statement – the detail won't be revealed until the publication of the White Paper, but he clearly understands the housing sector better than his predecessors."

"There has been a 15 per cent decline in house sales to first time buyers. The Private Rented Sector became a scapegoat under the previous Chancellor, yet with increasingly

unaffordable house prices, the majority of British households will be relying on the rental sector in the future.

"Through the relaxation on grants to deliver a wider range of housing types, Hammond is driving an affordable rental agenda that benefits a cross-section of society."

Terrie Alafat CBE, chief executive of the Chartered Institute of Housing (CIH): "Given the scale of our housing crisis the central focus on housing in the Autumn Statement is a significant step in the right direction. The extra investment for 40,000 new affordable homes and the greater flexibility in funding for housing providers for all tenures are particularly welcome."

Brendan Hodges, senior associate director at Daniel Watney LLP: "The Government has demonstrated a clear understanding of the scale of the challenge we face. Additional funding to support new infrastructure areas with high housing demand is particularly welcome, as is the focus on delivering affordable housing for London, where affordability issues are greatest."

"However, the Chancellor can support accelerated housing delivery where the results can be seen quickly by properly resourcing our planning system. Local planning departments are under-staffed and borne the brunt of funding cuts."

"We keenly await news of the additional resourcing for council planning teams that Housing Minister Gavin Barwell has trailed."

Nicholas Harris, chief executive designate of Stonewater: "We're cautiously pleased to see a more 'flexible' housing programme that responds to local market needs and we look forward to more details on this."

"The funding, coupled with the relaxation of restrictions on government grant, will enable social housing providers to boost housebuilding across a wider range of housing types."

Peter Tooher, executive director at Nexus Planning: "It will be interesting to see how the £2.3bn Housing Infrastructure Fund will work in practice. To overcome frequently entrenched local objections to new homes, the fund would benefit hugely from some direct involvement from housebuilders and the community in making choices on how money is spent at a local level."

John Goodall, CEO and co-founder Landbay: "The commitments to housebuilding to address the chronic supply/demand imbalance won't bear fruit overnight – even 2020 may not be a realistic target if past pledges are anything to go by. In the interim, it's vital that the private rented sector is supported. Cutting letting fees is a measure but Hammond could have gone further."

Julia Evans, BSRIA chief executive: "The Chancellor delivered a comprehensive raft



Autumn Statement: housebuilding

- £2.3bn housing infrastructure fund to unlock land for housing and deliver infrastructure for up to 100,000 new homes in areas of high demand
- A £1.4bn affordable housing fund to deliver 40,000 additional affordable homes
- £3.15bn for 90,000 affordable homes in London
- Ban on letting agency fees "as soon as possible"

of policies that will support the construction industry at large. However, it was disappointing to see no mention of the environment.

"The UK's housing crisis is one of the biggest challenges we face as a country; BSRIA members continue to report that a lack of affordable homes is damaging their ability to recruit and retain staff."

John Anderson, executive director, Kier Living: "We welcome the Housing Infrastructure Fund which will allow projects to deliver new roads and water connections. Many sites are technically constrained so this will help to unlock potential for sites where new houses are needed the most."

"It is great to see an allocation of money to support the wider mix of house tenures – while we acknowledge the ongoing problem in falling home ownership there is a greater need for other forms of affordable housing."

Not totally convinced...

Liam Bailey, global head of research at Knight Frank: "After several years of seemingly endless property tax reforms, the absence of new announcements on property taxation leaves unaddressed the drag on market liquidity caused by high stamp duty."

Tom Shaw, director, Buildings – Ramboll: “We need to do more than simply increase funding, but concentrate on encouraging the industry to innovate and explore methods of building and construction that will enable homes to be built at a lower cost and in shorter periods of time. Methods such as off-site manufacture could revolutionise house-building in the UK, but requires attention and investment to do so.”

Mat McNab, executive director, Buildings – Ramboll: “We welcome the extra funding

for homes in the UK, but questions still remain over timescales and methods of delivery. If these funds are not spent quickly and effectively then we will not see the pace of change essential to providing the country with the necessary economic and social impact. We have had little clarification so far.”

Michael Thirkettle, chief executive of McBains Cooper: “For years successive governments have announced ambitious house building targets which are never met, so the Government’s commitment to spend on social and economic

infrastructure is good news.

“We are disappointed that there was no announcement to streamline the planning process or free up land on the greenbelt – much of which is derelict land rather than areas of beauty.

“We were also disappointed not to see further investments in training and apprenticeships in the UK construction industry, as we will need to train and re-train UK people in readiness for any restrictions in the supply of skilled foreign workers following Brexit.”

High Court case serves as a warning to housebuilders on covenants

A law firm has warned housebuilders and property developers to check for building schemes and restrictive covenants when planning a development, following a High Court case which prevented the planned redevelopment of a single property into four dwellings.

Despite a homeowner obtaining planning permission to develop land which was subject to a building scheme, the other members of the building scheme were able to enforce a covenant which restricts use of the property to a single private dwelling-house with a garage for one family.

Building schemes are common when large areas of land are divided up into plots during

development, and they allow each owner of a plot to enforce covenants against each other. The court agreed with the other home owners in the scheme and considered that the scheme and the covenants did restrict the planned development. As planning was already in place, they were not premature in bringing a claim.

Samantha Bell, a property litigation solicitor at Gordons law firm, commented: “Planning permission indicates an intention to build in accordance with that permission, and in this case serves as a warning that developers could find themselves in court if they obtain planning permission which, if implemented, would breach covenants for the use of land.”



Wilmott Dixon frees up residential arm

Wilmott Dixon has announced that it is splitting the company into three distinct “sister businesses” to give its residential and support services divisions greater independence.

The company said that with the Residential subsidiary as well as its Fortem supports services business having made “good operational and strategic progress,” it will now “implement plans to strengthen both companies further by allowing each to benefit from greater independence to pursue their individual growth plans.”

“In 2017 this will see them move out from under the Wilmott Dixon umbrella to become ‘sister’ rather than ‘subsidiary’ businesses to Wilmott Dixon, whilst remaining owned and controlled by the family.”

The three sister companies will be Wilmott Dixon Holdings (including subsidiaries Wilmott Dixon Construction and Wilmott Dixon

Interiors), Willmott Residential (subsidiaries Prime Place, Be:here and Willmott Partnership Homes) and Wimpole Equity Holdings (includes Fortem).

The contractor published its accounts for the six

months to 30 June 2016, announcing profit up by £4m on 2015 to £12m, and a “secured and probable” forward order book of £1.15bn including 7,500 homes in the pipeline.



Larkfleet submits plans for 'elevating house'



The Larkfleet Group has applied for planning permission to build an experimental house that could rise on jacks above flood waters. If tests are successful, the house could provide a model that would enable housebuilding on thousands of sites across the UK which at present cannot be developed because of the risk of flooding.

If planning permission is granted by South Holland District Council, Larkfleet plans to build a three-bedroom detached house in Weston Hills, near Spalding, Lincolnshire, that can be raised up to 1.5 metres above ground level by eight mechanical jacks.

Work on the house, which will sit on a steel ring beam in place of conventional foundations, could begin in 2017. Experiments with raising and lowering the house, including testing the long-term maintenance and operation of the jacking system, will run for up to five years.

Because the house will be of modular steel-frame design it can then be disassembled and re-erected on another site.

It is anticipated that houses of this design would be jacked up well ahead of the arrival of flood waters, based on advance warnings from organisations such as the Environment Agency. The mechanical jacking system, powered by a central motor, gear box and drive shafts, could lift the 65 tonne house to the full 1.5 metre height above ground in less than five minutes.

Rooftop solar panels and a battery would provide the house with some continuing electricity supply when raised above the ground, and the water and sewage would remain connected through flexible hoses. However, it is not envisaged that residents would remain in occupation during floods. Instead, the householders would pack up, lock up and jack up the home before taking refuge in temporary accommodation on higher ground elsewhere.

Build To Rent package expected in white paper

Housing Minister Gavin Barwell has reiterated the government's commitment to the Build to Rent sector, asserting that the upcoming White Paper will address the issue.

A "package for Build to Rent" will be included in the White Paper, Barwell being keen to attract institutional investment to the housing market.

Construction News has reported Barwell as saying: "Both the secretary of state and I have made it really clear that we are keen to attract institutional investment into the housing market in this country, and you can rest assured that there will be things about that in the White Paper."

"In terms of the package for Build to Rent, [developers] can absolutely be sure that there will be things we want to talk about in the White Paper."

He also revealed that the Government was looking at the need to speed up the planning process, saying: "I've had feedback from lots of people that they would be interested in paying

a premium fee and get a premium service."

The Housing White Paper is expected to be published this year, although the Minister was unable to confirm it would be released before 2017.



Allow councils to borrow, FMB tells Chancellor

Allowing local authorities to borrow in order to build new homes could help fix the housing crisis and mitigate any emerging economic uncertainty, according to the FMB.

Brian Berry, chief executive of the FMB, said that now is the time for the new Chancellor to "Think creatively about how to address the country's growing housing crisis."

He said: "We simply aren't building enough new homes to meet current demand, which is why we're calling for the Chancellor to empower local authorities to borrow money to build thousands of new social homes."

Berry noted that the Government has recognised the magnitude of the housing crisis, and acknowledged its efforts in bringing forward new measures to tackle the issue. "Nevertheless," he said, "the gap between the number of homes we are building and the 250,000 a year figure widely accepted to be necessary in order to address the housing

shortfall remains significant.

"Local authorities, who are well placed to identify local housing needs, can play a critical role in financing an increase in housing output in a safe and sensible way.

"We currently spend £1 on housebuilding for roughly every £4 spent on housing benefit. Investing in a longer term solution would therefore make sense even in more certain economic conditions."

In the time of political and economic uncertainty that we live in, Berry concluded that "A sensible programme of investment like this could both significantly boost housing output and provide a welcome shot in the arm to a sector that is still jittery over its prospects for the next few years.

"The Chancellor has spoken of a fiscal 'reset' ahead of his statement. In this spirit, we hope he seriously considers a policy that would both act as a simple low-risk stimulus and would help the Government achieve its housing targets."

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8 February, London
www.housinginnovationawards.co.uk

CIH Housing Awards

24 February, Belfast
www.cih.org/events

CIH South East Conference

6 - 8 March, Brighton
www.cih.org/events

Ecobuild

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

Housing Technology Conference & Executive Forum

7 - 9 March, Oxford
www.housing-technology.com/events

CIH Scotland Conference

14 - 15 March, Glasgow
www.cih.org/events

Housing Finance Conference and Exhibition

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

Materials 2017

25 - 26 April, London
www.materials2017.co.uk

UK Housing Awards

26 April, London
ukha.secure-platform.com

RESI Awards

10 May, London
www.resiawards.com

CIH South West Conference

10 - 11 May, Bristol
www.cih.org/events

Social Housing Finance Conference

11 May, London
www.socialhousing.co.uk/events

Report hails Birmingham's housebuilding renaissance

According to a new Report from Knight Frank, Birmingham is in the throes of a renaissance, enjoying an increased supply of homes, commercial occupiers and improved infrastructure.

The city has moved away from its traditional industrial roots and is marching ahead in economic development, being in the top ten performing cities in Europe in terms of capital growth.

Ashley Hudson, head of Birmingham commercial at Knight Frank, commented on the report: "Birmingham has undergone a seismic change over the last five years, with high quality infrastructure and development planning unshackling the Central Business District. With much of the key infrastructure now in place, future growth is likely to be around attracting inward investors, students and visitors to a vibrant and attractive multi-cultural city, with a young, skilled population."

In the housing market, there has been an upturn in activity underpinned by strong demand for housing, both from local buyers and those moving from London and further afield. More people migrated from London to Birmingham than any other major city in 2015. In addition, house prices have risen 8.9 per cent in the year to July, according to official figures from the ONS, higher than the national average of 8.3 per cent.

The digital revolution is opening the city's doors to new industries, generating further demand for offices and homes. This is having a clear effect on occupiers, who are now looking for real estate in a wider range of markets, fuelling unforeseen levels of demand and take-up from outside of the city core in the last 18-24 months. Total office take-up for 2016 so far has reached 596,500 ft², 18 per cent above the long term trend for the period.

Knight Frank's report listed five future trends that will shape Birmingham's economy: second wave tech demand, re-shoring manufacturing, Mexican wave service centres, robotics drones and autonomous cars, and Fintech. These trends, it says, will bring new opportunities to Birmingham as it competes with cities across Europe, attracting investors from around the world. Already, over the last five years overseas capital has accounted for 30 per cent of all investment in the city.

Birmingham is well positioned in the current economic climate, says Knight Frank occupiers and investors alike are taking advantage of its high quality market offering, access to talent and unrivalled transport connectivity.

Birmingham's five key future trends

1. Second wave tech demand – Birmingham is a logical second wave tech location, for demand spilling out of London due to its universities and extensive rail connections
2. Reshoring manufacturing – In the UK, Manufacturing is moving towards factories full of robots, the need for low labour cost countries is disappearing and manufacturing activity returning, with the West Midlands as a logical hub
3. Mexican wave service centres – Some law firms operate a system through which London based 'rainmakers' win work, which is then carried out by junior lawyers in regional offices. This model could be used across different industries. Given the UK's position in global time zones, Birmingham could support front offices in the Far East, and the US East Coast by operating shift systems
4. Robotics, Drones and Autonomous cars – The West Midlands strengths surround engineering and automotive, two industries heavily involved in robotics. The research and development of these takes place via computer modelling, the car and robot makers behind this are now being offered homes in the centre of Birmingham, leading to demand for homes in the city
5. Fintech – Birmingham is emerging as a centre for retail banking, meaning opportunity for the city to become the retail Fintech centre of the UK. This could have major implications for housing, shadowing the house price growth seen in Shoreditch, London



Housebuilders optimistic, despite challenges

Despite challenges with the current planning system, a skills shortage and uncertainty following the EU Referendum, housebuilders are forecasting increased growth and investment in the sector, says Lloyds Bank.

The second annual Lloyds Bank report on the UK housebuilding sector analyses the state of the industry today, and the opportunities and challenges it faces in the future. Although over a third of firms (36 per cent) said that the uncertainty following the EU referendum result is the biggest challenge to their business, the industry is relatively optimistic.

The research found that optimism about the future of the housebuilding industry has picked up slightly from 7.1 last year to 7.2 in 2016, with 10 representing the highest level of expectation. Average five-year investment plans were also seen to follow suit, up 17 per cent year on year. 42 per cent of respondents said that their growth forecasts had improved since the EU vote, compared with 27 per cent who said they had declined. They are now predicting an average growth of 28 per cent over the next five years, up from 25 per cent last year.

Challenges that the sector now faces were raised however, including the rising cost of

materials and the current planning system. More than one-fifth of housebuilders, according to the report, do not believe that the sector has the resources it needs to help the Government achieve its targets for new housing. Firms listed the availability of Government support and suitable land as the main factors impeding them from the target.

Almost a third (30 per cent) of firms said that there are not enough skilled workers in the industry, with bricklayers, electricians, plumbers and joiners being the hardest to recruit. This shows a slight improvement from 35 per cent in the 2015 survey. 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), investing in training (49 per cent) and apprenticeships (32 per cent).

Pete Flockhart, head of housebuilders, Lloyds Bank, commented on the figures: "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. The wider uncertainty, coupled with the rising cost of materials, presents some challenges, go but the industry is taking steps to tackle these issues head on, and still plans to grow."

A qualified welcome to Lyons report

BSRIA has welcomed the Lyons' Housing Commission report, which sets out proposals for the Government to consider as part of its Housing White Paper, however it stressed that quantity should not be at the expense of quality.

The report, 'What more should Government do to promote the building of new homes' calls for "a sustained step change in housebuilding." BSRIA said that the Housing White Paper "gives the Government the opportunity to develop a more comprehensive approach that is capable of driving a sustained increase in the quantity, quality and affordability of new homes."

Julia Evans, chief executive, BSRIA, said: "BSRIA welcomes this timely and important review. However the focus on more volume makes quality more important than ever, and an added emphasis on its status is needed to guarantee that in challenging the housing crisis we are not building the costly slums or soulless estates of tomorrow."

The report's recommendations include:

- Addressing dysfunction in the land market to bring forward a wider range of sites and get sites with planning permission built out more rapidly.
- Advocating a whole-system solution, focusing on supply-side measures and going beyond a narrow focus on home ownership.
- Growing the capacity of the industry to deliver more homes, recognising the roles Housing Associations, Local Authorities and SMEs can play
- Emphasising quality as core to sustainable and successful development over the long term.
- Recognising the different needs of different areas, in particular those where demand outstrips delivery such as London.

Gender pay gap drops to 16.3 per cent in construction

ONS statistics have shown the gender pay gap in the construction sector has fallen to 16.3 per cent, 1.8 per cent lower than the national average. The gender pay gap is now thought to be the lowest on record.

From next April, the Government said it will be taking action to tackle the gender pay gap by requiring all employers with more than 250 employees to publish their gender pay and gender bonus gaps. This will help "shine a light on the barriers preventing women from reaching the top."

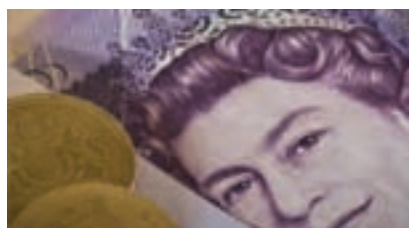
The Government added that research had found that tackling the UK gender gap could add £150bn to our annual GDP in 2025.

Minister for Women and Equalities, Justine Greening welcomed the figures, saying: "It is fantastic to see we now have the lowest gender pay gap on record. No woman should be held

back just because of her gender.

"We've achieved amazing things but there's more to do – that's why we are pushing ahead with plans to require businesses to publish their gender pay and gender bonus gap for the first time ever from April next year."

The Annual Survey of Hours and Earnings, published by the Office for National Statistics, is said to provide the most accurate data on the median average difference between men and women's earnings.



Julia Evans



Families living in new homes slash fuel bills by half

A new home built to the latest building regulations can cost half as much to heat as a Victorian house of the same size, according to a new report by the NHBC Foundation.

The advantages of new homes is based on a survey of 2,000 people who had recently moved into a new home and were asked what they considered the advantages of new homes to be. Many pointed to the energy efficiency benefits of new homes, the better standards of insulation enhanced draught-proofing and improved airtightness that help to lower household annual energy bills, and improve levels of comfort.

The report shows that energy bills are expected to be around £440 lower in a modern one-bedroom ground floor flat, compared to its Victorian equivalent. And for a new build four-bedroom detached house, bills are estimated at £1,050 — saving £1,400 compared to those of a 19th century house.

Homeowners of newer properties were also drawn to the idea of buying a 'blank-canvas' ready to be personalised, free from

the nasty surprises of previous owners' DIY. They also commented positively on the contemporary, flexible layouts and modern facilities of new homes such as new kitchens, bathrooms and appliances, covered by manufacturers' warranties.

Neil Smith, head of research and innovation at NHBC, welcomed the findings: "It is pleasing that homeowners are able to identify the many benefits of new homes, ranging from the obvious advantages of a 'blank canvas' with everything being new, through to the much-improved energy efficiency standards, which lead to greatly reduced fuel bills, compared with those of older homes."

He continued: "Maybe less obvious benefits are the more solid foundations on which new homes are built, which are designed to suit local ground conditions, as well as the safety advantages of modern wiring and mains-powered smoke alarms, interlinked throughout the home."

Smith concluded: "This report is a useful reminder of the benefits of buying a new home, designed and built in accordance with up-to-date standards."

Taylor Wimpey "remaining positive"

Taylor Wimpey has issued its annual trading statement, revealing sustained UK sales year on year supported by a healthy mortgage market, tempered by uncertainty regarding cost pressures and the labour market.

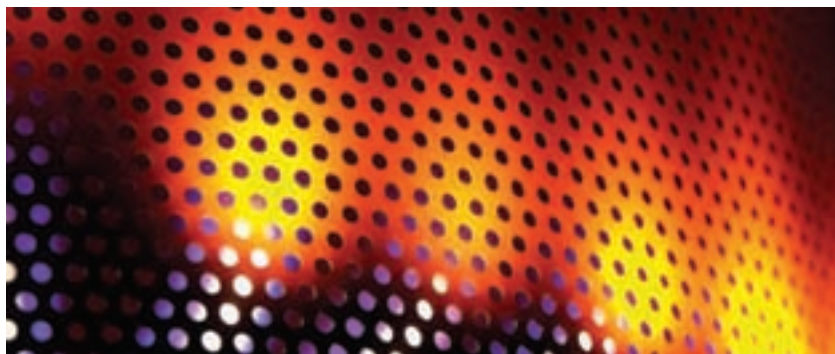
The housebuilder confirmed that sales rates for the year to date have "remained strong" at 0.75 sales per outlet per week compared with the 2015 equivalent period, which recorded 0.76. For the second half of the year to date, sales rates are 0.70 (marginally down on the 2015 equivalent period: 0.74).

The firm said the UK housing market "remained positive in the second half of 2016." Pete Redfern, chief executive, commented: "Trading during the second half of 2016 and into the autumn selling season has been strong, with good levels of customer confidence and demand underpinned by a wide range of mortgage products. While there remains some uncertainty following the UK's vote to leave the European Union, we are encouraged to see that the housing market has remained robust and trading has remained resilient."

The statement also said that the central London market has slowed during 2016. "In Zones 1 and 2, prices have softened slightly at the upper end during the second half of the year, however there remain high levels of demand."

In addition, Taylor Wimpey reaffirmed expectations that build costs will have increase by 3-4 per cent during 2016 "with the majority of cost pressures coming from labour where skilled resource availability has improved but not at the same pace as the increase in new home supply."

The statement confirmed the housebuilder was 23 per cent forward sold for expected 2017 private completions and the current total order book was up on the same period last year at 8,981 homes.



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Persimmon uncovers historic stones on Stoke site

Persimmon Homes West Midlands has launched an appeal to find the bricklayers who worked on a former ceramics factory in Stoke-on-Trent in the 1980s, after uncovering special commemorative stones on the site.

The builder is currently demolishing the former Dyson Industries Factory in Shelton New Road, making way for more than 130 homes. Demolition work is well under way, but it could take up to four months to clear the site. During the works, "unusual memorial stones" were discovered, and Persimmon is keen to solve the mystery.

The firm commented: "There are several brown stones with the words Harts Hill on them and the image of a hand. However, on the back of the stones are white discs which

have been signed, presumably by the builders who were working on the site around 30 years ago." It added: "One says 'P Beech Dec 18th 1986 To All The Bricklayers', while another is signed 'Dec 1986 D F Cotterell'."

Stephen Clevely, sales director for Persimmon Homes West Midlands, said: "The development is in a historic part of the city and the factory has played a major role in the town's past.

"We would like to mark that by incorporating one of these Hartshill memorial stones in the development.

"Ideally, we would like to find one of the bricklayers so that they can re-lay the stone in our new development and keep an important link with the past."

William Davis development receives award



Loughborough-based housebuilder William Davis has received the Harry Johnson Award 2016 for the high quality of its mixed housing development in the heart of Keyworth, Nottinghamshire.

Designed by award-winning architect Stephen George & Partners, the scheme on Selby Lane has been fully occupied since it was completed in 2014. The development, which was created on the site of a disused garage and petrol station, has provided much-needed new homes for a mixture of first time buyers, growing families and those of retirement age.

Guy Higgins, managing director of William Davis, said: "We are honoured to receive this acknowledgement for our work. This development is a fine example of the quality and attention to detail for which William Davis is known. It's pleasing that this has been recognised for enhancing one of our local villages."

The award was introduced in 1987 to commemorate the late Harry Johnson who, as a member of both the Nottinghamshire Building Preservation Trust and the Campaign to Protect Rural England, sought to protect and enhance the built heritage and the local environment. The judges believe he would wish to encourage better design and building quality wherever it is found.

Housebuilder Award sees CALA continue success

CALA Homes has been named the UK's Best Medium Housebuilder of the Year. The developer collected the accolade at the Housebuilder Awards 2016.

The black tie event in London's InterContinental O2 Hotel also saw the company win Best Marketing Initiative for the "It's Time To..." campaign, which, said CALA, "built on positivity in the housing market at the start of 2016."

Alan Brown, chief executive of CALA Group, said: "I am delighted that the

company's efforts have been recognised by the Housebuilder Awards.

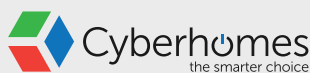
"The whole team works exceptionally hard to deliver such high standards while continuing to expand the business in line with our growth strategy. It's a company I am extremely proud to be part of."

Last month CALA Group reported its fourth consecutive year of record revenues (up 15 per cent to £587.1m), while pre-tax profits exceeded £60m for the first time.

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Industry movers

The latest movements and appointments within the housebuilding industry

CITB

The Construction Industry Training Board (CITB) has appointed Mark Noonan as its new industry relations director.

Mark, who has extensive experience in the construction and retail sectors, will start the newly created position early in the new year. His main role will be ensuring that CITB is engaging and communicating effectively with employers and federations across England, Scotland and Wales, supported by CITB's Partnership teams.

CITB formed the role to become more effective in how it engages with the industry.

Audley

Audley Retirement Villages has strengthened its land and planning team with the appointment of Alex Hales, who joins as planning manager.

Alex joins Audley from Savills Oxford where he was an associate planner. He will play an integral part in the team to ensure that planning continues to be efficiently delivered across all new Audley sites.

Alex commented: "I am delighted to join Audley at such an exciting time in the growth and development of the company."

Lands Improvement

Lands Improvement has announced the appointment of David Hadcroft to its management team in the role of senior commercial manager.

Lands Improvement sits at the heart of the residential development supply chain, turning large green and brownfield sites into land that's ready for housebuilding.

With commercial expertise being essential to unlocking large land plots David has over 20 years' experience in the management of large projects across the building sector.

Redrow

Redrow Homes has promoted Warren Thompson to the role of regional chief executive at the housebuilder.

Previously managing director of Redrow's Yorkshire housing division, Warren will now oversee three housing divisions covering all of Yorkshire, Lancashire and the rest of the North West and North Wales, reporting to the housebuilder's executive board.

His promotion comes two years after he joined Redrow. He pledged to grow the Yorkshire division's output to circa 500 units, which it is set to achieve in the current financial year.

Warren said: "Having achieved what I set out to do in Yorkshire with the support of great staff and a strong management team, I now feel I have reached a point in my career where I am ready for this great opportunity and fresh challenge of ensuring that Redrow maintains its position of strength and achieves further growth across the North of England and North Wales."

Warren's promotion leaves a vacant seat for a managing director at Wakefield-based Redrow



Homes (Yorkshire), which will be filled by the transfer of recent recruit James Poynter from Redrow's Midlands housing business.

James joined Redrow from Countrywide plc, where 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.

Acorn Cardiff

The latest member to join the team at fast-growing developer Acorn Cardiff is construction director Ian Griffiths. Ian will be responsible for all aspects of construction across South Wales and the Cotswolds.

Acorn Cardiff is now in its third year of trading, and the firm recently moved to a new regional office at Cardiff Gate Business Park. With the company currently running five active projects which are due to start during 2017, Acorn is continuing to increase its team and now employs seven people from the Cardiff office, and further recruitment is scheduled for 2017.

James Groombridge, regional managing director, commented: "Ian has over 40 years' industry experience, half of which has been at director level within large housebuilders. He has a wealth of knowledge on all types of development from greenfield housing sites to high-rise apartments as well as urban renewal



and conversion projects.

"Having worked with Ian before, I know that his passion for quality build and customer service, coupled with his ability to deliver projects on time and within budget will be a real asset to our business."

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Geoff Hibbert, Engineering Manager,
Bloor Homes Midlands.

Comment

Comments from leading experts from across the sector.

The industry advocate

Sarah McMonagle, director of external affairs at FMB, praises the Redfern Review as a non-biased assessment of housebuilding that has some important recommendations.



"In the early part of this decade, housing completions were allowed to kick around near the 100,000 a year mark – which is a damning indictment of how we plan ahead in this country"

You could be forgiven for not having heard of it, but the Labour Party recently released what has been billed as the first major review into home ownership in over a decade. Led by Taylor Wimpey chief executive Peter Redfern, Taylor Wimpey, the Review is not a one-sided party political report, but instead an independent assessment of home ownership and trends in the wider housing market.

Had the Redfern Review been commissioned by the Government, it might have received more press coverage. It's a thoroughly researched and ambitious piece of work that is part economic analysis, part policy recommendations that will be of interest to most Housebuilder & Developer readers. There's little in the way of blinding revelations, but it confirms and builds upon some of the criticisms we in the industry have made of Government policy over the past few years.

The standout recommendation is the creation of an independent Housing Commission, based along the same lines as that of the existing Infrastructure Commission. The commission would plan for the UK's housing supply long term, have a bipartisan make up and, crucially, it would agree 10 and 20 year mandatory Government housing targets.

Every industry seeks continuity on which to base long-term planning and this is something that the housebuilding sector has long asked the Government for. It is glaringly obvious that a sudden reduction in demand prompted by a recession is generally followed by a slump in house prices and, subsequently, in the supply of new homes.

Yet, in the early part of this decade, housing completions were allowed to kick around near the 100,000 a year mark – which is a damning indictment of how we plan ahead in this country. The failure to keep building homes at that time is the context for the current housing crisis and Redfern is rightly very strong on the need to

counter-balance the natural volatilities of the housebuilding market.

The report suggested that the new Commission would have access to "a set of readily deployable counter-cyclical tools, which could be enacted in the case of a downturn." This chimes with a House of Lords report released in the summer which came to a similar conclusion – that currently, the country desperately lacks methods for dealing with a marked drop in private sector activity.

In a downturn, it is normally SMEs which bear the brunt. The number of SME housebuilders halved in the years following the financial crisis, which is a reflection of the brutal economic environment they faced. Lacking the resources to struggle through the tougher conditions, many went to the wall, leaving us with a much weaker and less diverse housebuilding sector. If a Housing Commission with those kinds of supportive tools is created, we would hope that part of its focus would be on supporting the more vulnerable smaller developers. Allowing local authorities to borrow to build social homes at times of economic downturn and mandating them to work primarily with SME developers, would be one means of providing a real counter balance to the forces of boom and bust.

If I were to level one criticism of Redfern's conclusions, it's the lack of discussion on which sorts of firms will build our homes. An important part of devising a long term solution to the UK's chronically malfunctioning housing market will be working out how to nurture a diverse housebuilding sector capable of building in sufficient numbers and at sufficient speed. This will necessarily involve a flourishing SME sector, of which the report makes no mention. Redfern might be looking to deal with the big issues but it's important that none of us lose sight of the crucial importance of the contribution which needs to be made by SMEs across the sector.

The Brexit effect, six months on

Rick Nicholls, managing director of Bastien Jack Group Ltd discusses the current state of play on Brexit for property investors and developers.

Since the initial decline in markets following the UK's decision to leave the EU there has been some indication that stability is returning, though GBP to USD and Euro are still trading lower.

The vote for Brexit probably doesn't mean that the housing market in the UK is about to collapse either. While some uncertainty in the short term may reduce house price growth, for the longer-term property investor, this could be a good opportunity.

At the time of writing, the pound is worth €1.19. This means European property investors have more sterling to spend. Demand for property, specifically in London from foreign investors, is still likely to increase. Interest from China and Asia has been high as their currency exchange has automatically allowed them a discount on current prices. This is however, likely to be a short window of opportunity as we see markets recover from the initial shock.

There is concern that demand for housing will fall in London and the UK. However, parliamentary research produced for the 2015

Parliament put demand at between 232,000 to 300,000 new housing units per year through to 2020. Demand for new homes is exceeding supply by around 150,000 every year. This demand, fed by the number of new households created each year, is unlikely to fall below the level of supply.

One of the main negotiations the UK and EU will have to discuss is the free movement of people. Despite the 'Leave' campaign suggesting a limit to immigration, we now understand there needs to be movement, but objective negotiations will have to take place. This will form a significant part of the negotiations to leave the EU. The uncertainty of the exact outcome of Brexit may cause the average property investor a little nervousness, but the fundamentals for UK property remain strong.

In terms of capital growth, there are a number of comparable data measures, but the Real House price tracker provides a more meaningful guide to house prices and has been adjusted for the effects of inflation over the same period. Results confirm the increases in house prices have risen faster than inflation, and includes the last

recession – where the fall can be seen as a correction when compared to the overall property performance.

Annual rent rises have accelerated in recent years in both London and the rest of the country. Rents in London have continued to rise with greater pace than other areas in the UK, but have slowed since 2014, narrowing the rent inflation gap between London and the rest of the UK.

In the UK, mortgage approvals by the main banks increased in September after a 19-month low in August. They were lower than the year before, but speaking with our local agents, they suggest it's down to a lack of supply of new build property rather than purchasing confidence.

Speaking with agents in our pipeline areas, they have confirmed confidence is still strong and enthusiastic house views are still going ahead. As long as lending is still being offered and liquidity remains within the economy, there is still a great opportunity ahead for the sector to progress.




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How to make the construction sector safer

HBD reports on how construction remains one of the most dangerous sectors in terms of safety incidents, but that education is the answer.

If someone asked you what the most 'dangerous' industry in the UK is, jobs that involve heavy and fast-moving machinery, heights, electricity or the military would instantly come to mind. These suggestions are not unfounded: they all appear to have their fair share of obvious health and safety risks.

However, when considering workplace safety, there are many different factors to take into account. These include rates of work-related ill health, non-fatal accidents, and fatalities. These in turn relate to the size of (or number of people employed by) the industry, and the quality and availability of health and safety training for employees.

The answer isn't as simple as it seems however; it depends how you define dangerous. The definition can range from the number of fatal injuries to the number of accidents recorded, not to mention that an estimated one in five workplace injuries go unreported.

Fatalities

When it comes to work-related deaths, there are a couple of industries that frequently rank highly. Recent HSE (Health and Safety Executive) statistics show that construction was the worst for fatalities, with 43 people fatally injured at work in 2015/16. Of these, 27 were employees and 16 were self-employed. A further two people were killed in construction incidents who were members of the public.

Possible explanations for this could be due to long working hours, leading to greater exposure to risk, combined with hazards such as adverse weather conditions, dangerous tools or heavy machinery.

Industry comparisons

Looking at HSE's report for 2015/16, construction is clearly a dangerous industry, but it's not alone. There were 27 fatal injuries to workers in agriculture, lower than the five-year average of 32. Two workers were killed in mining and quarrying, compared to an average of four deaths for the previous five years. There were 27 fatal injuries to workers in manufacturing, 23 per cent higher than the five-year average.

We expect construction, agriculture and mining to come with a high level of risk, but every industry has its own level of risk to manage.



Believe it or not, those working in the hair and beauty industry often report a higher number of accidents than electricians, plumbers and even police officers.

Solutions

Due to the nature of the work and the limitations of regulation, construction is always going to be more accident-prone than some other industries. It involves heavy machinery, tools and materials, all of which are particularly difficult to manage in poor weather conditions. All the health and safety regulation in the world could not completely remove the possibility of at least a minor accident.

Despite this, research suggests that the number of workers – across industries – fatally injured has been steadily decreasing over the last 20 years, although the last few years have seen this trend levelling off somewhat. This is likely due to several factors, but it's good news for those working in accident-prone industries. It also provides hope that, even if we cannot eliminate risk from the workplace, we can still find ways to make working environments safer

for everyone.

Richard Evens, commercial director of the British Safety Council, said that education is key: "The way to mitigate risk and make construction safer is to raise the level of awareness and understanding of the prevailing risks. It's then essential to put in place the appropriate measures to reduce or, if possible, eliminate them. Those measures should include laws, regulations and guidelines.

"Recent HSE statistics show that construction was the worst for fatalities, with 43 people fatally injured at work in 2015/16. Of these, 27 were employees and 16 were self employed"

"A more immediate solution however is to ensure employees at all levels have attended a "working safely" IOSH training course. Education across the board is key because improving health and safety across an industry starts with each and every employee."

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New developments:

MHA's high-end transformation at the end of Old Street

MHA London has transformed a 1960s Brutalist-style office block into luxury, high-tech apartments.

The eight units at 30 Old Street, consisting of six two-bed apartments and two three-bed pent-houses ranging from 811 ft² to 1451 ft², rent for up to £1,300 a week. The ground floor has been retained as a commercial unit.

The high-end standard apartments, three quarters of which are now rented out to students, include air conditioning, floor-to-ceiling glass roof terraces and balconies, triple glazing, and 'intuitive' lighting.

Inside the post-industrial building, which boasts views over London's skyline from St Paul's Cathedral to the Shard, architect MWA and MHA's in-house team have deployed their combined expertise in designing high-specification developments.

Hossein Abedinzadeh, founder of MHA London, detailed the background to the project: "There was an opportunity to take a tired, run-down office block and turn it into a 'trophy' building which would demonstrate our capability

to construct something extraordinary. Attention to detail in a high-spec interior as well as exterior features were the key to success."

"We made a compelling application which highlighted how we could improve the building and the surrounding area"

He discussed the challenges of planning permission, and how MHA acquired the building: "It's never easy to acquire properties with potential, however I believe our successfully acquiring this one was down to both our previous track record, and our speed." Abedinzadeh added: "Islington is not an easy area to secure planning permissions with the local authority, but we made a compelling application which highlighted the ways in which we could improve both the

building and the surrounding area. Planning consent also included a substantial contribution to the council for much-needed housing."

On the subject of Brutalism in the context of the trend of converting commercial properties, he said: "Brutalism is a bit of a Marmite movement; people either love or hate the stark, functionalist architecture. Regardless of aesthetics however, in certain areas concrete and steel has performed exceptionally well in terms of creating affordable, private dwellings. However, I think there is a change in perception from Brutalist to 'beautiful' from current popular trends for modern, chic and high-tech buildings. People like to see their city evolve and change."

"In terms of general commercial buildings being changed into residential buildings, it's the same thing: office spaces can make good, affordable housing. However, this trend from commercial to residential has also created a shortage of office space in certain areas. Nevertheless, in central areas there are restrictions put in place to deter this from happening, so, as with everything, it's about maintaining a balance."

Crest Nicholson begins work on £76m west London development

Crest Nicholson has commenced works on its new £76m Totteridge Place scheme in Whetstone, Barnet.

The scheme will comprise 124 units, 19 of which will be affordable, and will include a mix of one, two and three bedroom apartments, and three and four bedroom townhouses. With works already underway, the first completions are expected in summer 2017, and the majority of the one and two bedroom apartments will be

available on the London Help to Buy programme. Located in London's Zone 4, Totteridge Place is only six minutes from Totteridge and Whetstone Tube, allowing easy access to Central London in just 35 minutes.

Crest has reported a "surge of interest" from first time buyers since the Brexit referendum. The growth in this segment of the market is in part thanks to the success of the Government's Help to Buy scheme as well as continued demand

from other potential buyers looking to get onto the property ladder.

Ben Miller, managing director of Crest Nicholson's Chiltern division, said: "The scheme will deliver a state-of-the-art development in one of greater London's most sought after areas. In a post-Brexit market, with interest rates at an all-time low, now is an important time to be delivering much-needed affordable homes in an effort to support first time buyers."



Inland Homes agrees JV for Basildon

Inland Homes plc has entered into a joint venture with Anderson Group to develop 43 new homes on a three-acre site at Gardiners Close, Basildon, Essex. The site was sourced by Anderson Group, who is already acting as groundwork and civil engineers on three existing sites being developed by Inland Homes in Essex.

This is the first phase of what is anticipated to be a much larger development at the Gardiners Lane regeneration area, where there is scope for the development of around 800 homes. Inland Homes has already submitted a planning appli-

cation for a further 89 plots and controls several properties across the wider area.

Both parties have contributed an initial £1.44m in equity to the project, which has an estimated GDV of approximately £13m.

Anderson, via its Constable Homes subsidiary, will be carrying out the construction of the homes, with Inland Homes responsible for the sales and marketing of the units.

Gardiners Close is situated within Gardiners Lane South, a strategic site within Thames Gateway South Essex, the Government's priority area for economic regeneration.



Bath's newest quarter wins design award



Bath Riverside, Crest Nicholson's high profile development designed by architect Alison Brooks has won the Sunday Times Best House Design Award.

Set in the historic city's newest residential quarter, the development will encompass around 2,000 homes when finished. This includes home sizes to suit a wide range of people, with families, singles and downsizers all accounted for.

Bath Riverside was developed on a former industrial site, offering a unique development giving residents direct access to the River Avon which runs alongside. Although modern, the buildings' design pays tribute to Bath's Georgian architecture.

The development offers high quality residences from studios to four bedroom homes, which are among the few residential developments in the city to enjoy direct access to the riverside while being within walking distance of the town centre.

Building a community

Crest was keen to enhance the community in the development, including communal gardens,

public art features and riverside walks. The central public park on the riverside is inspired by Bath's Parade Gardens, and is now an invaluable asset.

The developer worked with local artists, organisations and residents to develop an art strategy, aimed at not only adding a touch of style to the locality, but also to increase Bath's status as a cultural hub. Artistic elements of the development have included "carefully designed eccentricities in walls, metalwork, glass and landscaping, as well as a host of quirky carvings, bins, lamp posts and wall art." An original Stothert & Pitt crane has been reinstalled at the entrance to the new quarter, an iconic reminder of the site's past, while complementing the city's architecture.

Retaining heritage

The site has given a new lease of life to 'the western corridor,' an area left derelict for more than 25 years. The area's Stothert and Pitt ironworks and The Gasworks were neglected sites that stopped local residents from accessing a stretch of the city's

waterfront. However it has undergone an extensive transformation since the beginning of 2011 and the award win is "confirmation of the positive impact the scheme is having," commented developer Crest Nicholson.

"To be consistent with the city's strong architectural heritage, homes are being finished in Bath stone, complementing the area's historic feel"

Bath itself is a world-class destination, and as such, Bath Riverside's location just a mile from the city centre means new homes are enviable in location. To be consistent with the city's strong architectural heritage, homes are being finished in Bath stone, complementing the area's historic feel. While classically designed, the properties

have been built to modern performance standards, designed to the Code for Sustainable Homes Level 3.

Consecutive winners

Commenting on the award win, Mary Timlin, sales and marketing director at Crest Nicholson, said: "We are delighted that Bath Riverside has been recognised at The Sunday Times British Homes Awards. That we have now won this award two years running is an affirmation of the fact that Crest Nicholson schemes are

designed to an exceptionally high standard, and this year's win is a fantastic achievement for the Bath Riverside team.

She added: "We've seen a phenomenal amount of interest in Bath Riverside, which is a testament to the quality of the developments."

The Sunday Times British Homes Awards recognise a variety of housing schemes and architectural projects across the country, and "celebrate creativity and exceptional practice in craftsmanship." The 'Best House Design' award focuses on homes that champion best practice in design and specification.



Project Timeline

2006 - Crest Nicholson Regeneration purchases land at Bath Riverside and works on a master plan for the site

2007 - Extensive consultation activity for site masterplan undertaken. Outline Planning Application and Detailed Planning Application for Phase 1 (299 homes) are submitted to Bath & North East Somerset Council

2010 - Bath & North East Somerset Council grants approval for the Outline Planning Application and the Detailed Planning Application for Phase 1 public infrastructure work begins

2011 - Construction of Phase 1 begins. Art Strategy curator appointed to oversee a development-wide arts project. Stothert & Pitt steam crane restored and returned to site. First 48 affordable homes completed

and delivered to Curo. Work begins on Detailed Planning Application for Phase 2, including community consultation

2012 - Landscaped riverside park area completed

2013 - 299 homes complete

2014 - Energy Centre opens at Bath Riverside, providing heat and hot water to homes and commercial space within the development

2015 - Completion of first new town houses on Percy Terrace and Albert Crescent. Newly refurbished Victoria Bridge reopens

2016 - Groundbreaking ceremony for Royal View, one of the landmark buildings adjacent to the River Avon

Vent-Axia staff celebrate 80th anniversary



Vent-Axia has continued its 80th anniversary festivities with a staff celebration at its head office, located at Manor Royal in Crawley. At the event staff enjoyed lunch and cake to celebrate Vent-Axia's landmark 80 years and a formal photograph of the staff was taken to mark the occasion. Staff members were each given 80th Anniversary mementoes

and a framed copy of the photograph from the day. In addition to these celebrations, Vent-Axia is supporting any staff undertaking charity fundraising to mark its 80th anniversary.

0844 856 0590 www.vent-axia.com

Enq. 107



Construction United sponsors challenge

Teamwork, leadership and determination are all qualities displayed by the military, which can stand ex-forces personnel in good stead when entering the construction industry, as **Construction United's** headline sponsor, SIG, proved at a recent competition in Canterbury. Six ex-military members of the SIG team were put forward for a gruelling seven-hour challenge against The Prince of Wales's Royal Regiment (PWRR) to raise funds for The Friends of the PWRR and Construction United's chosen charities; Mind, CRASH and The Prince's Trust. Created over 12 years ago, The Friends of the PWRR raises funds to help soldiers who face life altering circumstances serving their country, including PTSD, physical injuries and also provides assistance to those transitioning into civilian life after service. The SIG squad won out on the day, defeating the Regiment two to one, drawing in two events. Sponsorship raised a total of £4,000, which will be split between the charities.

@ConstructionUTD www.constructionunited.co.uk

Enq. 109

A world leader in construction chemicals



The Euclid Group has announced its formation by joining several RPM International Inc. subsidiaries in business together, with companies including **Flowcrete**. A manufacturer of specialty chemicals and smart building solutions, The Euclid Group is ideally positioned to supply the global construction, structural and civil engineering industries with

innovative, high quality and future-proof materials. Each of the operating businesses will now also be able to manufacture and supply additional construction chemical solutions.

01270 753 000 www.flowcrete.co.uk

Enq. 108

MEDITE SMARTPLY highly commended



MEDITE SMARTPLY has been highly commended at the Sustainable Energy Awards 2016 in the large energy category. This award, in part, is a result of the MEDITE SMARTPLY Operation Excellence programme that began in 2014. The programme initiatives consisted of product and process flow optimisation, variable speed drive

monitoring, controls, lighting, ISO 50001 certification, electric transport, and a steam turbine generating onsite electricity driven by their own biomass steam boiler.

01322 424900 www.mdfofb.com

Enq. 110

Mark Richmond is back in style



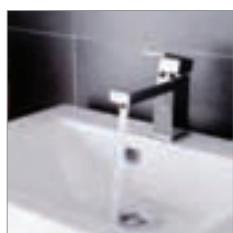
You can't keep a good man tied down! Mark Richmond is back in action as Sales Director at specialist sash window fabricator **Victorian Sliders**. Mark is a very well-known figure in the UK fenestration industry and his irrepressible character and dynamic approach is already making a big impact with customers at Victorian Sliders, Europe's largest

specialist manufacturers of PVC-U vertical sliding sash windows. Victorian Sliders fabricate made to measure ECOSlide PVC-U sash windows at a purpose-built facility in Capel Hendre.

0845 1700 810 www.victoriansliders.co.uk

Enq. 111

Abode Cento range of bathroom taps



The **Abode Cento**, with its bold, sharp styling, is designed to suit design conscious consumers who desire a more geometric look. This contemporary range includes four basin taps, an architecturally tall monobloc mixer and a wall mounted model, suitable for the modern day free-standing basins plus a stylish and unique side lever basin mixer. There are also three

models specifically for the bath. Plus a majestically tall, floor standing bath filler with a shower handset which will set off any bathroom, standing to attention beside a free-standing bath.

01226 283434 www.abode.eu

Enq. 112

Hansgrohe wall-mounted basin mixers



Wall-mounted basin mixers are a popular option for bathrooms as they keep the basin clear and create a sleek five star look. Affordable designs are available from the **Hansgrohe** brand and thanks to the development of more effective concealed technology they are also easy to install. The latest designs are the new Talis S and E wall-mounted basin mixers with floor-

standing models to match in the same two styles. Over 200 products from the hansgrohe and AXOR ranges can be experienced at The Water Studio in London Clerkenwell.

01372 465 655 www.hansgrohe.co.uk

Enq. 113



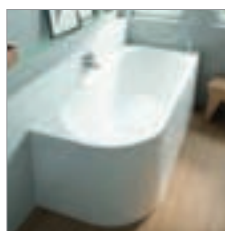
Air tight timber frames

Introducing the latest innovation from leading construction connector manufacturer **Simpson Strong-Tie**; the timber frame panel closer, or TFPC. This useful connector provides the quickest and most accurate way of drawing together timber frame panels and eliminating gaps – and that's important, because those gaps contribute to air leakage and insulation issues. The TFPC features an angled plate which guides a structural screw (included) into the adjacent timber frame panels at precisely the angle necessary to pull them together to form an air tight bond, with the added benefit that it won't damage the substrate. The special design of the screw cinches the panels together and gives 3kN of shear capacity – keeping them that way. The TPFC is supplied as a kit, which includes the guide plate, structural screw and two square twist nails. Search TPFC on the website for a demonstration video as well as performance data and installation advice.

01827 155600 www.strongtie.co.uk

Enq. 114

Kaldewei extends its Meisterstück collection



Following the successful market launch of the Meisterstück Collection – freestanding bathtubs with fully enamelled panelling, **Kaldewei** has extended the range with models for corner and wall installation. The Meisterstück Centro Duo and Meisterstück Conoduo bathtubs are now available in variants with two and three-sided fully enamelled

panelling. They are exceptionally easy to install as the bath waste fitting is pre-installed by the factory, and a base or pedestal is not necessary. For stockist information contact Kaldewei.

01480 498053 www.kaldewei.co.uk

Enq. 115

Superior freedom of movement



The **Snickers FLEXIWork** range of clothes takes working comfort and flexibility to a whole new level. This is advanced workwear that features stretch fabrics and advanced body-mapping designs. The FlexiWork Jackets are designed for ultimate flexibility and freedom of movement on site. It's a three-layer waterproof jacket with taped seams

to give great protection from the pouring rain. It also has three-layer Cordura® reinforcements at the elbows for enhanced protection and durability plus YKK AquaGuard® Vislon two-way zippers for extra flexibility and optimal weather protection.

Enq. 116

Bradstone celebrates 60 years of building success



As Bradstone celebrates its 60th anniversary, Jeremy Lee, sales director for Aggregate Industries' Building Products division, takes a walk down memory lane to look at how the brand, established by a regional, family-run business, became the global success it is today.

Building on a name

Edwin H. Bradley set up as a builder in 1902. His company – Bradleys – built over 250 houses between 1902 and 1914, which sold anywhere between £140 and £267 each. In 1905, the business moved into quarrying before setting up as a builders' merchant in 1918, selling aggregates, stone and lime to local builders.

By 1939, the business was rapidly expanding and to support its growth, Edwin H. Bradley set up a factory in South Cerney in the Cotswolds to produce rock faced concrete blocks – the forerunner of modern day Bradstone. Despite the country being at war, the business developed, supplying the war effort with sand, gravel and barrack blocks, and building gun placements.

By the time the 1950s arrived, the post-war business was rapidly becoming a major regional building materials supplier. Demand was increasing for man-made stone to meet planning regulations and volume house building as quarrying of natural stone and labour costs were becoming too expensive.

Following research into the walling market,

Bradleys realised they could improve upon local building product, Cotswold Dale, by replicating its natural stone credentials using reconstituted stone. The new product was created in 1956, using gang moulds, and the face structure was added manually, to create a tooled finish.

The birth of Bradstone

Reconstructed facing blocks for external walls, as a viable alternative to Cotswold Dale, went into production and the Bradstone brand was born. Marketing swiftly followed and the first Bradstone brochure was developed in 1958.

The business went into a period of major expansion, introducing Rough Hewn in 1960. This increased the company's potential for regional use.

The sales force increased rapidly in numbers during the 1960s to meet increasing national demand. Soon the product range increased to widen the Bradstone package. Cast stone was introduced in the early 1960s to include cills, lintels, window and door surrounds, and copings. Bradstone roofing slate followed in 1968.

Going national

With the introduction of Bradstone into new areas, the range of stone walling products developed rapidly to meet the local stone modules, face textures and shades. By the end of the 1960s, Bradstone had become a

national product.

With the company becoming a national player at the beginning of the 1970s, greater emphasis was placed on development. Although during the 1960s Bradstone had become extremely successful, the range was still based on coursed work with the introduction of larger 'jumpers' to give the appearance of a random wall.

Breaking new ground

Following extensive internal development work, the masonry T-block was introduced in 1972. This quickly became the premier stone block on the market – and still holds its position today. This opened the door for Bradstone masonry blocks to be approved by planning for use in sensitive conservation areas, where other blocks would not have been allowed.

The jewel in the crown

By 1984, the family business had grown from a turnover of £2,000 in 1905 to £60m. And despite its many corporate changes over the years, including being bought by Aggregate Industries in 1997, Bradstone has remained the 'jewel in the crown' – and a brand that is known and loved worldwide.

01285 646900
www.aggregate.com

Enq. 117



Award winning home calls on Alumasc

An award winning Cheshire property has been refurbished using Render Systems from Alumasc. Owned by David and Margie Edwards, the magnificent Bankhall House was originally completed in 2008. Following some initial problems with the original render system, David Edwards embarked on a four-month study of the render market, in search of a system that would complement and protect his beloved Bankhall. Following rigorous research into suitable products and approved contractors, David brought in Alumasc Registered Installer Bruce Day of Cheshire Facades, who, according to David, "worked alongside Alumasc's technical team to show passion above and beyond that of their competitors". David, Bruce, and the installation team, worked closely together in the investigation and resolution of the initial render problems, and specified Alumasc's MR Polymer Render System with a decorative Silicone Render finish, as the solution. Bruce Day has a well-established relationship with Alumasc.

Enq. 118

Keep ahead of the game



Now that autumn is here, keep warm, stylish and comfortable while being protected at work with U-Power's prestigious, creative and original safety clothing. Performance is a brand-new line from U-Power. The range includes the Quick soft shell unlined jacket, which boasts a multitude of up-to-the-minute extras such as an internal multimedia

pocket with Free Sound technology, a detachable hood engineered with a reflective rain visor, reflective panels for optimum winter visibility, and a breathable keep-dry membrane that protects from wind and water in autumnal conditions.

Enq. 119

StoneMaster adds visual appeal to projects



StoneMaster masonry blocks from Aggregate Industries provide a revolutionary walling product with the inherent beauty of indigenous stone. Designed to add value and visual appeal to any traditional or contemporary commercial or residential building project, StoneMaster is available in two finishes, smooth for a classic finish, and washed,

which gives a sparkle for outstanding aesthetics. Both finishes are available in a pencil chamfer edge profile. StoneMaster is ideal for all commercial buildings.

01285 646900 www.aggregate.com

Enq. 120



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www.fpmccann.co.uk/drainage

Enq. 121

A solution to the productivity problem



Sharing knowledge across the supply chain and driving innovation is vital to boost the construction industry's productivity and meet the UK's housing needs, says Neil Ash of Siniat UK.

The construction industry is suffering from a productivity crisis. Only last month, the Farmer Review of the UK construction labour model called for the industry to do more to improve its efficiency, recommending closer collaboration, innovation, and new recruitment and training models to support the country's development needs.

It is an issue facing the entire UK economy. According to research association the Conference Board, productivity per hour in France, Germany and the United States is now around 30 per cent higher than in the UK. Put simply, French, German and American workers can achieve in just four days what their British counterparts deliver in five.

The need to boost the speed of construction is particularly acute in the residential sector. An estimated 300,000 additional homes are needed each year to meet the housing shortfall, and with the UK's population continuing to expand this demand looks only likely to increase over the coming years. Britain's populace is expected to reach 70 million by 2027, while London's population alone is set to reach 10 million by 2030. Boosting activity in the multi-residential

sector in particular will be vital in making the best use of the land resources available, plugging this growing gap between supply and demand.

There is no silver bullet solution to the productivity challenge, but there are incremental steps that we can take that together will drive significant change. For a start, we need to do more to unlock the valuable knowledge that lies within the supply chain.

Better together

If we are to drive productivity within the residential sector, we need to embrace more collaborative working methods. The housebuilding industry has come a long way in this regard, but an important disconnect remains between the different parts of the supply chain.

Crucially, we need to do more to bring materials providers in from the very start of the design process. More often than not these groups are still only engaged towards the latter stages of a project. Getting them onboard from the beginning allows clients and contractors to tap into their expertise early on, when a project's design and the programme of works can still be influenced.

Getting the building products right for a development can significantly speed up project build times. The cladding and facades sector is a key example in this regard. The quicker a building can be made watertight, the quicker interior trades such as electricians and plumbers

can access the inside of a building, dramatically speeding up the build process.

This is why companies have been exploring the use of specially designed gypsum boards as external sheathing boards, driving significant time savings for projects. Researchers have developed a highly water and mould resistant board, which is faster to install than traditional cement particle boards and can be left exposed on frame for up to three months. By making a building completely weathertight, it allows dryliners, electrical engineers, heating engineers and others to begin work in advance of the completed facade.

If contractors and clients need to engage with materials providers earlier on, then it is also vital that building products manufacturers and suppliers do what they can to drive innovation. It will require a significant time and monetary investment, but larger companies with the necessary resources need to work with industry experts and customers to drive research into products that can cut down installation times and boost on-site efficiency.

Suppliers have been working with the BRE (Building Research Establishment) to look at the speed of installation of different partitions, ceiling and wall linings, concentrating in particular on multi-residential projects. This kind of research can help to further target innovations in work, making sure that companies can focus on the material solutions that offer the best results for installers and their projects.

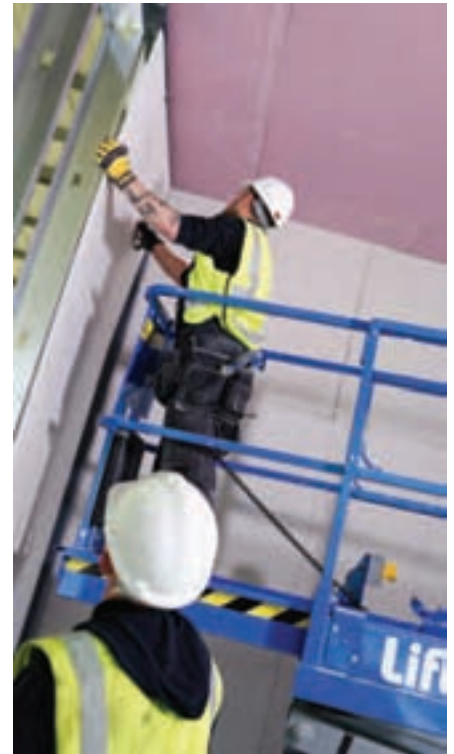
"Put simply, French, German and American workers can achieve in just four days what their British counterparts deliver in five"

Exploring how materials can drive the uptake of offsite construction methods and developing new hybrid systems to meet project requirements more quickly, without compromising on performance, are equally important. These are just a few examples, but redirecting the focus of the wider supply chain towards innovation and knowledge sharing will help the housebuilding industry to realise significant efficiencies.

Wider benefits

The industry needs to work together to solve the productivity challenge, and tapping into the knowledge of materials providers will be a key part of this. Embracing a more collaborative approach will not only help to meet the UK's housing needs by speeding up build processes, it will bring wider benefits for the construction industry too. Faster build times will help to improve industry margins as clients, contractors and their supply chain can move on more quickly to their next projects.

It is no replacement for the good work that is already being done to drive industry training and development programmes forward, but a more efficient approach to labour resources will support ongoing efforts to tackle the construction industry's skills gap. Early involvement by manufacturers and specialist contractors will bring benefits for our homes in the long-term. By



involving all parts of the supply chain early on a project, companies can get the design right from the start, using this combined knowledge to help reduce future maintenance requirements and

costs, ultimately building better homes that meet the needs of their occupants.

Neil Ash is managing director of Siniat UK

Enq. 122

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Enq. 123

VMZINC® roof on Greenwich housing project



Having identified an acute need for affordable, single storey dwellings for people over 60 Greenwich Council was granted funding to construct 35 new dwellings on eight small sites across the borough. Homes designed by Bell Phillips Architects have standing seam, monopitch roofs in VMZINC® PIGMENTO® RED.

The distinctive roofs rise 1.5 metres above the brickwork to create a saw tooth profile and an extensive glazing span which enhances natural light and space. The project won RIBA National and London Awards.

01992 822288 www.vmpzinc.co.uk

Enq. 124

Red cedar creates an architectural home



Western Red Cedar Trim Boards have always been immensely popular with Landscapers and Garden Designers building stunning slatted screen fences however they are a perfect option for cladding purposes too. Silva Timber's Western Red Cedar 19 x 38mm Trim Boards were used extensively on the exterior of a residential project in London.

By using Western Red Cedar rather than a man made material, the home was given much warmth and character. The defined horizontal lines give the structure a strong urban presence. For more information, visit the Silva Timber website.

Enq. 125

Products of the Year Supplement

HbD

This annual Products of the Year supplement showcases the latest products and innovations from the last year

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Enq. 301



With all the benefits porcelain has to offer, Levato Mono from **The Deck Tile Company** is the ideal product for exterior projects, both residential and commercial alike. Available in 40+ colours and finishes in both ultra-realistic timber, stone effect and concrete; by combining 3D printing and mould making technology to reproduce identical copies of the original materials. Using our height adjustable, self-levelling head (slope correcting) pedestals, the Levato Mono system makes it possible to easily create perfectly flat surfaces over uneven sub-surfaces and any single ply membrane.

Enq. 302



Layher scaffolding, access and protection systems bring key gains to the housebuilding sector through ease of handling, versatility and safety – all centred on innovative component design and quality construction. "Helping customers make the most of their stockholding is also fundamental to our approach," comments Sean Pike, Layher's UK MD, "demonstrated, for example, through the use of crash decks. These can be readily created using our Allround system to offer clear decking areas that both provide protection below and create a working and storage platform."

Enq. 303



Harrowden Turf Ltd is one of the UK's largest producers of quality lawn turf. The company also supplies topsoil, wild flower turf and green roofing materials. Harrowden Turf products are grown on three sites. All of the turf is grown to the same high standard on very similar but distinctive black soils. Black soil is not peat. It is fine textured, rich in organic matter nutrient and relatively low in sand, clay and other heavy particles. What that means for the customer is that the rolls of turf weigh far less than turves grown on mineral soil. They're easier to handle and far more cost-effective to transport around the Country.

Enq. 304

Keder Roof XL

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Enq. 303



Thermahood of Downlight Attic is a contemporary company set up by founder and current director Vincent Boden. Thermahood products can be implemented with great ease and efficiency, and what's more, they can be handled by anyone, including the everyday DIY amateur. Once fitted, they require no further maintenance and can effectively operate in tandem with heat recovery systems to improve air quality in living areas and reduce fire hazards from household storage items. Thermahood's clients ranges from insulation contractors to architects, passive haus and energy saving installers.

Enq. 305



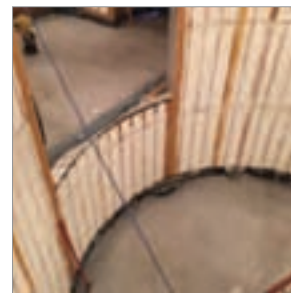
Century Stone is a UK provider of stone and stone veneer cladding. As part of its portfolio it is the exclusive representative in the UK and Ireland for Eldorado stone. The texture and size of the stone profiles make the appearance to be believable as it takes the form of a natural stone then hand painted piece by piece by highly trained Eldorado artisans. Due to its light weight, you can apply it almost anywhere. Zclad™ offers a great range of stylish natural stone products in a 'Z' shape formation to make application easier and in a fraction of the time taken by conventional methods. The z-shaped panels give a seamless finish.

Enq. 307



Gripsure, the UK's leading anti slip decking company, has launched its first decking tiles. Gripsure predicts the new timber decking tiles will be a popular choice for roof gardens and balconies where the size and weight of traditional decking can be a problem. Quicker to install than decking boards, because there is no need for a sub frame, they are far easier to remove for access to the ground below. Available in softwood or hardwood, the tiles include Gripsure's innovative safety design: aggregate inserts that ensure they don't get slippery, even in wet weather. For more information, contact Gripsure directly.

Enq. 308



The **Icynene Insulation System** from **Greentherm** is a series of soft, flexible, vapour open spray foam insulation products. When sprayed in place Icynene expands to completely fill all cavities and voids creating a sealed building envelope eliminating air leakage. Icynene is 100 per cent water blown and therefore contains no harmful blowing agents, volatile organic compounds, HCFCs, HFAs, HFCs or formaldehyde. Icynene has been successfully tested and certified for application directly to the underside of breathable and non-breathable roof membranes and recently received BBA certification for this application.

Enq. 309

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Enq. 304

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Enq. 305

Strength to strength for patented thermal break underfloor heating technology

Following on from the hugely successful and award-winning, Schlüter®-DITRA-HEAT-E electric underfloor and wall heating solution seemed an impossible task for Schlüter-Systems, however, the popular system recently saw the introduction of a new uncoupling mat, Schlüter®-DITRA-HEAT-TB, which has taken the product range from strength to strength.

The patented Schlüter®-DITRA-HEAT-TB

features the integration of a thermal break fleece on the underside of the uncoupling membrane which allows 80 per cent of the heat to rise to the surface for up to 70 per cent faster response time.

A thermal break is an element within an assembly which reduces the flow of thermal energy between conductive materials. The thermal break in Schlüter®-DITRA-HEAT-TB ensures that the heat doesn't get lost, but is transferred directly to the floor covering above.

This unique combination of fleece and matting allows an input of 136W/m², to push up to 110W/m² to the surface, reacting faster than 200W/m² systems making Schlüter®-DITRA-HEAT-TB cost less to run compared to other systems without a thermal break, which can lose 50 per cent of their heat into the subfloor below.

Schlüter®-DITRA-HEAT is part of the Schlüter®-DITRA family of mattings that feature uncoupling, crack-bridging, vapour management, load distribution, drainage and sound-reduction properties, which relieve stresses that occur between the substrate and covering to manage

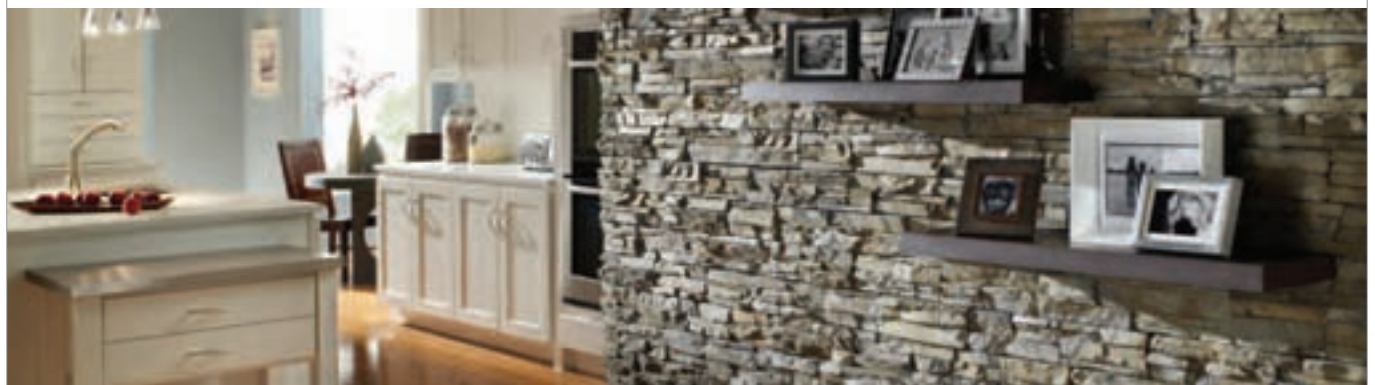


movement and prevent cracking and debonding of the tile or stone covering.

The quick installation makes it ideal for heated tile and stone coverings for both residential and commercial projects and naturally, the use is not limited to kitchens and bathrooms, floor and wall heating enhances the room climate of living, dining, and working spaces too.

01530 813396
www.ditraheat.co.uk

Enq. 306



Century Stone specialise in the supply of manufactured stone cladding and natural stone cladding for all regions throughout the UK

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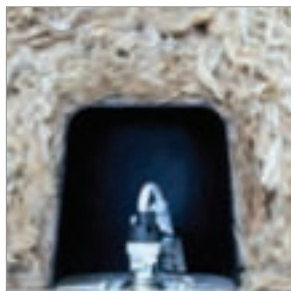


Enq. 307



Lloyds Banking Group has declared **Protek Warranty** as acceptable for its lending purposes, and added Protek Warranty into its Council of Mortgage Lenders' (CML) handbook. Protek, a trading style of Lucas Fettes Ltd, provides structural warranties to the UK house building and construction sectors. "We are delighted that Lloyds has added Protek Warranty to their CML entry. Protek is a Consumer Code for New Homes member for its new home warranty product, and this has been very beneficial in us gaining lender approval" said Simon Middleton, who heads up the Protek team.

Enq. 310



Loft Legs raises the loft floor above glass fibre insulation, avoiding compression and maintaining thermal efficiencies. Thermal studies have shown that compressing insulation can reduce its performance by over 50 per cent. A 175mm Loft Leg fixed on top of a 100mm truss or ceiling joist provides a cost effective, easy-fit solution, allowing homeowners to have the recommended 270mm of insulation and use the loft for storage. Manufactured in the UK from recycled materials Loft Legs are ultra-strong, light weight and cost effective. For more information contact **Loftleg** directly.

Enq. 311



Vent-Axia marks 80 years of innovation with the launch of the Sentinel Kinetic Advance, the next generation of Mechanical Ventilation with Heat Recovery (MVHR). Topping the PCBD list, the Advance boasts exceptional efficiency, near silent operation, high pressure development and improved indoor air quality (IAQ). Plus the Advance features time-saving commissioning and control via a unique web-enabled App. Designed for air-tight thermally efficient new build residential properties the Sentinel Kinetic Advance is the best performing MVHR unit in its class.

Enq. 312



Clearstone's resin bound surfacing creates aesthetically pleasing access roads, driveways and paths for the Berkeley Homes housing development The Ashmiles, an exclusive collection of luxury new homes. Clearstone installed a 1000m² in four phases over a year, complementing each individually designed home. Clearstone manufacture and install our own systems using high quality UV-stable resins and guarantee the durability of the surface. Clearstone's in-house expert team handles every aspect of the installation, giving the quality control and reassurance needed throughout a project.

Enq. 313

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Enq. 308

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



Enq. 309

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Enq. 310

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Enq. 311

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Enq. 312



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Enq. 313

JIS Europe adds Midhurst side rail to range

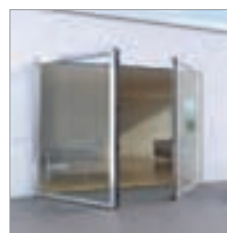


Inspired by the traditional Japanese wall screen, **JIS Europe's** rail has been designed to offer a unique and unusual twist on the traditional rail, standing away from the wall partitioning and screening the bathroom. This elegant rail would ideally suit the larger bathroom, offering quite the style 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. For more information visit the JIS Europe website.

Enq. 318

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. For more information, visit the Schueco UK website.

Enq. 319

HbD

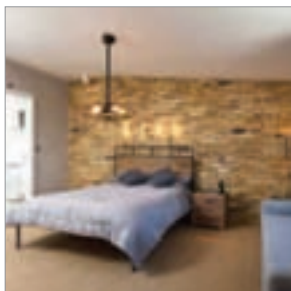
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Handmade using traditional techniques, **Imperial Bricks'** slips can be used internally or externally for authentic period features or a contemporary penthouse look. The slips can be used for fireplaces and internal 'exposed' walls or applied externally as cladding. A cost-effective alternative to laboured brickwork, they're quicker to install and use less material. Imperial Bricks can regionally-match the slips to specific areas of the UK or 'weather' them to suit the project. Visit the website to see Imperial Bricks' full range of 35 bricks, all of which can be supplied as slips and matching corners.

Enq. 314



Earthwool DriTherm Cavity Slabs are a full fill solution for the thermal insulation of masonry cavity external walls. They are 455mm wide to suit standard vertical wall tie spacings, ensuring a closed joint with adjacent slabs. Earthwool DriTherm Cavity Slabs are BBA Certified for use in all exposure zones and provide excellent thermal performance. They are also water repellent and have slabs 'knit' together, eliminating air gaps between adjacent slabs. With full product support from specification to installation, including bespoke U-value and psi calculations, contact **Knauf Insulation** today.

Enq. 315



Designed specifically for use in low energy or Passive House construction, **SMARTPLY PROPASSIV** is the world's only airtight timber panel, certified by the Passive House Institute. Manufactured from specially designed OSB to also include an integral vapour barrier, PROPASSIV offers the structural strength of a sheathing board along with the air and vapour tightness provided by traditional AVCL membranes. This means less work, less risks of tears or taping errors and an easier installation. Combine this with class leading certification and technical support and you can see why it is proving so popular.

Enq. 316



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. For more information, visit the Screedflo website.

Enq. 317

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Enq. 314

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Image of Steel Farm Passivhaus (www.leap4.it/Steel-Farm-Northumberland-Passivhaus).
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315



frameXpress becomes increasingly popular



The **frameXpress Ltd** portfolio has become increasingly popular due to the quality guarantees, choice and aesthetic benefits it adds to new build and renovation projects. Over 16 colour foils with optional faux timber finish are available in the new Optima system which has just won G-16 Award – New Product of The Year. The company's aluminium

range offers an alternative for bifold doors with a combination of unique and attractive options for installers. Whilst it is low in weight it provides high strength and excellent resistance to corrosion.

01952 581100 www.frameXpress.co.uk

Enq. 126

Invisifold wows at Grand Designs Live



VBH recently highlighted the Invisifold Slide & Fold door and window system with a stand at the Grand Designs Live exhibition. Visitors to the stand saw that all the hardware except the handle is fully concealed. They were wowed when VBH staff explained the main differences between Invisifold and bi-fold doors.

Invisifold's glazed panels are all operated

independently, meaning the door/windows can be fully closed, have just the end panel open, be folded fully open, or the sliding panels can be positioned across the opening to provide ventilation.

01634 263263 www.vbhgb.com

Enq. 127

Finding the balance with Black Millwork



Black Millwork has supplied its own range of fenestration, as well as Andersen windows and doors to an ambitious renovation project in Hampshire. The most recent advances in timber technology ensure Black Millwork's windows and doors exceed even the most stringent performance standards. At Rivercroft, Black Millwork's Timber

Aluminium Clad Composite Bi-Fold Door sets and a Timber Feature Entrance Door was also installed. These products use engineered timber and vacuum impregnated preservatives.

01283 511122 www.blackmillwork.co.uk

Enq. 128

30 shades of VEKA: New colour collection



The **VEKA UK Group** has overhauled its successful Variations colour range, consolidating its offering to VEKA and Halo customers into one unified suite. The industry-leading suite has now been expanded to 30 solid and woodgrain finishes. By showcasing traditional colours that are seeing a renaissance, as well as more contemporary shades, Variations has

met with success in all sectors of the market. The VEKA UK Group is issuing new Variations finger swatch books, a comprehensive yet easy-to-use overview of the new range, in a handy format.

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Enq. 129

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Enq. 130

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Enq. 131

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Enq. 132


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Enq. 133

Making an entrance

Patrick Dean of Door-Stop explores the wealth of safe and secure options available to housebuilders looking to make the right entrance.

When it comes to specifying a front door for a property, it can seem there is no end of choice, with literally thousands of options available. From the core material to the style, colour and accessories, every element can be configured to match individual requirements.

For most housebuilders, the starting point will be the material of the door leaf itself – and in terms of popularity composite doors continue to grow.

Composite doors are made from a mix of materials, which makes them stronger and sturdier. The thickness of composite doors not only makes them more secure, but it also makes them more thermally efficient. Plus, with the core and insulating materials protected by a GRP skin (the same material used to make boat hulls), the doors are completely protected from the elements and will not warp, twist or crack over time.

Whatever the door, security should always be a top priority, and legislatively it must adhere to Part Q of the Building Regulations (in



England). This sets out the standards for doors and windows to resist physical attack by a burglar, ensuring they are sufficiently robust.

All front doors should comply with PAS24, but it is recommended that you choose a

Secured by Design, police approved door, which means the door will meet the national standard for safer homes. These doors are also recognised by many insurance companies, so as well as homeowners enjoying an added sense of safety, they may also get a discount on their home insurance.

There is also a range of locking mechanisms available on the market to provide extra peace of mind to the future property owner. Look out for Sold Secure Diamond accredited locks that meet the highest TS007 standard (three star), without needing to be bolstered by cylinder protectors or extra-secure door handles. There are now locks on the market whose cylinder can actually detect forced entry, activating a 'lock-down mode' that will foil even the most determined intruder.

For housebuilders that want to create a truly modern, 21st century property, key-free options are also available. These give homeowners keypad and remote fob access control to their home and are completely wire-free, alarmed and still provide police approved Secured by Design security.

Once assured the door is fit for purpose and secure, attention can be turned to aesthetics – which are key as a front door has major kerb appeal. Composite doors are now available in a



“Front door designs have steadily branched out from traditional white and dark wood shades, and manufacturers are now creating more expressive tones and styles to reflect the latest trends desired by homeowners”

variety of colours and styles to add a touch of kerb appeal to any property.

Front door designs have steadily branched out



from traditional white and dark wood shades and manufacturers are now creating more expressive tones and styles to reflect the latest trends desired by homeowners. From a vintage green or a vibrant poppy red to the ever-popular anthracite grey, a wide selection of colours are available.

For period-looking properties, door styles in a traditional or cottage-panelled design will help to reflect the charm and characteristics of a country or period property, without compromising on the modern benefits of a composite door. For a more contemporary design, select a door with square, circle or even diamond shaped windows, to create a modern aesthetic.

When it comes to the hardware of a front door, for those that want to retain a traditional aesthetic, a classic suite with a central doorknob is the best option. It's a handle that combines a timeless period style with the best modern performance – it also looks great on period properties and contemporary homes. However, for a completely modern look either a stunning long bar handle or an elegant bow handle will add a stylish touch.



Quality should never be compromised when it comes to buying a new front door. Liaising with a reputable door manufacturer is essential to ensure that a high quality door is specified for a property.

Patrick Dean is head of sales and marketing at Door-Stop

Enq. 134

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Enq. 135



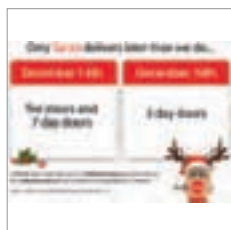
Lift your front door up to a new level!

A front door is one of the most used parts of the house. It is the first to greet visitors and a key area that can let in the cold during winter. Garador's recently launched FrontGuard Plus range of entrance doors has been specifically designed to provide the ultimate in functionality and design for a new generation of modern doors. With FrontGuard Plus, Garador has taken front door weatherproofing and insulation to a new level. The door leaf is filled with 65mm thick high-density polyurethane foam, providing high thermal efficiency with overall U-Values down to 0.87 W/m²k. Durable, water-proof rubber seals feature on all four sides of the door. Security of course is a vital aspect and these doors come with a five point security locking system as standard. Design is just as important and these doors are available in eye-catching modern and contemporary ranges in a choice of colours and wood effect finishes.

01935 443709 www.garador.co.uk

Enq. 136

Get a door-stop door in time for Christmas



The UK's favourite composite door manufacturer, **Door-Stop**, has released its Christmas delivery dates. Door-Stop will be delivering doors right up until Thursday 22nd December, with the last order date for seven-day doors and fire doors 10am on the 13th December and 10am on the 19th December for three-day doors. With many installers taking only a

short break over Christmas, Door-Stop has worked hard to ensure there is as little disruption to its service as possible over the festive period. For more information on ordering visit the website.

01623 446336 www.door-stop.co.uk

Enq. 137

Maintenance and inspection critical



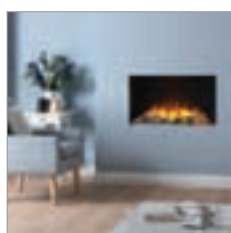
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maintenance of the soakaways and comply with local authority highways and drainage guidance with a view to adoption by the council. Cornwall Council promotes the use of soakaways.

01275 337937 www.hydro-int.com

Enq. 138

The new standards in electric fires



With today's highly efficient homes it's not always essential, or sometimes even possible to have a gas or wood burning fire fitted. However, if you want the warmth, plus the look and feel, 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 from Charlton & Jenrick, which offer a very exciting realistic flame effect with four mood settings.

Enq. 139

Bostik launches floor levelling compound



Bostik has launched Screedmaster Speed 30, a new rapid-drying floor levelling compound with a walk on time of just 30 minutes - making it ideal for contractors who require a fast track solution for their flooring project. Formulated with the latest advances in cement technology, the Screedmaster Speed 30 will smooth sound, uneven surfaces prior to the laying

of decorative floor coverings in as little as three hours, with a loose lay time of 45 minutes. The two-part product is suitable for use with under floor heating systems and will cover up to 5m².

01785 272625 www.bostik.co.uk

Enq. 140




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Enq. 141



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Enq. 142



Innovations with SuDS & hard landscape

Precast concrete paving is at the heart of three innovative sustainable drainage (SuDS) schemes designed by Robert Bray Associates, featured in an important new case study from the trade body **Interpave**. The re-developed Civic Centre and Library in Bromsgrove includes a landscape project for courtyards, access, parking and other areas around the building complex. Here, a fully infiltrating SuDS scheme uses concrete block and flag permeable paving alongside grass and planted areas, optimised by orifice flow controls, to manage rainfall on the site. All rainwater storage is at the surface within landscape features or underground within a voided stone sub-base below the paving. The Australia Road urban renewal project in White City, London introduces the innovative concept of concrete block permeable paving as a thin overlay to existing streets. The permeable paving overlay simply replaces a tarmac road surface, over the original road base. The same concrete blocks, with a 2-6mm grit bedding layer and jointing material, as used in permeable pavements generally are here installed over a geo-composite conveyance sheet.

0116 232 5170 www.paving.org.uk

Enq. 143

Bituchem brightens new residential site



Natrutex, **Bituchem's** leading material, has been used to create footpaths, roads and driveways in residential areas, including a recent development in Quedgeley, Gloucestershire. Approximately 2000m² of Bituchem's Natrutex Cotswold was applied around the new site, giving attractive and hard-wearing roads and pathways to residents. The material

contrasts with the traditional black asphalt that surrounds the site, whilst complementing the colours of the newly built houses. Once applied, Natrutex is virtually maintenance-free and maintains its colour for a long-lasting finish.

Enq. 144

4iE now works with your central heating



Warmup has launched the new +Kit that makes the 4iE Smart WiFi Thermostat compatible with both underfloor and almost all types of central heating. The 4iE is smarter than other thermostats, using SmartGeo™ to control your heating automatically and reduce heating usage by up to £170 for a typical UK home.

EasySwitch™ technology works in the

background to find better energy deals and switch you automatically, saving a combined £378 in total. For more information visit the company website, or contact the company directly.

0345 345 2288 www.warmupsmart.com

Enq. 145

Demand Side Responsive Electric Heating

Electric Combination Radiators

EHC's unique **DSR Electric Combination Radiators** have **In-Built Wi-Fi** capability that can be activated using the optional **DSR Gateway**. They are the first German Electric Radiators of their type that can be controlled via a bespoke **APP Control System**. This easy to install system is suitable as a complete central heating system or stand-alone Radiators. They can be individually controlled using the **Digital Controller** located on the side of the Radiator or alternatively using the bespoke **APP**.

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Enq. 146



Ignoring heat network metering is an expensive mistake

Cost-cutting on heat metering at the installation stage can be a false economy, but there are ways to avoid the pitfalls, as Anthony Coates-Smith of Insite Energy explains.

When housebuilders and developers strive to minimise initial construction costs, they can sometimes overlook factors that will make site maintenance and running expenses much higher. Nowhere is this false economy more apparent than in the specification and installation of heating systems and networks.

Unnecessary financial pain can be experienced as a result of early cost-cutting decisions to agree restrictive contracts with the providers of heat metering, billing and payment services, as well as from poorly designed systems and from cheaply acquired equipment such as heat interface units and meters. These mistakes can be seen too often, typically when receiving requests to retrofit metering and billing systems to rectify previous mistakes made.

A common problem is that decisions about metering technology are taken by people with insufficient technical and operational knowledge. The risk is that they'll get the building owner tied

up for years with a metering, billing and payment provider that looks good on paper but limits the choice of billing type and/or meter technology. It's too easy to end up with a system the construction team likes but the end operator vehemently dislikes. Or, worse still, a system that's not even fit for purpose.

Because a low-efficiency heat network will cost significantly more to operate, the additional costs typically have to be covered in one of two ways. One approach is to charge residents more, which from a social and political point of view is inadvisable and open to the risk of significant reputational damage. The alternative, if the additional energy costs are not passed on to or recovered from customers, is for the building owner to endure lost revenue.

By failing to install systems that are fit for purpose, owners of residential housing (often housing associations) expose themselves to debt risk from customers who don't want to pay, or tie

themselves into suppliers' services that are so expensive they enrage residents. In contrast, where high quality metering solutions are used, resident complaints tend to disappear and it has been shown that tariffs can be reduced from around seven pence to as little as three pence per kilowatt of heat.

Choosing the right provider of heat network metering and billing services is easier than some suppliers would have you believe, but beware what you're told. There are metering suppliers out there who proclaim that their systems are 'open protocol' and can be used in any circumstance, but this is often not the case. There are also suppliers who aim to convince developers that there are no open protocol transferable products available, and that a specific meter product will require one supplier to operate it, but this is misleading.

In fact, there are a handful of products for pay-as-you-go metering that are genuinely transferable and can be used by more than one

“To ensure specifications are correct, the ideal time to start engaging with technical and electrical consultants on heat metering is up to 12 months before the build start”

metering and billing operator. This gives the heat network operator the choice of who they employ to carry out metering and billing services.

To ensure specifications are correct, the ideal time to start engaging with technical and electrical consultants on heat metering is up to 12 months before the build starts. Some companies, such as Berkeley Group and Telford Homes Plc, have started the process earlier still, at the pre-tender stage.

To make these processes run exceptionally smoothly, companies have adopted a number of initiatives to improve communication between development and operation teams. One of these is the provision of free of charge, written technical specifications for metering systems. Some companies will also engage in specification reviews and in the review of design and build contracts covering metering systems, advising clients on what to change to deliver a more efficient system.



A good energy supplier will willingly sit down with different individuals or departments and talk through best practice for metering and billing solutions, giving examples of past failings and how they can be prevented. Firms have successfully steered numerous developers, big and small, on the journey to achieving the best practice approach

that costs a little more initially but then makes the kind of savings, in energy and resource costs, that pay back many times over.

Anthony Coates-Smith is business development director at Insite Energy.

Enq. 147

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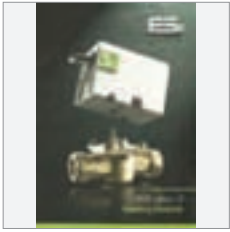
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Enq. 148

ESi releases new heating controls brochure



ESi has released its brand new heating controls range brochure. ESi Controls is one of the fastest growing designers and manufacturers of heating controls in the UK having developed a range of energy saving, innovative controls for residential and light commercial use. In the brochure you will find information on the ESi channel programmer range, its wireless

programmable room thermostats, its electronic and electro-mechanical room thermostats and motorised zone valves, its cylinder thermostats, a range of accessories and its kits and packs.

01280 816868 www.esicontrols.co.uk

Enq. 149

Johnson & Starley shines in consumer report



The October 2016 Which? Report into the 'Best & Worst Boiler Brands' made for good reading for **Johnson & Starley**, with the well-established company achieving fourth place amongst tough competition! With a history of innovation spanning almost 100 years, Johnson & Starley developed the QuanTec range of High Efficiency condensing boilers using the

latest state of the art boiler technology. Designed with reliability, performance, outstanding efficiency and long term value for money as key considerations the QuanTec range.

01604 762881 www.johnsonandstarley.co.uk

Enq. 150



Heat Network regulations update announced

Following Brexit and the appointment of the new Prime Minister, some changes have been announced that affect the Heat Network Metering & Billing Regulations for district and communal heating systems. The regulations were previously enforced by DECC with the National Measurement and Regulations Office (NMRO), which have both now been integrated into the new Department for Business Energy and Industrial Strategy (BEIS). The purpose of the Heat Network regulations is to allow users of heating, cooling and hot water supplies to be aware of the level of their consumption. The Regulations apply where a payment is made for the supply of heating/cooling. It is the responsibility of building owners, developers and Housing Associations to install meters in each dwelling to accurately measure energy usage, for residents of communal or district schemes. **Evinox Energy** offers various metering & billing solutions for heat networks and can provide advice and assistance with the regulations.

01372 722277 www.evinoxenergy.co.uk

Enq. 151

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Enq. 152

Rapid response heating with new generation controls

Schlüter®-DITRA-HEAT-TB underfloor and wall heating with unique patented thermal break for more efficient heating is the latest addition to the award-winning Schlüter®-DITRA-HEAT-E underfloor heating range.

The integration of a thermal break fleece on the underside of the uncoupling membrane pushes 80 per cent of the heat to the surface for up to 70 per cent faster response time on concrete compared to other electric underfloor heating systems.

In total, there are three thermostats to choose from in the range, a selection between analogue and digital, yet the new 'feature star' DITRA-HEAT-E-R3 showcases a larger 8.9cm, digital, full colour touchscreen interface in white clear gloss finish for the more style-conscious client or specifier.

A new range of thermostat and control modules for Schlüter's water-based (hydronic) system Schlüter®-BEKOTEC-THERM has also been introduced. Schlüter®-BEKOTEC-



THERM is a low height, energy-efficient and quick-reacting modular underfloor heating assembly. This system can be used in new build and renovation projects, and it is a greener choice with economical, energy saving properties.

The new generation of room sensors and control modules for the system significantly increases the flexibility and convenience of regulating the temperature of a room. The core of the system, the base module, can be connected to a timer module for energy-saving temperature

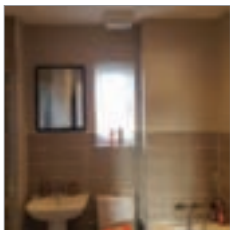


reduction. The connection modules for wired or wireless room sensors can be freely combined with the base module, which enables the flexible expansion of existing systems at any time. Modern wireless and wired room sensors allow for individual room temperature control to suit requirements. The Schlüter®-BEKOTEC-THERM system can also be integrated with Building Management Systems (BMS).

01530 813396
www.schluter.co.uk

Enq. 153

Vortice selected for award winning project



Voted the UK's best regeneration project in the National Housebuilder Awards, Branston Leas by St Modwen Homes, has selected **Vortice** system 1 centrifugal Quadro fans for its properties in Burton upon Trent. Branston Leas was named the best regeneration project in the UK thanks to the many measurable economic, environmental and educational

improvements that the development has brought to the local area. The Vort Quadro is an elegant centrifugal fan which comes in inbuilt or surface mounted versions.

01283 492949 www.vortice.ltd.uk

Enq. 154

Kingspan installed at exclusive apartments



The **Kingspan** OPTIM-R Balcony & Terrace System was the product of choice for a luxury apartment building, 42-43 Pall Mall is a new build development, featuring four spacious apartments. The target roof U-value of 0.15 W/m².K proved challenging to achieve, even transition between internal and external spaces did not leave enough room for

conventional insulation. Kingspan OPTIM-R panels have an aged thermal conductivity of 0.007 W/m.K, allowing them to match the thermal performance at a fraction of the thickness.

01544 387 384 www.kingspaninsulation.co.uk/optim-r Enq. 155

Kingspan insulates Grand Design



A range of premium and high performance products from **Kingspan Insulation** have been installed on a stunning new beachfront home on the Isle of Wight, featured on *Grand Designs*. Kingspan Kooltherm K8 Cavity Board was used to insulate the majority of the walls throughout the property, whilst a further two layers of Kooltherm K7

Pitched Roof Board were applied to the ground floor overhang. With thermal conductivities as low as 0.020 W/m.K, the products delivered the required thermal performance with a slim build-up.

01544 387 384 www.kingspaninsulation.co.uk

Enq. 156

Kingspan releases details guidance



Kingspan Insulation is helping specifiers and installers to close the performance gap with a new technical guidance series, providing standard details for Kingspan Kooltherm K106 Cavity Board. The first document in the series is now available for download, covering applications of 90mm Kingspan Kooltherm K106 Cavity Board within a 100mm wall cavity. The

comprehensive technical document provides clear details, that have been carefully developed with the aims of being buildable, achieving good thermal performance and minimising risk.

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Enq. 157

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Enq. 158

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Enq. 159

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Enq. 160

Traditional style meets modern standards

Tony Wereszczynski of Marley Alutec explains how to achieve the right balance in rainwater and eaves specification when dealing with heritage-style properties.

Heritage-style buildings can pose challenges for developers, especially when they are tasked with finding the balance between traditional aesthetics and modern performance expectations.

As much as we may marvel at the delights of modern architecture, many people still believe you can't beat a traditionally-styled building. In fact, research indicates not only do we prefer the styling of traditional homes, but we're also willing to pay up to 15 per cent more for them. However, aesthetic value should never be the sole attraction of a property, and what traditional homes might have in terms of looks, they often lack in terms of building performance and efficiency.

The best course of action may be to design a property that draws from the principles of heritage design, but is composed using high-quality building materials, giving the owners the best of both worlds.

This was the case with a recent project at the Warren Wood Manor, an opulent £19m mansion in Hertfordshire, complete with a 24

car private garage, cart and hay lodge, and a 45-horse stable. While the mansion and garage were both new-builds, the property's carriage house was a pre-existing structure. An ageing and

"The best course of action then is to design a property that draws from the principles of heritage design"

traditionally designed building, the carriage house was in need of significant but sensitive renovations to upgrade its performance. Being a new build, the mansion on the other hand needed to complement the existing building's traditional heritage. The developers therefore didn't want to lose the estate's historic charm, so they needed to find building materials that suited the traditional style but were technologically advanced. This would allow them to avoid an aesthetic clash between the stable and the mansion.



Nowhere can the clash of old and new be more obvious than on a building's external envelope, particularly on rainwater systems, which are clearly visible and provide a frame for any home. Rainwater systems can be particularly tricky to improve without disrupting an existing aesthetic as they often use cast iron, which has a distinctive appearance. Cast iron rainwater systems are very costly to replace however, being extremely heavy and requiring a lot of maintenance. Therefore, any alternatives that can address these issues and yet remain a close match visually are very attractive to developers.

At Warren Wood Manor, the developers elected to use high quality, durable and strong products from a trusted manufacturer. The main house was equipped with a rainwater system and 102 mm circular downpipe. The carriage house





was also fitted with a rainwater system as well as a 63 mm circular downpipe. All the products were specified in heritage-style black paint.

The paint perfectly emulates the style of traditional cast iron pipes – delivering the authentic historical appearance required on listed buildings or in conservation areas, but without the drawbacks associated with such a heavy and high-maintenance material. What's more, using an architectural grade polyester powder coat paint finish, the system is now fade resistant and does not require repainting, unlike cast iron.

Lead developer Tony Penfold believes that using high quality building materials greatly enhanced the project's success. He said among various success factors, the main reason was that "the quality of aluminium as a building product, especially when used in rainwater goods, is far

"Research indicates not only do we prefer the styling of traditional homes, but we're also willing to pay up to 15 per cent more for them"

superior to other materials."

The benefits of using high-quality building materials are plentiful. For one, the technical advancements in the last couple of years mean that almost all building materials now far outperform those that came before them. What's more, using highly sustainable materials like aluminium ensures systems don't need to be frequently changed. For example, the products

installed at Warren Wood Manor are made from marine grade aluminium and have a life expectancy of 50 years or more. What's more, they need almost no maintenance, only requiring occasional aesthetic cleaning.

When pursuing a sensitive refurbishment or new build, you need to be constantly juggling many things, and at times the process can be confusing and difficult. However persistence and focus can result in a property that mixes the benefits of old and new. Choosing the right material is essential, as is finding a design that blends with its surroundings. Using a trusted supplier and high-quality building materials such as marine grade aluminium ensures you can do both.

Tony Wereszczynski is technical director at Marley Alutec

Enq. 161



Cupa Pizarras in prestigious development



Easton Square, an exclusive development of four bespoke, luxury six-bedroom houses, features CUPA 12 R Excellence roofing slates from **Cupa Pizarras**. The product was selected for its superior qualities including its adaptability, longevity and polished finish. Supplied through Castle Roofing Supplies, CUPA 12 is a dark grey slate with thin

laminations and a smooth matt surface. In addition, the slates conform to the product specification requirements of BS EN 12326-1 and are certified for resistance to freeze or thaw.

01312 253 111 www.cupapizarras.com/uk

Enq. 162

Single ply solution stands up to kerb appeal



Creative thinking is enabling a £9.5m redevelopment to cost-effectively deliver striking aesthetics for Marwood Tower. A key architectural element is the mansard roof that wraps the two-storey block round the courtyard and also provides covered walkways for the residents. Sub contractor Range Roofing has used 1700m² of **Protan EX-A** adhered single

ply membrane complimented with Protan's Omega profile to form the roof, accommodating the 79 degree mansard, 11 degree main roof area, and the covered walkways within the courtyard.

01925 658001 www.protan.co.uk

Enq. 163

New-generation Request to Exit switches



Urmert have developed stainless steel emergency exit switches as an alternative to conventional break glass units which are prone to abuse and vandalism. The switches meet the guidelines of Secured by Design (SBD), the UK police initiative that combines the principles of 'designing out crime' with physical security technology. Urmert have developed two

switches, the RTE14 and RTE15. Urmert has developed the switches to maximise security at residential accommodation. The switches are suitable for use with fail safe releases and maglocks.

01376 556010 www.urmet.co.uk

Enq. 164

Quality alarms make Aico No.1 choice



Aldwyck Housing Group in Houghton Regis, Bedfordshire has announced its decision to standardise on **Aico Ei208** Carbon Monoxide (CO) alarms, based on its positive experience of working with Aico over many years. Aldwyck will be installing Aico AudioLINK™ Ei208 Lithium battery powered CO alarms into 5,200 properties. The Ei208 is a quality,

cost-effective Lithium battery powered CO alarm designed to encourage widespread adoption of this life saving technology. The use of sealed in Lithium batteries largely overcomes the problem of battery removal by tenants.

Enq. 165

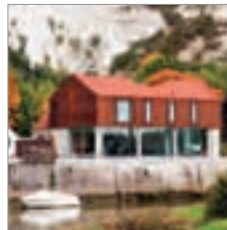


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Enq. 166

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.

For more information visit the company's website.

Enq. 167

L-shaped windows for Severnside



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

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

Enq. 168



Pedestals and Megapads

Wallbarn pedestals, including the Megapads range, are the best way to construct high quality finishes on balconies and terraces and walkways. Heavy duty adjustable pedestals are available to support both flags and timber decking. The concrete deck will be built-to-falls and constructed lower than the door threshold. By using pedestals, installers can lift the slabs or decking up to the level of the doorway without compromising the structure. With decking, all timber is lifted off the deck so surface water can run between and beneath the boards and slip hazards are reduced. None of the timber is subject to standing water, improving its lifespan. These pedestals are free standing, so no mechanical fixings penetrate the deck. Concrete flags and natural stone paving can be laid onto the adjustable pedestals in creative patterns and are properly supported. The plastic pedestals are rot-proof and moisture will not migrate through them. Their large base plates spread the weight evenly, avoiding point loading on the sub-deck. Installation is super-fast and straightforward. Multiple cuts and fixings are reduced and if the deck beneath ever needs to be inspected, the surface can be lifted easily without disruption.

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Enq. 169

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Enq. 170

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Tackling staircase challenges

Nick Bligh of JELD-WEN discusses how involving manufacturers at the early planning stages of a project can make all the difference in ensuring a smooth delivery of a structurally sound staircase.



Stairs can be viewed as a complicated element of the build project, with room for error during the design and specification process through to installation. From initial specification through to the final design, navigating the choice of stair options available on the market, while adhering to the Building Regulations, can be a challenge.

If overlooked, housebuilders are at risk of implications surrounding usability and structural performance, which can be costly to rectify. Furthermore, as a staircase is often the focal point of a home, its design is also crucial. If poorly chosen, this has the potential to impact the overall look and feel of the property and has the capacity to help or hinder a sale, so choosing carefully is a must.

Specification challenges

As every housebuilder or developer will be aware, when specifying stairs for a development adherence to the Building Regulations is critical. Navigating the Building Regulations in relation to stairs can be quite a challenge, from achieving the correct pitch, dimensions, and headroom clearance, to accessibility, fire protection requirements, and so much more. Therefore, working closely with manufacturers who can provide technical support and design guidance – at the early stages – will ultimately ensure that the end result is compliant and suitable for the space and style of project.

Configuration

There is often a requirement for multiple stair configurations across one site, for use within the different house plot types. Therefore, working with a flexible manufacturer who can provide made-to-measure and bespoke design solutions can be advantageous in achieving the 'complete' project solution.

Usability

Flexibility doesn't stop at configuration. The industry has an ongoing need to meet different usability requirements. Smaller properties may need to factor in space saving solutions, and when working with a manufacturer, housebuilders should look for products that make the most of the area available. For example, consider a demountable balustrade option, which is ideal for narrow staircases in town houses, as they can be removed temporarily if access is required for large furniture. Thinking of ways to add value to the end user during specification will enhance the offering and help to differentiate a project and cut through a competitive market.

For a housebuilder or developer, ease of use and added value shouldn't stop at the end-user. Choosing a manufacturer that can offer additional services such as pre-assembled components, including balustrades that arrive on site fully assembled ready to install, will ultimately save time on site.

Style

When developing larger properties, style can come to the fore. Homeowners can make a grand entrance, using a staircase to provide a focal point to the home which can really help to set off and sell a premium property. A wide variety of styles are available which can really open up an entrance space, such as the use of grand sweeping handrails or simply using a bullnose or curtailed bottom step. No matter the size of the space, there are additional specification options which can add class and quality to any stair design. Handrails, newel posts, newel caps and spindles can all be chosen in a variety of designs to reflect the overall aesthetic of the build being developed.

Often the simplest design tweak can make a huge difference to the overall look and feel of a staircase, which is important when projects need to stand out in what is a competitive market. Premium manufacturers will be able to offer this kind of design support, in addition to technical guidance. This will ensure that any stair solution chosen has the appropriate design and flair to help differentiate a property, while still being suitable.

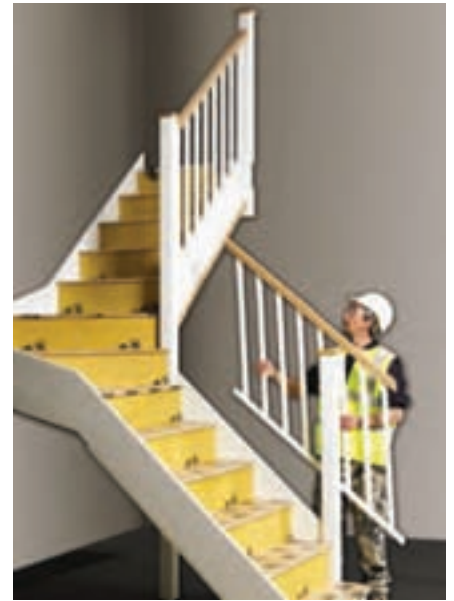
Materials

The choice of staircase materials is also a big decision and when choosing timber it is advisable to specify a manufacturer that is affiliated to the British Woodworking Federation (BWF) stair

“Often the simplest design tweak can make a huge difference to the overall look and feel of a staircase, which is important when projects need to stand out in what is a competitive market”

scheme. A substandard staircase can set a build project back weeks. With this stamp of approval you can be sure that a staircase is guaranteed to meet Building Regulations and the highest safety standards.

Timber is an incredibly versatile material, and if sourced from good quality manufacturers, housebuilders can be assured that it will meet strict specification criteria. Additionally, timber not only looks good but is sustainable too. Choosing CE marked full chain of custody products is great for sustainability credentials and ensures longer guarantees for homebuyers, and ultimately a good reputation for the housebuilder. Timber is a timeless material, which can be used to excellent effect, either on its own for a traditional statement of elegance and quality, or mixed with different material types such as metal or glass to create a contemporary staircase with a standout finish.



Dedicated support


A staircase will often never be replaced, and therefore needs to be built to last, in line with the expected lifespan of the development. Careful consideration needs to be given in order to specify stairs that are safe, suitable and save on cost and time.

Finding a stairs solution that will fit the vision of the housebuilder or developer can


be a complicated process without the right manufacturer support, thanks to the many elements that need to be considered. This is why a manufacturer who can offer dedicated guidance and information when and where it is needed is essential to get the right product in place without hassle.

Nick Bligh is group technical manager at JELD-WEN

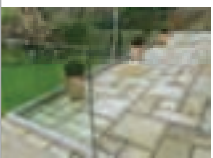
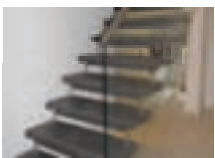

Enq. 171



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