

# HbD

# Housebuilder & Developer

February 2017

**The Government's Housing White Paper: will it fix a "broken" market?**

**The FMB's Brian Berry wonders what will become of the Starter Homes target**

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# HbD



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## Editor's comment



It's 106 A4 pages, stuffed with fine words from "diversifying the market" to an admittance that the housing market is "broken" when it comes to its ability to meet rampaging demand. However far from the Departmental hype of the Housing White Paper being "radical," it has to be said that balanced against all the expectation, it is a damp squib.

Expectations were high that there would be a major shakeup of the planning system to allow builders to build more easily on sites that are available, potentially including the green belt. However the White Paper is conservative, appealing to the NIMBYs in doing very little to alter the National Planning Policy Framework in this area. A proposal to "amend policy to make clear that authorities should amend green belt boundaries only when they can demonstrate they have examined fully all other reasonable options" isn't exactly a forceful endorsement.

That's all very well from a sustainability perspective, however the 1 million homes won't get built if some of that land isn't released (although that magic number is strangely absent from the White Paper). Of course, one of those "reasonable options" is brownfield sites, but there is no strategic vision here in the document either. In fact, a mere two paragraphs, including the lukewarm statement that the NPPF would be amended to "indicate that great weight should be attached to using brownfield sites."

When it comes to affordability, as the FMB's Brian Berry says in this month's HBD column, the seemingly endangered 200,000 homes Starter Homes policy needed clarification in the White Paper. As it turns out, the onus has been passed to developers

and local planners to "agree an appropriate level of delivery of Starter Homes," which looks like a fudge.

The document does however state that the NPPF will be amended to introduce a requirement for a minimum of 10 per cent affordable homes. SME builders will be crying out that they cannot deliver this on some small developments, and whether the £3bn Home Building Fund will help to support this is again not clear.

Expectations were high that SME builders would be getting a leg-up thanks to controls on landbanking, and an attempt was made to this end in the reduction of the time from planning permission to start from three to two years. However more detail on how partnering with the Government in the Accelerated Construction programme will work, to help SMEs buy in to the idea, would have been useful.

The Land Release fund, as part of Accelerated Construction, is of course a good thing, making possible less risky serviced land parcels to SMEs in a way rarely seen previously. However this fund is £45m, which seems a drop in the ocean given the need to close the gap between the current delivery of 190,000 houses a year and the 250,000 'target.' Requiring LPAs to ensure that 10 per cent of their sites are under 0.5 ha is positive, is there any guarantee small builders will get these jobs?

Some commentators have been fairly scathing about the White Paper, calling it things like 'hollow' and 'misguided' but it does capture in one document a range of positive initiatives, including several previously announced. As ever, the devil is in the detail, and there's precious little of that.



# Government pledges Housing White Paper will “fix broken housing market”

The Department of Communities and Local Government has claimed that its Housing White Paper will fix what it said is a “broken” housing market using new measures aimed to speed up housing delivery by removing obstacles in the planning process.

Communities Secretary Sajid Javid said that the “bold” new measures in the White Paper, which also contained previously announced initiatives such as the Home Building Fund for small builders and the Affordable Homes Programme, will ensure the housing market “works for everyone.” However it contained very little on freeing up development in the green belt called for by many across the industry.

Javid said: “The current system isn’t working and is one of the greatest barriers to progress in Britain today.” DCLG said it would improve housing delivery for all home buyers including people on lower incomes, as well as rental tenants and disabled and older people. Key areas within the White Paper included improving planning to get “the right homes built in the right places,” as well as speeding up housebuilding and diversifying the market to allow more SME builders in.



## Accelerating delivery

Responding to calls for the planning process to more actively promote development, the Government put the onus on developers to act faster once planning permission has been granted. DCLG said will “make it easier for councils to issue completion notices to developers,” because if developments stall with “no sign of completion,” planning permission can be withdrawn for the remainder of the site.

In addition, the time limit required for developers to start building after planning permission is granted will be reduced from three years to two. Developers will also be required to provide “greater transparency and information” on their pace of delivery of new housing to councils to assist them in planning for local need. This, said DCLG, will “help address the serious and growing gap between the number of planning permissions granted and the number of new homes completed.”

## ‘The right homes in the right places’

Councils and developers will also be expected to use land more efficiently by “avoiding building homes at low density and building higher where there is a shortage of land – and in locations well served by public transport such as train stations.”

The White Paper announced a consultation on “a new, standardised way of calculating hous-

ing demand to reflect current and future housing pressures.” Every local area will need to produce a “realistic” plan and review it at least every five years.

DCLG said: “Currently 40 per cent of local planning authorities do not have an up to date plan that meets the projected growth in households in their area.” Addressing this, it said, will help make sure enough land is released for new homes to be built in the parts of the country where people want to live and work and “ensure developments take heed of local people’s wishes, while continuing with maximum protections for the green belt.”

## Diversifying the market

The White Paper reiterated the potential of the £3bn Home Building Fund to enable SME builders to enter the market, stating that around 60 per cent of new homes were being built by 10 companies.

The Government promised that the fund would produce 25,000 new homes this Parliament and up to 225,000 “in the longer term” by providing loans for SME builders, custom builders, offsite construction and essential infrastructure.

Sajid Javid focused on affordability across the population in announcing the White Paper, saying the average house price is now a record eight times more than average earnings and that num-

bers in the private rented sector has doubled since 2000.

He said: “With prices continuing to sky rocket, if we don’t act now, a whole generation could be left behind. We need to do better, and that means tackling the failures at every point in the system.

“The housing market in this country is broken and the solution means building many more houses in the places that people want to live.”

Housing Minister, Gavin Barwell commented on the White Paper: “We are setting out lasting reforms that will get more of the right homes built in the right places.”

The White Paper contained an apparent bar to further flexibility on green belt, DCLG commenting that “Ministers have reaffirmed this Government’s commitment to the green belt – that only in exceptional circumstances may councils alter green belt boundaries after consulting local people and submitting the revised Local Plan for examination.” Instead it set out actions local authorities need to make before considering the green belt, prioritising “suitable brownfield land” and “driving up density in high demand areas.”

The Government added it would be “taking action to radically increase brownfield development and to bring life back to abandoned sites,” however provided detail in terms of detail on the scope or how it would implement or enforce this policy.

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# Housing White Paper: the industry responds

With the announcement of the Housing White Paper came an expected flood of comments and criticism from across the industry. However while some offered only a qualified welcome, the industry appears to have reacted favourably in general. Common themes included questions around implementation, and many were encouraged by support for the SME sector.

## Cautious praise

**Justin Gaze, Knight Frank's joint head of residential development** called the White Paper a "comprehensive report."

He said the release "illustrates an understanding, which has been arguably a little lacking in some recent policy and legislation, that all parts of the development market are interdependent, and that they can, and will, affect each other and ultimately the number of homes being built."

Gaze welcomed the "positive suggestions within the White Paper. He warned however that: "While we await the outcome of the consultation to the White Paper, it is worth remembering that the development market is just one part of the wider housing market that the Government calls "broken." The pressure on the delivery of new homes, which make up less than 1 per cent of housing stock annually, is emphasised in a market where the availability of second-hand stock to buy is so constrained, a trend which is exacerbated by the current stamp duty regime."

**David Sheridan, CEO of Keepmoat** welcomed the publication, saying he was "pleased to see that the Government recognises the need for modern methods of construction and acknowledges the need for estate regeneration, as well as Help to Buy and institutional investment in new rented homes."

He said that, for Keepmoat: "The most significant development is that housing associations and local authorities will be empowered to build more homes."

Sheridan was still apprehensive on likelihood of implementation however, saying: "Going forward, the challenge for the Government is to ensure that real change actually happens."

**Kate Henderson, Town and Country Planning Association CEO** lauded the "Government's pledge to update the New Towns legislation," commenting that it "marks a huge step forward for the TCPA's garden cities and new towns campaign."

She said: "The legislation has a proven track record on delivery, and with the right reform could be a highly effective way of enabling local authorities to deliver well-designed homes and great local services in thriving communities."

Henderson added: "Changes to the New Towns Act will need to be accompanied by a new approach to Government investment in new development, channeling new and existing funds to support up-front infrastructure and affordable homes."

**Jeremy Blackburn, head of policy at RICS** recognised that, for the first time this century, "Government has shifted the rhetoric away from home ownership."

Blackburn applauded what he saw as a "listening Government, with a Prime Minister and Cabinet who are willing to heed the advice of the industry and take the action needed to solve Britain's housing crisis."

He noted that "while the focus on Build to Rent looks set to overcome many of the shortfalls of previous administrations, the housing crisis will not be solved by building new homes alone," instead emphasising that "we must make use of our existing properties."

## Impact on SMEs

**Brain Berry, chief executive of the FMB** believed that there is "much that is good and sensible in the White Paper," and suggested the industry "use it as a launchpad for a real step change in delivery."

He acknowledged the extra resources and powers that Local authorities would receive, but added: "The targets arising from the new housing delivery tests, against which councils will be measured, will not be met with a continued over-reliance on large developers and large sites."

"If a local authority fails to meet its targets," said Brian, "it could lose control over its own planning policy, and the threat of this should provide the impetus for councils to push more small sites through the system."

He concluded: "It is in everyone's interest to see SMEs play a far greater role in housebuilding, and small sites are key to this."

**Stewart Baseley, executive chairman of the Home Builders Federation** appreciated the White Paper's recognition that the private sector housebuilding industry is key to "addressing the chronic housing shortage we face and outlines steps to assist it to deliver more homes."

He advised however that: "Plans to speed up the planning process, bring forward more developable land and make local authorities abide by their responsibilities are key. If we are to build more homes, we need more land coming through the system more quickly. Measures that will allow SME builders to build more homes will increase the capacity of the industry and result in increases in overall supply."

**Amy Nettleton, assistant development director at Aster group** said the White Paper "includes some very encouraging proposals," and



that the company is "pleased to see the Government widen out the starter homes policy to include shared ownership," which she said "should encourage more developers to build more homes for this crucial tenure."

Amy added to the positive voices on help for SMEs, saying: "Partnership working, including between larger housebuilders and housing associations, and support of smaller developers, are relatively under-utilised ways of boosting volumes – the most important thing given the crisis is in supply rather than on the demand side."

**Greg Hill, deputy managing director at Hill** also cheered the White Paper's likely effect on SMEs, hoping the that release will "empower SMEs to have the confidence to do something different," as "innovation can be highly challenging in a restricted and confined sector."

He commented: "SMEs are in the perfect position to step away from convention and embrace new designs and methods of construction due to their flexibility."

**Tassos Kougonis, principal consultant at BSRIA's Sustainable Construction Group** welcomed the "timely and very important 'radical blueprint for change.'"

Kougonis said the White Paper "heralds a new era for housing, with fresh new opportunities for members and industry alike."

He also believed that it is was important "to see how SME housebuilders can be supported, and increase in numbers, as a more diverse housing delivery model can enhance the industry's ability to deliver the required numbers while creating new jobs and opportunities that will help in increasing our workforce."

# SMEs could deliver 25,000 more homes p.a.

**S**ME housebuilders could play a much bigger part in tackling the housing crisis if given greater support, according to the Home Builders Federation (HBF).

A new report published by the HBF highlights the challenges faced by SME housebuilders looking to increase output and set out a range of proposals to address the finance, planning and red tape barriers preventing smaller firms from taking a larger role in addressing the housing crisis.

Over the past 25 years, the number of SME builders has reduced by 80 per cent, but just getting back to the number operating in 2007 could produce an additional 25,000 homes a year.

Stewart Baseley, executive chairman of the HBF, said that while housing has increased in recent years, "The vast majority of the increases have come from larger companies. The number of smaller builders has collapsed over recent decades, with few new entrants to the market able to grow to any size.

He continued: "If Government wants to see continued increases in supply, it is imperative it enables SME builders to play their part. Removing the barriers for SME builders could

result in tens of thousands of desperately needed additional homes being built, and boost economies up and down the country."

According to the HBF, throughout 1960s and 70s small companies could set up, grow quickly and establish themselves as significant contributors to local economies. This meant that by 1988, more than 12,000 SMEs were building new homes. Today however, the number of SME builders has dwindled, with very few new entrants able to secure a foothold and even many established businesses unable to grow.

The barriers facing SME builders today are numerous and varied. The HBF report is based on in-depth interviews and discussions with dozens of HBF's smaller members and highlights some of these issues, including access to finance and the increasingly complex planning and regulatory systems.

Even as banks have increased lending to SMEs generally, the report reveals that the situation has improved little since the recovery from the 2008 financial crash. The risky and expensive process required to achieve planning permission has thwarted SMEs without the infrastructure and financial ability to navigate them.

While housing supply has increased

significantly in the past three years, said the HBF, such that it is now approaching the critical 200,000 per level, the vast majority of this increase has come from the largest builders. "With Government keen to see numbers continuing to increase, enabling SMEs to increase output will be key."

## HBF report recommendations:

- Tackle specific planning problems that disproportionately affect the business environment for SMEs, including the lack of smaller sites and the impact of pre-commencement conditions
- Create a new Help to Build scheme to help extend sustainable lending to smaller companies
- Lift barriers for builders to access tax incentives and other support enjoyed by SMEs in other sectors
- Provide technical and planning advice services for fledgling businesses
- Seize the "opportunity of Brexit" to reform EU regulation, reducing the risk and complexity associated with building new homes

# House purchase lending up five per cent

**H**omeowners borrowing on house purchases increased at the end of 2016, up five per cent month-on-month to £11bn in November, and two per cent year-on-year, according to figures from the Council of Mortgage Lenders (CML).

CML figures showed that first-time buyers borrowed £4.7bn, up four per cent on October and nine per cent on November 2015. This equated to 30,100 loans, up five per cent month-on-month and 8 per cent year-on-year.

Home movers reportedly borrowed £6.3bn, up seven per cent on a month ago but down five per cent compared to a year ago. This represented 30,700 loans, up six per cent month-on-month but down six per cent on November 2015.

Remortgage activity totalled £5.8bn, down five per cent on October but up 14 per cent compared to a year ago. This equated to 34,700 loans, unchanged month-on-month but up 13 per cent compared to a year ago.

Landlords borrowed £3.2bn, up 10 per cent month-on-month but down nine per cent year-on-year. This was 21,000 loans in total, up 13 per cent compared to October but down 10 per cent compared to November 2015.



Paul Smee, director general of the CML, commented on the figures: "November lending reflected stable market conditions. Overall, 2016 did not match recent years in terms of house purchase lending growth, but lending remained resilient through regulatory and political change, and aspirations for home-ownership remain strong in the UK.

"Our forecasts for 2017 may be less bullish than a year ago, as economic uncertainty weighs on the

market, but we still predict 1.2 million transactions and a slight increase in gross lending to £248bn."

He added that Buy-to-let lending, driven by remortgage activity, "saw its strongest monthly lending level since the stamp duty changes on second properties," introduced last April.

"Despite this," concluded Smee, "we expect buy-to-let lending levels in both 2016 and 2017 to prove lower than their 2015 recent peaks, as further tax changes take effect."



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# Rising cost pressures expected to dent industry growth, says CPA

Firms across the construction industry have reported a further rise in raw material prices during Q4 of 2016, which could hamper growth going forward, according to the Construction Products Association.

Despite increases in sales, output and workloads being reported during the quarter, the CPA said its Construction Trade Survey Q4 said that "forward-looking indicators suggest the outlook for building activity during 2017 has worsened." The survey showed that 75 per cent of main contractors, as well as 78 per cent of heavy side manufacturers and 88 per cent of light side manufacturers reported a rise in raw materials costs.

The latest statistics also "highlighted a skills shortage affecting key on-site trades with main contractors reporting shortages of carpenters and plasterers at their highest in nine years," said CPA.

Commenting on the survey, Rebecca Larkin, senior economist at the CPA, said: "The construction industry closed 2016 on a strong note, with activity improving for firms throughout the supply chain. However, order books and

enquiries were lower for contractors and signal a weaker outlook for 2017.

She continued: "Cost pressures continued to rise, particularly for imported raw materials, and compound the risks that activity will be unable to grow at current rates over the next 12 months. Whilst government has a role to play in providing certainty for projects, industry will need to find ways to navigate rising costs."

Richard Beresford, chief executive of the National Federation of Builders commented: "The decrease in both public and private housing is a call to the Government to be bold in its housing aspirations. When Theresa May came to office, she promised to deliver an economy that works for everyone. If we cannot provide people with the most basic requirement such as a roof over their head, then the Housing White Paper will have failed."

Brian Berry, chief executive of the Federation of Master Builders said: "Rising material prices and growing skills shortages dampened growth among construction SMEs in the final three months of last year. The optimism that we saw

from small construction firms during most of 2016 has now dropped off because of growing concerns about rising costs. The pledge from the Government that it will focus on finding ways to boost smaller scale house builders is therefore timely as it's an area that is ripe for growth and could help counteract the risk of stagnation within the SME part of the construction industry."

Key survey findings included:

- 38 per cent of main building contractors reported that construction output rose in the Q4 of 2016;
- 12 per cent of SME contractors reported increased workloads in Q4 compared to three months earlier;
- Main contractors reported a decrease in orders in private and public housing;
- 71 per cent of main contractors reported difficulties recruiting carpenters, 67 per cent for plasterers and 40 per cent for bricklayers in Q4.

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# Larkfleet fits out 'grid-neutral' housing

**B**ourne Heights, a 'grid-neutral' dwelling developed by Larkfleet Homes, is being fitted out with solar PVs which can generate all the electricity the property will need.

Larkfleet Homes CEO Karl Hick said the objective is to "take a standard Larkfleet house and make it self-sufficient in electricity."

Photovoltaic (PV) solar cells on the roof of the house and conservatory will provide electricity, even on cloudy days. The power produced during the day will be stored in a battery pack in the garage of the house.

The battery will provide power at night, when the sun is not shining, and during the day at times of peak demand. It will also provide power to charge an electric car in the garage overnight.

At times of peak sunshine, electricity from the PV panels will be used to heat water, in addition to powering domestic appliances. Excess power will be exported to the grid.

During winter the house will draw from the grid, but over a year as a whole it will reportedly export as much (or more) electricity than it imports.

The technology being tested to reduce the property's carbon footprint extends to water

conservation. Among the 'tech' being installed will be a smart water meter, which amongst other things, can turn water off at the mains if it detects unusual flow patterns that indicate a

leak. Another gadget will detect the water level in a bath or basin, and turn off the taps to prevent flooding in the event that they have been left unattended.



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# Flats are fast becoming the UK's main choice

**F**lats are fast becoming the property of choice for consumers, according to new research commissioned by the Royal Mail's Address Management Unit (AMU).

The new report revealed that flats now make up nearly a quarter (23 per cent) of all housing in the UK. The number of flats has increased 4.2 per cent over the last four years, compared to total growth of 2.5 per cent for all UK housing in the same period.

The figure was revealed after the Royal Mail AMU partnered with the Centre for Economics and Business Research on a study to investigate the growth of flats across the country. The study was commissioned after Royal Mail noticed that the number of flats, known as multiple residencies, added to the Postcode Address File (PAF) surged by 18 per cent from April to December in 2016, compared to the same period in 2015. The total number of multiple residencies added to PAF between July 2016 and December 2016 was 33,220.

The findings also revealed that London has

the highest share, with flats comprising 54 per cent of all housing in the capital. London also has the highest total number of flats (1.89 million) and has seen the greatest increase in the number of flats, at 5.8 per cent over the last four years.

Scotland has the second greatest number of flats – 971,678 – equating to 38 per cent of housing in the area, followed by the South East (824,290 and 22 per cent share of housing). The east of England has seen the fastest growth in the number of flats, after London, with an increase of 5.3 per cent for the same period.

Northern Ireland has the lowest share and number of flats compared to other property types. Multiple residencies only account for a tenth of all housing in Northern Ireland (11 per cent), the equivalent of 85,540 properties. Semi-detached and detached properties are also more popular in Wales, with flats only accounting for 13 per cent of the housing stock, equating to 1.4 million properties.

Steve Rooney, head of Royal Mail's AMU, said the team “makes up to 3,000 updates

and changes a day to the Postcode Address File,” allowing them to spot any new or developing trends.

He said that, “while the distribution of property types has been relatively stable for the last four years, the number of flats has grown more than any other property type. This rise is most likely due to high land prices limiting the possibility of building semi-detached and detached houses.”



# Urban car parks could provide millions of homes, says developer Pulse

**B**uilding affordable new homes on urban car parks could help solve the housing crisis, according to developer Pulse Modular Homes.

With a multi-million pound scheme already underway in Scunthorpe town centre, Pulse is currently working with a number of local authorities on similar schemes to transform town and city car parks into affordable accommodation using fast-track offsite modular construction to speed up delivery.

Research released in January 2017 by JLL Residential Research has identified almost 10,500 urban car parks in the UK as being suitable for accommodating 400,000 homes, enough to house around one million people. More than half of these car parks are in public ownership, where local authorities could quickly initiate the construction of 200,000 new homes, and in many cases without the loss of any parking spaces.

David Brown, joint managing director of Pulse

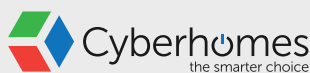
Modular Homes, commented: “There is a huge shortage of development land for housing in our towns and cities, and the innovative use of urban car parks for affordable homes is a real opportunity for local authorities to increase their housing stock without losing any green spaces.”

David said that the “Speed of delivery is also very important, and our use of modular offsite construction enables us to complete projects in under half the time of traditional building methods with a higher level of quality.”

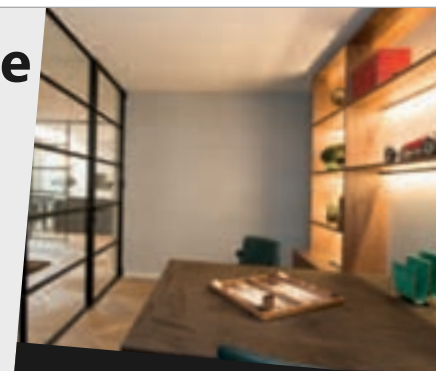
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*Mark Holden of Go-Develop™*



## Durham dance academy taps into a £1000 donation from Persimmon

**A** dance school in Coxhoe, Co. Durham, has received a crucial £1,000 fundraising boost from Persimmon Homes Durham.

Starr Dance Academy was chosen by the developer within its Community Champions scheme, for its community focus as well as its ethos to "encourage creativity, confidence, teamwork and friendship" among pupils through teaching a variety of dance styles.

Chantelle Knox, teacher at Starr Dance Academy, thanked the company for its "generous donation," saying that as a result, the "sky is really the limit" for the school.

The cash injection is made from Persimmon's Community Champions scheme, which is a national programme to help fund local clubs, groups and good causes.

With the funding, teachers hope to provide

students with more equipment and music, organise more educational trips and outings to dance events, as well as to undertake more publicity for the school.

Christine Cooper, sales and marketing director for Persimmon Homes Durham, explained the Community Champions scheme was a way of supporting people "across every city, town and village where the company builds new homes."

## Aster Group sees record levels of building

**D**eveloper Aster Group delivered 825 new homes in 2016, which it said makes the year its best ever for housebuilding.

The figure was more than double the developer's average annual build rate for the past 10 years – 390 homes.

A key part of Aster's long-term plan, said the firm, is "strengthening its delivery pipeline," adding that this would include investing

£500m in housebuilding over the next five years.

Aster said that its development strategy centres around acquiring new land to "gain greater control over the delivery of its homes," as well as continuing its partnerships with developers such as Galliford Try to provide properties on a large scale.

Amanda Williams, who is group develop-

ment director at Aster Group, said that 2016 was a "very strong year" for the company, and that the Aster Group is "geared up" to increase its delivery of new properties.

Williams added that Group's "diverse development strategy involves leveraging our assets and profit to build more homes" and using its "position as a commercially focused developer to help alleviate Britain's housing crisis."

## £10,000 TPO fine for Shanly Homes

**H**ousing developer Shanly Homes has been fined £10,000 for wilful damage to two protected trees in Redhill, Surrey, following a successful prosecution by Reigate and Banstead Borough Council.

Shanly Homes appeared before Redhill Magistrates on 20 December 2016 and pleaded guilty to carrying out excavation works at the former Frenches Club, which contravened a Tree Preservation Order (TPO) and resulted in irreparable damage to a protected yew tree and horse chestnut tree.

The company was fined £10,000 and ordered to pay the Council's court costs of £1,002. The Magistrates also awarded £170 as a victim's surcharge. Taking account of the guilty plea, the

judge reduced the wilful damage fine from £7,000 to £5,000 per tree.

The prosecution followed an investigation by the Council, which began when the planning enforcement team was contacted by a local resident concerned about construction works being carried out in the rooting areas of the trees, which are covered by a TPO.

Cllr Mark Brunt, chairman of the Planning Committee, said: "We take a very dim view of anyone who thinks they are above the law and can disregard a Tree Preservation Order. These substantial trees formed an important landscape feature in the Redhill area, and were protected to safeguard their future.

"A well-established company like Shanly

Homes should have known better," he concluded, "I hope this hefty fine sends a very strong message that we are determined to deal firmly with those who contravene a Tree Preservation Order and threaten the environment we work so hard to protect."



## Ebbfleet – accessing the Garden of England

Ebbfleet Garden City is set to bring 15,000 new homes to Kent, and the progress being made by housebuilders on the development was revealed at a recent event in Maidstone, which was attended by HBD's Jack Wooler.

**T**he Government has pledged £310m of investments in the Ebbfleet project, which is to become the first new garden city built in almost 100 years, however question-marks remain over the transport infrastructure that will be required.

Among the developments already underway are Ebbfleet Green, where Redrow has 950 homes planned across a number of stages; Eastern Quarry, where various developers have received planning permission for 6250 homes; and Springhead Park, where Countryside are constructing 800 homes.

Ebbfleet is also one of 10 housing projects to take part in the NHS' Healthy New Towns scheme, intended to "shape the health of communities and to rethink how health and care services can be delivered."

An industry network event hosted in January by Built Environment Networking provided attendees with further details on Ebbfleet's progression. At the event, Kevin McGeough, head of strategy and placemaking at Ebbfleet Development Corporation, envisioned a "much healthier, more vibrant place to live."

"Currently," commented McGeough, "the development area contains a huge amount of green space that is inaccessible to residents." He hoped the development would become a "kind

of green corridor" for the area.

Not only providing much-needed homes in the south east, Ebbfleet is set to create up to 30,000 new jobs, and will attract both local workers and those commuting to London. With the benefits of being both in the countryside and on the city's edge, the Garden City is likely to attract a range of interest.

McGeough concluded that there was a strong intention behind the project to create "civic communities," saying that the project is "all about creating a place people love living in, and the legacy we leave."

### Infrastructure issues

Despite the positive ambitions, David Smith, director of Economic Development at Kent County Council, spoke at the event of the dangers of poor infrastructure, referring to both Ebbfleet and the wider Kent area.

Smith made comparisons between poorly thought-out Victorian infrastructure and today's planning system, citing a lack of infrastructure as being behind many towns and cities' failings. With the Thames Gateway already at capacity, he said, the road network will be in "dire need of improvement."

If developments in Kent are to succeed, Smith

continued, "we must bring back strategic planning," adding, "we must focus on towns, villages, and communities, not urban sprawl."

According to Smith, travel is not the only essence of infrastructure that needs attention, with "broadband, phones, health and social care" among the "necessities of modern life."

Ebbfleet's implementation framework was completed in December last year, detailing the development's plans for the next 25-30 years.





# Comment

Comments from leading experts from across the sector.

## The industry advocate

Brian Berry looks at the recent history of Theresa May's inherited policy to build 200,000 Starter Homes, and wonders what has become of this important initiative.

The beginning of this year saw the green light being given for the construction of thousands of Starter Homes for first time buyers. This would have constituted an important moment in the previous Prime Minister's housing vision as Starter Homes were an essential part of David Cameron's housing strategy to boost owner occupation.

Yet, events have conspired to leave Theresa May's Government to be the one to implement the former flagship policy. Housing has become no less of a priority for this new administration, but it's a sign of how much the debate has moved on that the announcement that 30 local authority areas in England had been selected to deliver these homes didn't receive all that much attention in the press.

As many readers will be aware, the Starter Homes policy was introduced by the Coalition Government as a way of boosting home ownership among younger people. Starter Homes were to be made available at 80 per cent or less of market price to first time buyers under the age of 40, up to a price cap of £250,000 outside of London, or £450,000 in the capital. This basic idea remains unchanged. Starter Homes were originally conceived as an exception site policy, under which these properties would be delivered on previously commercial or industrial brownfield

sites which would not otherwise be allocated for housing. With the low land values on these types of sites, in addition to exemptions from Section 106 and Community Infrastructure, the discounts on Starter Homes would be sizeable.

As the ambition to deliver Starter Homes grew and a target of delivering 200,000 was announced, the policy then shifted to an increasing focus on including Starter Homes within a new definition of affordable housing. This would allow them to be delivered in place of obligations to deliver affordable homes for rent.

In 2016, the Government announced further support for the policy in the form of £1.2bn of funding aimed at purchasing, remediating and enabling brownfield sites. It was the first round of funding from this, to be delivered through partnerships with certain local authorities, which was announced at the beginning of the year.

Finding a policy which is popular among buyers, builders and local communities is rare, yet Starter Homes has the potential to be this. The principle behind bringing brownfield sites back into use, while also giving a boost to first time buyers, is an attractive one and squares the circle of how to increase home ownership at the same time as appeasing NIMBY tendencies. When surveyed last summer, the majority of FMB housebuilder members expressed interest in

delivering Starter Homes, showing clear support in principle from small developers.

Part of this support is no doubt explained by the redefinition of affordable homes. SME housebuilders in particular know that delivering very small numbers of affordable units on otherwise relatively exclusive developments can make the economics of small scale development extremely difficult. The rising demands for infrastructure and affordable housing contributions from even the smallest development has undoubtedly undone the viability of many small schemes.

SME housebuilders will therefore be intrigued to see how many Starter Homes the Government now intends to deliver, amidst speculation that the 200,000 target will be quietly dropped. In all likelihood, under the new Government, Starter Homes will continue to have a central place in the new housing mix, but probably quite not to the extent of crowding out other forms of affordable housing.

The Housing White Paper recently released has made clearer what the final policy will look like, with an expectation of 10 per cent affordable ownership units to be delivered on most sites, but with the mix between Starter Homes and other affordable ownership products to be determined locally.

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# Events & awards

Key upcoming events, conferences and awards

**CIH Housing Awards**  
24 February, Belfast  
[www.cih.org/events](http://www.cih.org/events)

**CIH South East Conference**  
6 - 8 March, Brighton  
[www.cih.org/events](http://www.cih.org/events)

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

**Housing Technology Conference & Executive Forum**  
7 - 9 March, Oxford  
[www.housing-technology.com/events](http://www.housing-technology.com/events)

**CIH Scotland Conference**  
14 - 15 March, Glasgow  
[www.cih.org/events](http://www.cih.org/events)

**Housing Finance Conference and Exhibition**  
22 - 23 March, Liverpool  
[www.housing.org.uk/events](http://www.housing.org.uk/events)

**Materials 2017**  
25 - 26 April, London  
[www.materials2017.co.uk](http://www.materials2017.co.uk)

**UK Housing Awards**  
26 April, London  
[ukha.secure-platform.com](http://ukha.secure-platform.com)

**RESI Awards**  
10 May, London  
[www.resiawards.com](http://www.resiawards.com)

**CIH South West Conference**  
10 - 11 May, Bristol  
[www.cih.org/events](http://www.cih.org/events)

**Social Housing Finance Conference**  
11 May, London  
[www.socialhousing.co.uk/events](http://www.socialhousing.co.uk/events)

**Plantworx**  
6 - 8 June, Leicestershire  
[www.plantworx.co.uk](http://www.plantworx.co.uk)

**CIH Housing**  
27 - 29 June, Manchester  
[www.cihhousing.com](http://www.cihhousing.com)

## How to design a healthy retirement development



John Nordon, design director at PegasusLife, says that with an ageing population that is better educated, fitter and more discerning than ever before, homes must be designed to reflect this.

There is a chronic lack of relevant housing options for people over 60 in the UK. While we need a greater volume to be built, we also need the homes to be right. Age-exclusive housing isn't new, but it does require a radical rethinking.

While design and architecture cannot resolve all of the issues faced by an ageing population, design principles do have a part to play in helping to build new homes that encourage community and facilitate a more active, engaged retirement.

Just as being healthy isn't simply about what you eat, promoting physical activity isn't just about bolting a gym onto a housing development. We should be looking to create communities, not just developments, which aid sociability and wellness with a light touch. The over 60s are a sophisticated audience that knows what it wants, and what they definitely do not want is to be patronised.

It is possible to create developments that place a particular focus on health and wellbeing. The buildings themselves are a vessel to support the lives of the people living within them, so successfully supporting wellness requires vision. Creating a strong connection between internal and external spaces, whether that be through gardens, views, sunlight or fresh air, can deliver many health benefits.

Connected walkways that will take people from their front door, past their neighbours and onto a social hub, make it easier to combat loneliness. Add views or even seating to a walkway and a corridor is transformed from a

featureless space to a functional, social meeting point that gently encourages people to interact. Landscaping and gardens is also often an afterthought, but turn a green space into a small kitchen-garden or allotment, and suddenly residents can get active and enjoy a bit of gardening too.

Average life-expectancy is increasing by five hours every day and, as progressions in health-care and standards of living continue, we will see significant increases in the population over 60, as well as considerable growth in the number of people over 85.

Making homes that are future-proof and adaptable is another vital element for success in delivering new homes that work for the long term. Your needs at 85 plus are very different to your needs at 60. Knowing that you are in a home that is flexible and accessible, and will accommodate you if your circumstances change, makes an apartment a home for the long term. Ensure that the apartments have access to attractive shared spaces and of course you will then also encourage children, grandchildren and friends to come and visit.

We face a market that perceives retirement properties as unattractive and undesirable, and yet we know that good age-exclusive housing can help prevent some of the hurdles facing older people, not just the physical health problems associated with ageing. Issues such as loneliness remain either misunderstood or unspoken. Living in a well-designed, secure, future-proof environment that encourages sociability, can benefit everyone.



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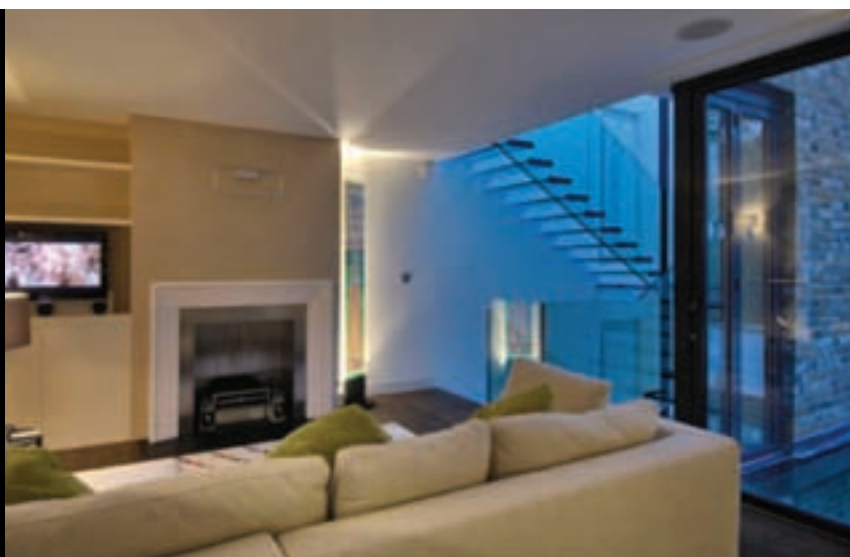


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# Could garden villages be the solution to the housing crisis?

Forming a key part of measures to tackle the UK's housing shortage, the Government's proposed 14 'garden villages' and three additional 'garden towns' across England will see more than 48,000 new homes created, turning smaller hamlets into villages and expanding existing towns onto nearby land.

While these initiatives are clearly a step in the right direction to ease the lack of new housing and create new communities, they need to be carried out well and be responsive to the needs of the market and local people.

There remains a need to upgrade our existing stock and make use of what we have, but too often the current stock is not in a location which is favourable to modern living. One of the huge benefits of the garden village plan is that residents will be more able to be stimulated by the environment in which they live. This in turn has an impact on their general well-being and

mental health. In other words, it's not just the home, it's about what is around them.

Setting and community is key, but it depends on the specification, how much the developers have actually brought into the concept, and what will come out of it at the end. When these homes are built, it is hoped that the companies will take pride in the design and the build, and that sub-contractors will take pride in the work that they do. It cannot be seen as a way of making a quick profit because the Government is supporting the scheme.

'Special planning freedoms' given for these villages also necessitate a word of caution. Often this gets translated into pounds and pence and is less about the experience the individual will have when they are in the house. The builder is not as worried about the experience of the occupant, unless of course he's building a high-spec home.

There needs to be a clear aspiration by all

Britain might be one of the world's richest countries, but housing is in a crisis of under-delivery. Darren Evans, managing director at Darren Evans Assessments, ponders whether Garden Villages could alleviate the problems.

parties to build high quality, attractive and thermally efficient homes which are a well-integrated mix of types, tenures and sizes to meet the identified needs of all ages and sectors of these new communities.

The garden village scheme will have its detractors, but in a bid to build more homes, and as an extra tool to fight the housing crisis, it has a lot of potential. It remains imperative that quality isn't compromised and that each new home is desirable and will perform efficiently in the long term.

## JV completes acquisition of 473-home east London regeneration scheme

The acquisition of a major regeneration scheme that will introduce 473 new homes, a linear retail park and retail space to Walthamstow town centre has been announced by joint venture (JV) Hadley Property Group and L&Q.

Consent was granted in May 2016 for 473 new homes to be built on-site, of which 97 are designated as affordable housing.

Speaking about the proposals, Mark Lebian, chief of operations at Hadley Property group, said that the completion of this acquisition is an

"excellent example of the public and private sector coming together to deliver the housing that London so desperately needs."

He said: "Forging this partnership creates a dynamic team capable of galvanising the considerable capabilities of both organisations, presenting the exciting prospect of further increasing the level of affordable housing delivered as part of this key site."

As well as new homes, the current plans include 2,786 square metres of new public realm, the equivalent size of 10 tennis courts, including

a linear park running East to West through the site, a new retail space, which is hoped will become a cycle cafe, and 788 secure cycle parking spaces.

Discussions have begun between the JV and London Borough of Waltham Forest regarding amendments to the original consent, which will see an increase in the number of units (private and affordable) within the scheme, with the most significant increase in the percentage of affordable homes delivered.

Jerome Geoghegan, group director of development and sales at L&Q, said that the company are "pleased to be able to collaborate with Hadley Property Group and the London Borough of Waltham Forest," and are looking forward to working towards delivering "communities that make the capital an even better place to live."

The joint venture is committed to using local labour and will be investing in training and apprenticeships during the construction process. There are aspirations for the joint venture to deliver further schemes in London and the surrounding areas.

Subject to final planning consent, construction is due to start in 2017, with first completions expected in 2019.



# Wates appointed to a £52.8m regeneration in Kilburn



**P**hase one of the mixed-use Abbey Area Redevelopment in Kilburn, north London, has been appointed to Wates Residential by Camden Council.

The contract will include the construction of 75 homes for private sale and 66 homes for affordable rent, as well as 10 wheelchair accessible adapted units, additional retail and commercial spaces and a 52-space underground car park.

Forming part of the council's 15-year Community Investment Programme, the new development will be located at Abbey Road and Belsize Road in Kilburn, and adds to improved services and new housing in the Borough.

Paul Nicholls, regional managing director of Wates Residential, commented: "Camden Council's major investment programme sets out a very clear strategy for the improvement of

services and housing," saying the strategy will be "integral" to its role in the new project.

Wates recently completed £4m of enabling works on the site and has now commenced the main construction of the scheme. The project is being delivered over a 98-week build programme.

Throughout the project, Wates has made a pledge to create training and employment opportunities for local people, as well as appointing local suppliers and sub-contractors.

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## 140 homes for Great Western Park, Didcot

**A**ster Group has secured 140 homes at Great Western Park, a 3,300 property development in Didcot, Oxfordshire.

96 of Aster's homes will be offered via shared ownership, with the remainder made available for affordable rent. The homes, a mixture of one, two and three-bedroom properties, have been secured from Miller Homes and Taylor Wimpey via section 106 of agreements.

Great Western Park, situated west of Didcot town centre, is one of the largest residential

developments in the UK. When it is completed in 2022, in addition to providing thousands of homes it will also provide three new schools, a college, a nursery, parks, community centres and retail space.

Martyn Blackman, development director at Aster Group, said that the company is "focussed on delivering more homes, whether through section 106 agreements, land-led schemes or joint ventures," and that it is "committed to investing £500m over the next five years in order

to achieve this."

Blackman told that Aster Group work "closely" with housebuilders to ensure that "shared ownership tenure is made available to those seeking to get a foot on the housing ladder," as it's a "great way for many would-be house buyers to take their first steps into the housing market."

The scheme is located 1.5 miles from Didcot Parkway railway station, with links to London Paddington rail station. Retailers for the development so far include Asda.



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## Buildbase launches £200k bursary to clubs

Football teams entering The **Buildbase** FA Trophy and Vase competitions could see their club facilities transformed through a £200,000 Buildbase renovation initiative. The Buildbase Club Renovation Programme launching today will help renovate the chosen non-league clubs in local communities across England and Wales. The product bursary will run over two years, with £50,000 in building and electrical products as well as hire equipment available for two clubs in 2017. A further £100,000 will be on offer to two clubs in 2018. Teams taking part in the two premier non-league competitions, The Buildbase FA Trophy and The Buildbase FA Vase, can win materials to help much-needed building and renovation work for their clubs by registering on the website. Two winners will be announced at The Buildbase FA Trophy and Vase semi finals on 11 March 2017. They will receive an award presentation for their building products on finals day on 21 May 2017, ready to start renovations over the summer.

[www.buildbase.co.uk](http://www.buildbase.co.uk)

Enq. 114

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Enq. 115

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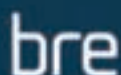
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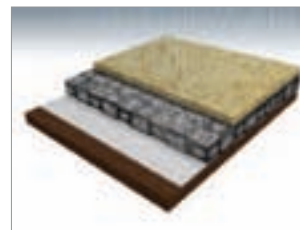


# Product Focus

## SureSet

The Simple SuDS Base from SureSet resin bound paving is a 'no dig', permeable surfacing system suitable for pedestrian and vehicular traffic. A reinforced grid structure, SureCell® is laid on top of a geotextile fabric that has been placed onto compacted and levelled soil. The SureCell is infilled with gravel or crushed rock and SureSet resin bound paving is laid on top. SureSets Simple SuDS Base is kinder to the environment because SureCell is made from 100 per cent recycled plastic and eliminating the need to 'dig down' minimises the use of heavy machinery and reduces pollution.

Enq. 206



## Regentsmead

Regentsmead is a multi-award winning principal lender of property development finance for new builds, refurbishment and conversion projects. Originating in 1934 our knowledge and experience means we do a lot more than simply provide development finance. We are renowned for offering an incomparable five star service for brokers and clients alike. All of our clients receive a personal service which can be adapted to their individual needs. Funds are made available within days. We do not have to wait for outside investor or shareholder approval before confirming we can fund a project, which has major benefits for new property developers.

Enq. 207



## Resin Bound

Resin Bound driveways are fast becoming the popular choice for homeowners looking for a unique alternative to conventional concrete, Tarmac and block paving. A Resin Bound driveway is striking in appearance; the sleek, polished and contemporary look is created by using a blend of natural stone coated with a clear UV stable resin. When considering the sophisticated aesthetic, low maintenance commitment, permeability and durability of a Resin Bound surface, it's easy to understand why increasing numbers of homeowners are making it their first choice for a stylish and practical finish to their property.

Enq. 208



## Long Rake Spar

Long Rake Spar is pleased to welcome Graham Boyd who has joined the business as Joint Managing Director. Graham joins the company from Knauf Insulation where he held the position of Business Development Director since 2011. Previous to that, Graham worked at Hanson in a number of key commercial roles. Existing Managing Director, Trevor Broadhurst, commented: "Graham's experience within senior commercial positions, coupled with his knowledge of the construction industry will be invaluable to our business. Graham's drive and dedication to customer satisfaction will ensure that we will continue to offer a market leading proposition in a competitive market."

Enq. 209



## Nuaire

Whole-house ventilation can be simple and cost-effective with Nuaire's innovative PIV range, Drimaster-Eco. Homeowners can be assured of a condensation-free home and, for the first time, can save energy and control IAQ through wireless switches and sensors. Another unique feature is the sleek, circular diffuser housing the full system controls, allowing complete control from the hallway. Drimaster-Eco is a low-cost alternative to MVHR and MEV that still meets building regulations. It replaces extract fans and trickle vents, saving time and money. Drimaster-Eco can be installed in under one hour, by one tradesman, with no external core cutting, no duct runs and minimal disruption.

Enq. 210



## Midland Lead

Midland Lead is the only lead manufacturer in the UK to give you a complete range of 100 per cent recycled lead sheet options: sandcast lead, machine cast lead or rolled lead. Recently, we have received the LCA stamp of approval for our sandcast lead – a product best used in heritage projects.

Come and visit Midland Lead at the NFRC pavilion stand C129, to discuss both the green credentials of our sandcast lead sheet and its new 25-year LCA guarantee.

Enq. 211



## Vent-Axia quadruple finalist in H&V Awards



British ventilation manufacturer **Vent-Axia** is delighted to announce that it has been shortlisted four times across two categories in the prestigious H&V News Awards 2017. The Sentinel Kinetic Advance Mechanical Ventilation with Heat Recovery unit (MVHR) and the Lo-Carbon Revive have both been shortlisted in the Air Movement Product

of the Year category and the Domestic Ventilation Product of the Year category. This four-in-a-row nomination follows a long line of awards successes for the company.

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

Enq. 118

## Two new Directors welcomed at VEKA



As an industry-leading PVC-U systems supplier, The **VEKA UK Group** has always been proud to employ the best technical and business minds. The Burnley-based company is now delighted to introduce two new members of the team; Dawn Stockell, Marketing Director and Neil Evans, Sales Director. New to the fenestration industry, Dawn comes from the electronics sector bringing a wealth of experience. Neil joins The VEKA UK Group from within the fenestration industry, having been Sales Director at VELUX for the past decade.

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

Enq. 119

## BAL Support nominated for industry award



BAL's Product Support Service is up for a top flooring award after being recognised by industry professionals. Introduced by BAL to provide further support to the tiling industry the Product Support Technician (PST) concept has been shortlisted for the Tomorrow's Contract Floors Awards 2017. It is one of 50 products and services that have been

nominated by readers or which have featured in the magazine over the last 12 months. The BAL PST service is completely free and available across the UK for tiling professionals.

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

Enq. 120

## Schueco calls for entries



Leading sustainable building envelope specialist **Schueco UK** is now seeking entries for the 2017 Schueco Excellence Awards for Design and Innovation, its annual celebration of the very best in building design in Great Britain and Eire. Now in their fourth year, the Awards have won the respect of the UK building industry because of the high quality of the

submissions they routinely attract. The only stipulation for entry is that a project should utilise at least one Schueco system and involve a Schueco UK Partner specialist contractor.

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

Enq. 121

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Enq. 122

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# Small is beautiful

With the average size of new builds decreasing across the UK with greater numbers of smaller households, Ash Chilver of HiB explains how to make sure compact bathrooms remain an attractive yet functional asset.

**T**he British love their bathrooms. On average, UK residents spend around 100 hours a year in the bath or shower. The bathroom is increasingly becoming a place for solace, where an individual can go to enjoy some valuable 'me-time'. So, when it comes to design, while a bathroom needs to be practical in terms of storage and function, it also needs to be stylish and comfortable.

Over recent years, it has been widely reported that the average size of a newly built home in the UK is decreasing. This is due in part to an increase in smaller households, as space is at a premium. It is also as the result of more people choosing to live alone or co-habit with another person. As a consequence, an increasing number of properties are catering for single person use, and as such are incorporating more compact bathrooms and wetrooms.

When you consider that the average bathroom in new-build properties is becoming much smaller in size, interior layout and the furniture put into it becomes ever-more important.

## Storage

In a bathroom with limited space, projection can be the main issue to consider when looking at storage options, along with how much available floor space there is for the homeowner to use. Thankfully, many of the latest bathroom furniture products are being designed with this in mind.

A wall-hung storage unit combined with a wash basin offers a multifunctional solution that allows for clutter to be kept hidden away, while giving the illusion of space by creating the appearance it's floating above the floor. Basins can be designed deeper, which minimises splashing and also doesn't detract from the style of the unit.

Where floor space is less of an issue but width is, a slimmer floor standing unit can be specified, offering more storage within its height. Additional space can also be added in the form of a tall, slim unit that could fit in easily, making

little protrusion into the room.

For added visual flow, and to bring the whole look of the room together, it's worth considering units with curved edges rather than corners. As well as adding a contemporary feel, this also means that where room is especially tight, there is less chance of the householder catching themselves on edges.

In line with current trends, many of these compact furniture solutions are available in matching neutral, minimalist looks and colour options. This is ideal for forming fluid, clean lines throughout with no disruption, able to make the room appear smaller while adding contemporary appeal.

## Ventilation

Another area for consideration is ventilation. En-suite style bathrooms and wetrooms in

particular create a lot of mist and damp across the entire room, which if left can run the risk of mould developing, eventually causing damage to the property.

Installing a good, high powered extractor fan is essential, as most humidity and steam is likely to be omitted from the shower. The most effective position for an extractor fan to be located is directly above it.

Modern extractor fans, while high powered, are designed to be much less noisy than their older counterparts. For a quiet and haven-like bathroom, the recommended noise level for a fan is no higher than 40 db.

Some of the newest products are also available with LED lighting incorporated into the design. This means the fan can be subtly matched to the lighting, or where ceiling space is limited, act as the sole light over the shower.



“While people may think the options are limited when it comes to small bathrooms, in reality there is a plethora of choices that can be utilised within new builds to maximise space”

This innovative design trick means homeowners can make something stylish out of what is a practical requirement.

### Mirrors

Where space needs to be maximised, including a mirror in the overall design can transform a bathroom and play a huge part in adding the wow factor for a potential homeowner. A mirror reflects light around the room and this can help to create the illusion of much more space than is actually present.

Again, in compact bathrooms and wetrooms, condensation can be an issue. For better functionality, choose a mirror that is fitted with heated demister pads. These pads work to keep the mirror temperature warm, ensuring it remains mist-free and the illusion of space remains consistent. In terms of practicality for



the user, this also means no wiping is necessary to keep the mirror smear free.

### The options

While many people may think the options are limited when it comes to small bathrooms, in reality there is a plethora of choices that can be

utilised within new builds to maximise space. Designing a bathroom that includes all the essentials while enhancing the look and layout of the room is an important factor when looking to create a statement space, one where the homeowner will want to spend their time.

*Ash Chilver is sales director at HiB*

Enq. 124



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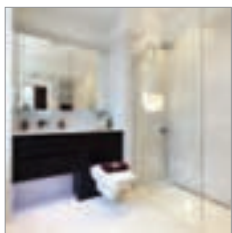
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## New FAST TRACK Bespoke Drain Service



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

flexibility of ordering a full width bespoke wetroom drain once the tiling has been completed. The CCL Wetrooms' range of grills has grown from nine to fifteen standard lengths.

0844 327 6002 [www.ccl-wetrooms.co.uk](http://www.ccl-wetrooms.co.uk)

Enq. 126

## Grundfos – pumps around the home



Meeting the required water pressure can be a challenge, so Grundfos have a range of products that can give you the pressure boost you need whether that is for a shower such as an SSR2 or STR2, or for whole house boosting a SCALA2 or Homebooster. Grundfos can also supply an extensive range of macerators from the SOLOLIFT2 range that will remove grey,

wastewater or toilet waste, where the outlet is away from the main soil stack. These are just some examples of the wide range of products that will deliver the solutions you need.

01525 850000 [www.grundfos.co.uk](http://www.grundfos.co.uk)

Enq. 127

## Solutions for accessible bathrooms



New research has revealed almost two million people have unmet accessible housing needs, giving providers an opportunity to adjust their offering to meet demand. The report, by Habinteg and Papworth Trust, is recommending developers to review their products to deliver solutions that enable independence in mainstream housing. Clos-o-Mat has a

proven reputation for provision of accessible bathrooms, and has worked with Habinteg on the social housing provider's property portfolio to deliver optimum independence.

0161 969 1199 [www.clos-o-mat.com](http://www.clos-o-mat.com)

Enq. 128

## Ingenious inspirations



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

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

01455 896 500 [www.aqata.co.uk](http://www.aqata.co.uk)

Enq. 129

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Enq. 131




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Enq. 132



## Wraptite-SA selected for UK development



One of the UK's largest zero carbon developments is benefitting from the high performance airtight membrane Wraptite-SA from A. Proctor Group. Housebuilder Hill, and Cambridge City Council have created a total of 208 energy efficient dwellings. The development has been designed to achieve a BREEAM Excellent rating, requiring an airtightness level of

less than one. Wraptite-SA was specified for the project to achieve the required standard, which would not have been possible with standard membrane construction.

01250 872261 [www.proctorgroup.com/air-barriers](http://www.proctorgroup.com/air-barriers)

Enq. 133

## Snickers' 'next generation' catalogue



This 68 page brochure from Snickers is now available FREE to the tradesmen and women who need the very best in hi-tech working clothes. It's got full details of the newest additions to the ALLROUND, FLEXIWork, LITEWork and RUFFWork clothing ranges and plenty of advice on how to choose the working clothes that are right for your kind of

work. There's also loads of information on all the other garments and accessories you can get for working effectively wherever you are on site – and whatever trade you're in. Quality, innovation, hi-tech fabrics and top class functionality in every garment.

Enq. 134



## Simpson acquires Gunnebo Fastening

Leading construction connector manufacturer Simpson Strong-Tie is pleased to announce the successful acquisition of Gunnebo Fastening Systems AB, bringing a complete line of CE-marked structural fasteners and unique fastener dimensioning software for timber applications into its already comprehensive construction products line-up. In addition to premium quality nails, screws, collated fasteners, mechanical and chemical anchors and connectors, Gunnebo also brings additional high-level technical support, logistics support as well as a broad selection of merchandising solutions for retailers. The acquisition provides opportunity for both companies to build on mutual strengths. Simpson Strong-Tie CEO Karen Colonias explains: "Both companies share the same passion for high-quality, innovative products and have consistently focused on providing exceptional customer service."

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

Enq. 135



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Enq. 136

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## Cambridge Blue

Richard Murphy Architects have created a new campus for Anglia Ruskin University, announced by a dramatic curved facade clad in tiered layers of Nordic Blue Living 3 pre-patinated copper from Aurubis. The phased development on the edge of a Cambridge conservation area sought not only to create additional education floor space but also to repair and reinstate a small piece of Cambridge's historic urban fabric. The 2nd phase building has been given a unique facade of copper cladding and a dramatic stepped roof profile, both to identify the lecture theatre volume within but also to signify the campus entrance at one end, whilst stepping down to the scale of neighbouring, Victorian terraced housing at the other. Nordic Blue is a factory-applied patina developed with properties and colours based on the same brochantite mineralogy found in natural patinas all over the world.

01875 812144 [www.aurubis.com/finland/architectural](http://www.aurubis.com/finland/architectural) Enq. 138



## Exciting new colours on steel garage doors

Garador is setting an exciting new trend with the introduction of three fresh new colours for its steel garage doors. A new solid Rosewood and solid Golden Oak paint finish joins an attractive Pastel Green now offered as standard options on Garador's top selling steel garage door range; which includes steel up & over, side hinged and garage side doors. These new mint and brown colour tones work well on external doors and are befitting to properties that feature natural timber products or are surrounded by plants. The paint quality and production techniques developed at Garador's UK factory, including the latest in unique powder coating and electrostatic processes, ensures a deep vibrant colour that endures. Unlike many older garage doors, Garador's modern range of steel garage doors are manufactured with panels which are completely free of rivets - this provides one of the smoothest and most attractive appearances available in garage doors.

01935 443794 [www.garador.co.uk](http://www.garador.co.uk) Enq. 139



- Werzalit offers innovative cladding systems distinguished by their resistance to moisture and heat.
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Enq. 140


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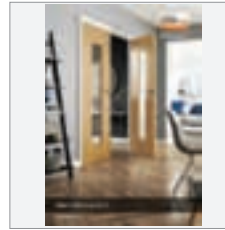
All Skaala windows and doors are custom-made Finnish products. The stylish glazing shades give the finish to knot-free quality wooden surfaces. In addition to the standard colours, you can choose painted colour options from a colour chart.

07542 864425 | sales@skaala.com

Riverside House, Riverside Drive, Aberdeen, AB11 7LH | [skaala.co.uk](http://skaala.co.uk)

Enq. 141

## Opening doors to superb style



Offering more than 200 door designs, JB Kind's 2017 Door Collection brochure has innovative, inspiring and classic door designs to suit every type of project. Introducing the exceptionally durable and weather-resistant External Extreme doors made with MEDITE® TRICOYA® EXTREME, a UK first, supplied pre-finished in white with the benefit of a 10

year guarantee. Exclusive new Laminate internal doors, available in two cool contemporary colours (grey and ivory) with a textured timber grained effect, plus much, much more.

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

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## swf joins respected trade organisation



Telford-based Steel Window Fittings Ltd has joined the **Steel Window Association (SWA)**, the organisation that supports its member companies with a wide-ranging service relating to product development, market research and promotion. The decision by Steel Window Fittings (swf) to join the UK recognised trade

organisation can in part be attributed to the fact that, by meeting the SWA's vigorous standards, the company will be better able to assure new customers that its window accessories and business practices conform to the highest criteria. swf supplies solutions for traditional and heritage applications.

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**CENTURY STONE**

Enq. 144



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Ecobuild D130

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# Poole Housing Partnership delivers clean, low cost energy vision with Minus7

With a number of years of installing renewable energy technologies and more than 1500 solar photovoltaic systems in operation, Poole Housing Partnership is not messing about when it comes to leading the way in local low-carbon, low-cost innovation. We spoke to Mike Harrison, Technical Director of Poole Housing Partnership and others about the story so far.

"According to government statistics, 10 per cent of all English households were in fuel poverty in 2014, we thought, 'this is crazy'. We wanted to lead the way in massively reducing fuel poverty and carbon emissions in Poole and encourage others to do the same. That's when we met Minus7. We started to explore their ideas of how to utilise the best of all the renewable technologies available on the market and integrate them together to provide a best in class solution to meet our needs," says PHP's Technical Director, Mike Harrison.

"Energy efficiency of PHP homes is a key priority and we're constantly looking at new ways to reduce energy bills so we started with a pilot – two new-build three bedroom semi-detached houses built to standard part L building regulations. We started small to test Minus7's claims of industry-beating system performance, energy efficiency and low running costs. Minus7's team constantly monitored the system for us as part of our service agreement, and after an annual cycle we found each house had heating and hot water for the year at a cost of just £200 – We couldn't believe it!" Mike continues, "The theory behind Minus7 when you get into it, is mind-blowing – it just makes so much sense."

"We've successfully proven we can eradicate fuel poverty with our technology" says Hamish Wilson from Minus7 "Having a happy tenant say 'thank you, because of you I don't have to choose between having dinner and keeping my kids warm' was genuinely very heart-warming. It just brought home the reality of fuel poverty, this frightening situation that so many people in the UK are in. I was so touched that she felt Minus7 was such a big part of changing that situation for her."

## So how does it work?

"It's a unique renewable heat, hot water and energy storage solution" says Hamish Wilson, "The roof is made up of solar thermal planks that harvest energy 24/7 365 days a year, and then a clever energy processor allows the system to operate with minimal grid electricity to ensure low-cost, low carbon energy to residents. The



thermal stores enable tenants to have heating and hot water whenever they want it," he concludes.

It's not only the tenants who have recognised the importance of Minus7's innovation in integrating renewable energy technologies, Poole Housing Partnership's pilot was highlighted as one of the Top 60 developments in the UK by Inside Housing in 2015, and they have won several other national awards alongside big brands such as Sainsbury's and EDF energy in partnership with Minus7. "Our objective was for residents to be able to save energy and money, so we're delighted that the Minus7 system has helped them achieve both," Says Mike Harrison.

Four one-bedroom homes with Minus7's integrated technology were next on the list for Poole Housing Partnership's new-build scheme in 2015-16. Not only did this enable tenants to downsize and manage their finances better with low cost energy bills, it released larger council homes that were desperately needed by local families.

Completed ahead of schedule, the team worked hard to minimise the impact of building works on tenants. Local residents were first invited to a consultation event to review the plans and talk about the proposals. Residents were also invited to an exclusive 'open house' event to see inside the new homes, meet the project team and offer feedback on their experiences during the build.

"The continued development of affordable housing across Poole is extremely important. These properties provide a fantastic opportunity for families to move to homes more suited to their needs while at the same time freeing up additional properties in Poole for families

requiring affordable housing. I must also commend officers and contractors for their hard work in completing these properties ahead of schedule." Said Cllr Karen Rampton, Portfolio Holder for Housing and Communities, Borough of Poole.

Cllr Xena Dion, Mayor of Poole, added: "Some of the modern features of these homes are really fantastic, and the insulation and energy efficiency will make a big difference to people's energy bills, as well as our town's carbon footprint. I very much hope the people moving in will enjoy living here and wish them happiness in their new homes."

Jane Holloway, PHP Tenancy Support Officer, confirmed that "the residents we've helped to move are absolutely thrilled with their new homes" Whilst the newest users of Minus7 are enjoying their warm homes and low energy bills, Poole Housing Partnership is already planning their next project with Minus7, including Minus7's latest product innovation – solar thermal roof planks with discreet embedded photovoltaic cells. "Effectively we're creating solar-powered heat and power stations that people live in, and by including storage we offer the secure, clean and consistent energy that UK housing needs" says Hamish, "some people have talked about something like this as a vision for what the future of renewable technology can achieve, but Minus7 clients know it's achievable now."

Visit Minus7 at stand A162, entrance N4 at EcoBuild 2017, Excel London from the 7th – 9th March 2017 or call Minus7 to get a free feasibility study for your latest project.

01983 282844 [www.minus7.co.uk](http://www.minus7.co.uk)

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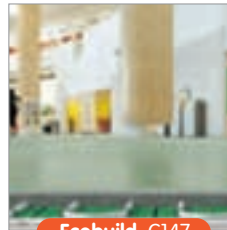

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**Ecobuild stand no C129**

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## Find the Flowcrete floor for you at Ecobuild



**Ecobuild C147**

On stand C147 of Ecobuild 2017, **Flowcrete UK** will be showcasing its range of resin finishes and sub floor screeds that have been designed to create high performance, environmentally friendly floors. This includes the fast drying Isocrete Alpha Screed, which is ideal for quickly installing large quantities of screed material. It is also one of the

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## Exciting times at Ecobuild 2017



**Ecobuild B143**

**Victorian Sliders** has added Ecobuild to their busy exhibition calendar for 2017. ECOSlide PVC-U vertical sliding sash windows, manufactured by Victorian Sliders and supplied exclusively to Professional Trade Installers on a 'strictly Trade only' basis, are the UK's best-selling sash window brand. 10 elegant and eye-catching ECOSlide sash windows will

be displayed around the sizeable Victorian Sliders island stand at Ecobuild 2017, which is being held at ExCeL in London's Docklands from 7th-9th March.

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**Ecobuild stand no C118**

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# Driving regeneration at Ecobuild

Ecobuild returns from 7-9 March with an immersive exhibition and conference programme that aims to redefine sustainability, identify future growth sectors and tackle the housing crisis.

The leading show for built environment professionals, Ecobuild 2017 will see ExCeL London transformed into a 'city' – complete with a main street, distinct destinations and special feature attractions. Central to the experience will be Regeneration Drive, a boulevard running through the centre of the exhibition floor, linking different aspects of the show and enabling visitors to experience the very best examples of innovation and creativity from across the built environment.

Martin Hurn, brand director at Ecobuild, explained: "For 2017 we're completely overhauling and innovating the Ecobuild experience. We asked our visitors what they want and need from the show, and sustainability overwhelmingly came to the top of the agenda. To deliver this, we've ripped up the floorplan and reinvented Ecobuild as an immersive city centred around Regeneration Drive.

"Imagining the exhibition as a city allows us to deliver a unique programme focused on regeneration, in a way that is relevant and inclusive to all our exhibitors and visitors. Different aspects of construction and the built environment deserve specific focus, and each of Ecobuild 2017's destinations will each have something distinct and exciting to offer."

As visitors make their way up Regeneration Drive, they will be introduced to key destinations including The Arena, City Hall, The Campus, The Gateway and The Performance Lab.

The Arena will be home to the Ecobuild Conference, with headline guest speakers, staging a range of keynote speeches from industry thought leaders and innovators across the three days. As part of the programme, UK-GBC will host daily leadership panels chaired by the organisation's CEO, Julie Hirigoyen.

The show's sustainability hub, City Hall, will be home to the UK-GBC and World Green Building Council, representing the culmination of Ecobuild's 'Redefining Sustainability' campaign – which seeks to create an industry-wide understanding of sustainability objectives and drives, and a clear direction for the future.



Architectural collective Assemble will also present its award-winning Granby Workshop project at the Campus – the show's destination for innovative thinking and the latest technology. Visitors will be able to view and interact with a unique installation created by Assemble, telling the story behind the collective's Turner Prize winning regeneration project. Attendees will be also able to interact with Future Materials, a gallery curated by ARCC, previewing next-generation materials and processes currently in either research or testing stage.

The Gateway is where visitors can explore national and social infrastructure projects in partnership with ICE, as well as a separate seminar theatre dedicated to Green Infrastructure. The Performance Lab, meanwhile, will showcase the latest in Smart Home and Smart Building technology in association with Ecobuild 2017's building performance partner, the Chartered Institution of Building Services Engineers (CIBSE).

In response to the increased Government and industry focus on offsite construction, Ecobuild has also partnered with Explore Offsite to bring a significant showcase of the exciting opportunities offered by offsite technology in the future of construction, with the industry's leading suppliers and a series of daily masterclasses.

Another new partnership sees Ecobuild and UK District Energy Association creating a new and exciting area: the ukDEA District Energy Town Square, host to leading British suppliers and also international pavilions from Sweden and Denmark, two of the most mature district energy markets in the world. The ukDEA District Energy Town Square will be located adjacent to Ecobuild's Performance Lab.

## Conference highlights

Day one of the Ecobuild Conference will focus on future-proofing building and construction. Key topics will include large scale domestic refurbishment, carbon reduction in the built



environment and promoting Green Infrastructure through planning, while Ecobuild's Big Innovation Pitch reaches its climax with finalists presenting solutions to M&S and a panel of industry judges.

The second day will see industry leaders debate solutions to the housing crisis, featuring a panel including Jules Pipe, deputy mayor for planning, regeneration and skills, Greater London Authority and Ben Derbyshire, HTA Design partner and RIBA president-elect, among other sector experts. Topics covered will range from improving energy efficiency in non-domestic buildings to meeting the new zero carbon homes standard as part of the 'Low Carbon London' initiative. Broadcaster Will Gompertz will also interview Niall McLaughlin of Niall McLaughlin Architects, a recent RIBA Charles Jencks winner.

Among other things, day three topics include the possible legislation binding developers in an agreement to consider the wellbeing of future generations when planning. Reiterating the importance of effective building operation, speakers will discuss managing down energy consumption and using BIM for facilities management.

### Redefining sustainability

Although more than two thirds of professionals in the built environment identify sustainability

as the industry topic of greatest interest to them, the actual meaning of the term is constantly developing. Ecobuild's 'Redefining Sustainability' campaign has been developed to drive discussions about and ultimately create a universally accepted understanding of sustainability that is appealing, engaging and most importantly, accessible to all.

Ecobuild has announced key collaborations with Lead Partner UK Green Building Council (UK-GBC), World GBC, RIBA, BRE, the Construction Products Association, the Institution of Civil Engineers (ICE), CIAT and the CIBSE. Additionally, pavilions will be showcased from associations including the Builders Merchants Federation, Passivhaus Trust, NFRC, Concrete Pavilion, TRADA and the STA.

With such a wide variety of exhibitors and partners, this year's show will provide the industry with the perfect platform to collaborate and address the key issues of regeneration and its role in shaping sustainability.

Free registration is now open for visitors. For more information on this year's event, exhibitors and conference topics, visit [www.ecobuild.co.uk](http://www.ecobuild.co.uk)

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Ecobuild stand no B133

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# Mapei to exhibit at Ecobuild 2017

**M**apei, a company renowned for their long standing environmental commitment in the manufacture of construction products, will be exhibiting at Ecobuild for the seventh consecutive year in 2017. Visit stand C169 for product demonstrations and expert advice on specifying sustainable products for new build and refurbishment projects.

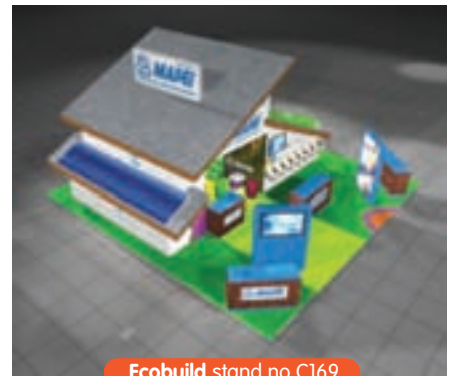
Now in their 80th year, Mapei will be promoting all UK-active sustainable products at Ecobuild; providing visitors with a real understanding of the solutions Mapei offer. Technical assistants will demonstrate Mapei's BBA accredited Mapetherm EWI, render and coating systems in designated demonstration areas, presenting on how to ensure a high quality finish with sustainable thermal insulation along with practical demonstrations for the installation of large format thin porcelain tiles using Ultralite Adhesive.

Phil Breakspear, Managing Director at Mapei UK said "We are again committed to showcasing Mapei UK's certified sustainable products at Ecobuild; Mapei invests five per cent of annual turnover in R&D activities with a total of 70 per

cent of this channelled into the development of more environmentally friendly products. We are always striving for ways in which to limit our environmental impact, constantly evaluating how our products can be improved."

The regeneration theme at Ecobuild will showcase sustainability as a catalyst for renewal across building industries and wider society. Consequently the raised floor, walls, doors, counters and light fittings in Mapei's house on Regeneration Drive are all items that have been reused. Featured solar panels will symbolise the large installation currently in situ at the Mapei UK head office in Halesowen – one of the top 20 solar panel installations in the UK, currently reducing Mapei UK's CO<sub>2</sub> emissions by approximately 189 tonnes per year. For the second year running, trees that are integral to the stand's 'garden' will be donated to local Birmingham schools after the event, to be reused and enjoyed in green spaces by future generations.

As a leading company on the global construction market and a member of Green Building Council's worldwide, 'Sustainable' construction, the saving of natural resources

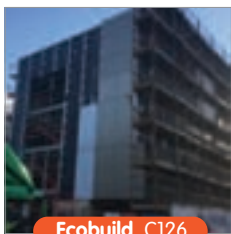


along with a reduction in emissions and waste materials are incorporated into the business's sustainable practices. This adds to Mapei's long-term, enduring commitment towards eco-sustainability, through manufacturing, certification and process compliance including ISO 14001, Mapei look forward to exhibiting at Ecobuild 2017.

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will be able to see the latest innovative and products, which will ensure that developers and contractors are able to address the need for the ideal energy efficient and moisture free building envelope.

01250 872261 www.proctorgroup.com

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## District Energy Town Square at Ecobuild



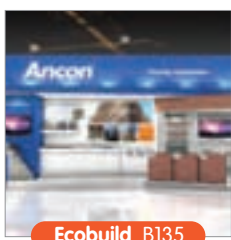
**Evinox** will be exhibiting in the District Energy Town Square at Ecobuild 2017. This year the exhibition will be themed as an immersive city – complete with main street, distinct destinations and special feature attractions. Visit stand F231 to find out more about our latest ModuSat HIU for communal and district heating schemes, which takes just 15 seconds to

reach 55°C from the tap opening, providing an impressive dynamic response. You can also pick up a copy of our new "Guide to Metering & Billing".

01372 722277 www.evinoxenergy.co.uk

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## New product innovations from Ancon



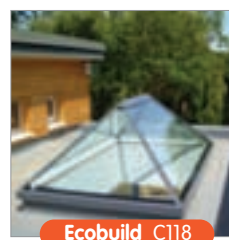
Keeping innovation at the top of its agenda, high integrity structural fixings manufacturer, **Ancon**, will further expand its wide product range with new product launches at the UK's largest event for specifiers in the built environment, Ecobuild 2017. On the Ancon stand B135, key product zones will include the innovative Nexus brick-faced support

system for prefabricated soffits, a comprehensive range of low thermal conductivity wall ties and structural thermal breaks for balcony locations.

0114 275 5224 www.ancon.co.uk

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## Sunsquare set to wow architects at Ecobuild



UK skylight manufacturer **Sunsquare** is set to impress visitors of the Ecobuild Exhibition with its comprehensive range of award-winning products. The UK's flat rooflight pioneers will demonstrate to leading architects how their bespoke design solutions can create the illusion of space and light as well as reduce energy costs. Experts from Sunsquare will also be

on-hand throughout the Ecobuild show, to give information and advice about which skylights are the right choice for different projects. Sunsquare is the only flat roof manufacturer on the list of exhibitors and can be found in the NFRC pavilion.

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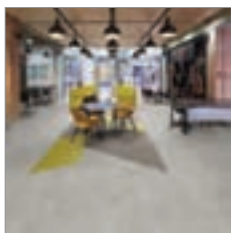


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## Silentflor – design led acoustic flooring



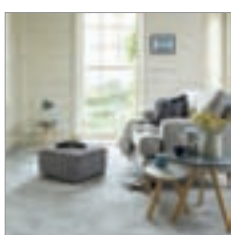
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## Designer Contracts launches new ranges



**Designer Contracts** – one of the UK's largest flooring contractor – has added new ranges to its extensive product portfolio. As carpet remains a staple flooring option for the home in 2017, the company has unveiled a number of new flooring collections. The latest products include some exciting luxurious and super soft carpet ranges. All the new ranges are

made from two ply yarn for added resilience. They are also naturally stain resistant and bleach cleanable, making them an ideal choice for family living and pet owners while adding a touch of luxury.

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Enq. 168

# k+b design London: sitting pretty alongside Ecobuild

k+b design London is co-locating with Ecobuild for the first time, offering what's claimed to be a unique buying experience for the entire built-environment supply chain.

**k**+b design London is the ultimate design event for forward-thinkers in kitchen and bathroom design, taking place from 7-9 March at ExCeL, London. Co-locating with Ecobuild, k+b design London will offer a buying experience with a difference from those at the heart of the developing construction and housing market.

From the organisers of kbb Birmingham, k+b design London will allow visitors to experience quality products across the whole spectrum of future designs, from price range and efficiency to compliance; particularly addressing "solutions unique to the capital and the south east," including the "new breed of communal living, student accommodation, luxury projects and small space design."

With 25 per cent of the UK's construction contracts awarded in London (March 2016 figures) and with over 13 per cent annual growth in London's residential contract value, effective design solutions are required more than ever before in the capital. k+b design London will also offer an unprecedented number of new business opportunities while maintaining existing ones. A uniquely designed bar will centralise the floor plan and provide the perfect interactive networking opportunity for industry leading names and the industry's "most agile" kitchen and bathroom brands, to address the needs of a design-conscious buying audience.

Some of the brands already signed up are technology CAD innovators ArtiCAD and Autokitchen, along with international trend-setters Dansani, Salice and Rotpunkt. These will join a host of established British brands including Siamp, Harvey Water, Drew Forsyth, Design Yard, Aqualux, Wetrooms International and Basically Trade.

This new co-location with Ecobuild brings the leading kitchen, bedroom and bathroom suppliers to potential clients within the entire built environment supply chain, as well as providing access to the show's extensive database of retail buyers, interior designers, developers and the rest of the kbb community. As the only UK construction event that annually attracts over 33,000 industry professionals, Ecobuild will run in the halls next to k+b design London at ExCeL throughout the duration of the show.

Jon Johnston, sales director of k+b design London said: "I'm really looking forward to k+b

"k+b design London will allow visitors to experience quality products across the whole spectrum of future designs, with criteria from price range and efficiency to compliance"



design London and particularly our move alongside Ecobuild in 2017. This is a great opportunity to create a new way for buyers and suppliers to find everything they need in the construction and design capital; both communities will have a broader experience to source the latest products, discover cutting edge technology and to build professional relationships for the future. We have already

had great support from the industry and we look forward to launching this unique, forward-thinking event in March."

To find out more information  
or to register for k+b design  
London, visit  
[www.kbdesignlondon.com](http://www.kbdesignlondon.com)



# Heating & Renewable Energy Supplement

**HbD**

This annual Heating & Renewable Energy supplement showcases the latest products and innovations from the last year

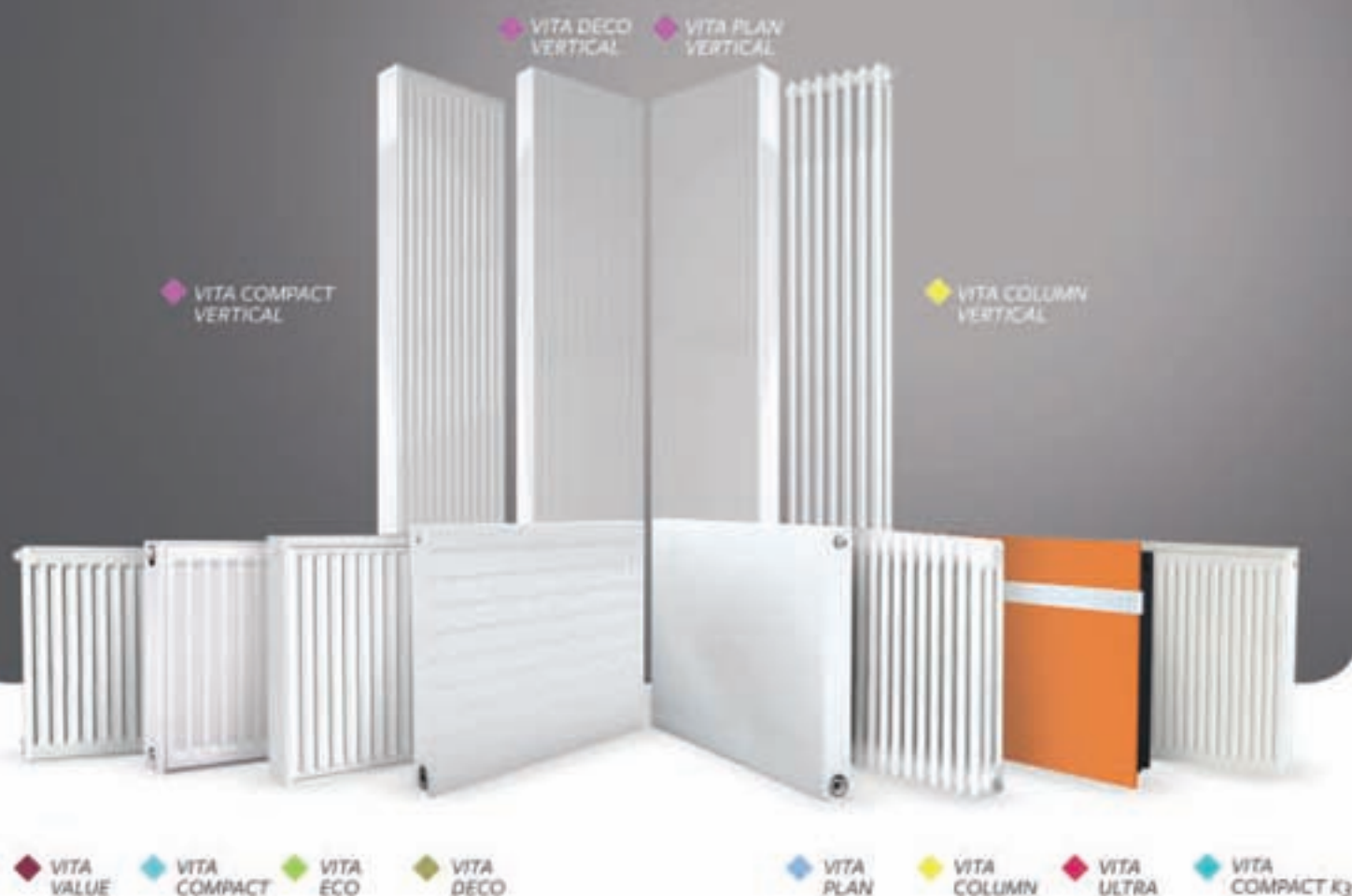
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See page 56 for  
more information



# Market leading prices from your market leader.

Introducing the **Stelrad Vita Series**.

**Plus** additions to the range.



 **Stelrad** Vita Series

Reader  
Enquiry  
311

Find out more at **Stelrad.com**

Market leading prices from your market leader

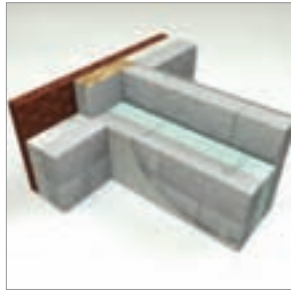






The dependable choice for housebuilders and property developers, **Potterton** provides products that are reliable, best value and energy efficient. Its entire product range is fully ErP compliant and all boilers have ultra-low NOx emissions, with the Potterton Ultra range achieving a highly competitive SAP performance. Only tried and tested technology and genuine, approved parts are used in Potterton's UK manufactured boilers and every boiler has access to life-long support from Potterton's UK Customer Support team and our own nationwide network of approved Gas Safe registered engineers.

Enq. 301



**Knauf Insulation** has welcomed a new Robust Detail for aircrete blocks, which has been included within the latest edition of the Robust Detail handbook. The new detail E-WM-30, comprises two leaves of 100mm aircrete blocks, with a 100mm cavity that has been fully filled with the blown mineral wool insulation Supafil® Party Wall. It is the first Robust Detail for aircrete blocks, with a blown retrofit solution that negates the need for a wet parge coat; only a plasterboard lining is required, saving time and money on site. The detail will also achieve three points in the Code for Sustainable Homes assessments.

Enq. 303



**Consort Claudgen** has introduced an improved range of slimline low surface temperature fan heaters with intelligent fan control. Each PLSTi heater is equipped with intelligent fan control which detects the temperature in the environment and automatically adjusts its fan speed to quickly achieve a warm airflow temperature. This allows the heater to immediately blow hot air, even when initially powered on in a very cold room, for the user's comfort. Enhanced with one of the latest low energy consumption EC motors, these smart heaters are more durable with a strengthened grille and splash proof.

Enq. 304



Sales of **Schiedel Chimney System's** efficient and easy to install Magnum Firechest have increased by around 17 per cent in the last few years, statistics echoed by the National Association of Chimney Sweeps which has seen a 20 per cent rise in people opening up their fireplaces. Often chosen for very large properties and as part of the sympathetic restoration of historic ones, firechests are key to making the modern fireplace as efficient as possible. By creating a better insulated and strategically shaped box, easier fire lighting and improved efficiencies are achieved. Made from pumice and comes with a built in damper.

Enq. 305



We don't want you to see our new boiler.

There's a new boiler coming soon to the Potterton Ultra range. Compact enough to fit into a standard cupboard and at 19.5kg it's lightweight, making installation a breeze.

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Enq. 301



## DRU announces new Polo gas stove

DRU has released a new addition to its collection of contemporary freestanding gas stoves. Polo is an impressive one metre high stove with a square design, featuring a large glass viewing window and an authentic log fire display with high, realistic flames. There is a choice of interior finishes in black or mirrored Ceraglass and Polo has a heat output of 4.1 kW, making it suitable for a variety of rooms around the home. The balanced flue system of Polo means that it can be located anywhere in proximity to an outside facing wall, making it one of the most flexible gas fires in the DRU range. And with versions available in natural gas or LPG, it is compatible with urban or rural properties. Polo is now available from approved DRU fireplace retailers throughout the UK. For further information about DRU gas fires, please visit the company website.

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

Enq. 312

## Replacement small circulators



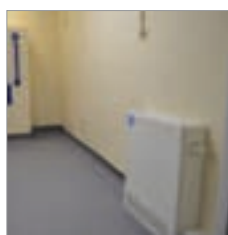
Organisations looking to replace elderly or faulty pumps are increasingly looking to Wilo to provide reliable, energy efficient replacement small circulators in the homes they manage and maintain. Small circulating pumps are a key component of all wet heating systems in the UK. They perform as standalone pumps or as integrated pumps in combi and system

boilers and they keep the water circulating in underfloor heating systems too. To find out more about Wilo's reliable family of high efficiency circulating pumps, just click onto the website.

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

Enq. 314

## Safe replacements



Organisations looking for safe replacement radiators should take a closer look at the Stelrad LST range. Developed for 'safe to touch' radiator opportunities in sheltered housing, nursing and care homes, nurseries, schools, colleges and public buildings, Stelrad LST's offer a range of benefits that keep people safe.

The casing on Stelrad LSTs covers the incoming pipework making sure all the heated surfaces are concealed and that any exposed surfaces stay at a safe temperature of no more than 43°C.

01709 578 950 [www.stelrad.com](http://www.stelrad.com)

Enq. 311

# Save time and money SlimJim

with the SlimJim Electric Boiler and pre-plumbed cylinder heat packs

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- Combination Valve
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- Tundish
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Enq. 302





## The invisible force

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

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

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Image of Steel Farm Passivhaus ([www.leap4.it/Steel-Farm-Northumberland-Passivhaus](http://www.leap4.it/Steel-Farm-Northumberland-Passivhaus)).  
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**KNAUF**INSULATION



Reader  
Enquiry

303

with ECOSE





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With Intelligent Fan Control

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With a maximum surface temperature of 43 °C, PLSTi heaters are ideal for environments with vulnerable people such as children and elderly residents.

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Enq. 304

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To find out more, visit [www.schiedel.co.uk](http://www.schiedel.co.uk)

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Enq. 305

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Enq. 313





Vent-Axia has continued its 80th anniversary festivities with a staff celebration at its head office 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. Similar celebrations also took place in Vent-Axia's Dudley manufacturing facility. In addition to these celebrations, Vent-Axia is supporting any staff undertaking charity fundraising to mark its 80th anniversary.

Enq. 306



Vita – new life to radiator buying. Just over two years ago, Stelrad introduced the Vita Series – made up of six ranges of radiators that offered value and design options to suit every budget and taste. The six ranges started with the Vita Value, to the Vita Compact and the Vita ECO, to the designer looks of the Vita Deco and Plan, to the top of the range Vita Ultra. Most recently Stelrad has introduced Vertical options for the Compact, Deco and Plan and extended the Compact range with a K3 alongside horizontal and vertical options of the Vita Column. Head for the Stelrad website to take a closer look.

Enq. 311



Since it was founded in 1960, Docherty® has grown to become one of the largest independent manufacturers and distributors of flue and chimney products and heating appliances in the UK. Docherty Group offers a diverse range of highly efficient wood burning and multi-fuel stoves and fires. With efficiency levels of up to 85 per cent and available in different styles, these appliances will suit many different home styles. Browse the collections of highly efficient multi-fuel stoves and wood burning stoves on the Docherty Group website. Attractive, efficient and sure to be a stunning focal point of any room.

Enq. 308



When developing a new build house, it is vital that the heating technologies and ventilation system integrate together. The OMNIE whole house system offers a range of heating and ventilation systems, such as underfloor heating, heat pumps and MVHR, managed by a single control system. All of the technologies have been specifically designed to maximise the comfort within the home, as well as ensuring energy efficiency. OMNIE's team of technically trained staff are with you throughout the project, providing detailed designs, specifications and technical advice when you need it.

Enq. 309

You've got enough  
on your hands.  
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trust Wilo.



Wilo-Yonos PICO

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You can trust Wilo.

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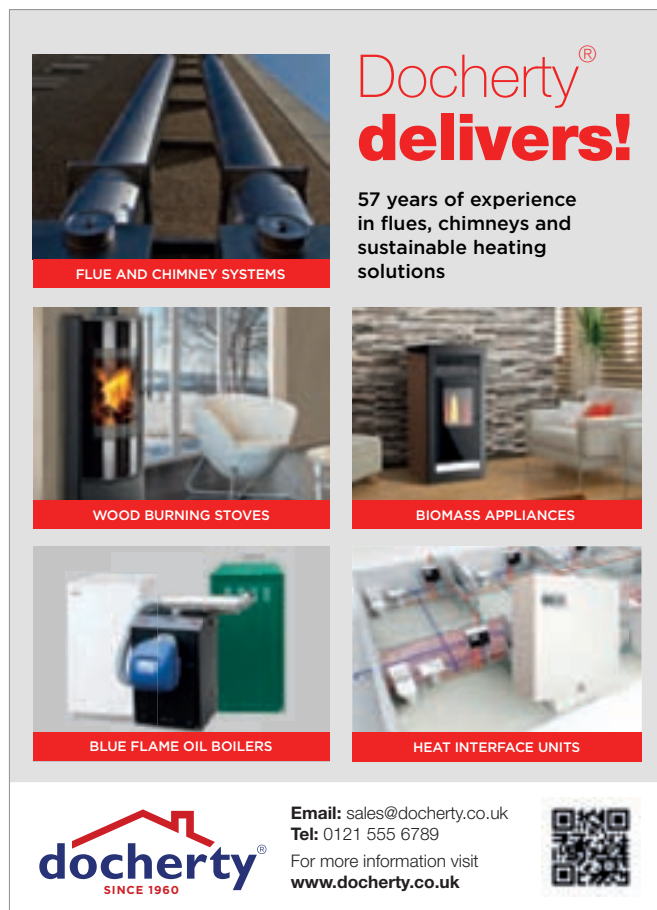
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Enq. 307



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Enq. 308



## The heating solution when short of space

The Electric Heating Company's SlimJim electric boiler is perfect for Homes where space is a premium. The Slim Jim is a fully controllable electric flow boiler designed to maximise cupboard space but provide the flexibility and controllability that a gas fired central heating system offers. Using standard pipe-work, conventional wet system radiators and thermostatic radiator valves the boiler, being 100 per cent efficient and fully modulating, will take the same amount of time to heat the property. As no flue is involved and no gas analysis required the installation of the system will be a lot quicker. The SlimJim has a versatile range of outputs from 4kW to 14.4kW and can be used in an 'S' Plan configuration to enable you to select Heating only, Hot Water or both at the same time. The SlimJim electric boiler is 100 per cent efficient, silent in operation, easy to fit and comes with a two-year manufacturers warranty. Should you wish to find out more about the SlimJim Electric Boiler or about any The Electric Heating Company's products, please contact the company.

Enq. 310



**Vent-Axia<sup>®</sup>**  
Sentinel Kinetic Advance  
A centralised mechanical ventilation unit with heat recovery

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- WiFi App control option
- Lightweight for easier installation
- Re-commissioning via USB

Enq. 306



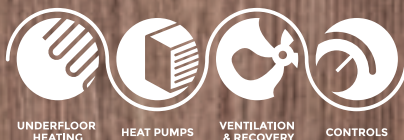


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Reader  
Enquiry  
**309**



# New quartz surfaces combine style with maximum durability

**C**R L Stone has launched a new comprehensive range of engineered quartz surfaces, created to meet the demands of modern living. Hard wearing and easy to care for, CRL Quartz is ideal for the kitchen and bathroom where durability and flexible design are paramount.

CRL Quartz is a beautiful engineered quartz stone, which is scratch, heat and stain resistant, which, unlike natural materials such as marble, never needs to be sealed. Requiring minimum maintenance to keep it looking as good as new, the non-porous surface makes cleaning simple, with soap and water or a mild detergent all that is needed.

Offering a versatile design solution appropriate for any setting, CRL Quartz is available in a choice of 32 colours, with a polished finish. In thicknesses of 20mm and 30mm, the surface comes in an extra-large format slab measuring 3.2 x 1.6 metres, allowing for greater consistency in



design over large spaces such as kitchen worktops.

Commenting on the launch of CRL Quartz, Simon Boocock, Managing Director of CRL Stone, said: "We are delighted to be bringing our own range of quartz surfaces to market. Responding head on to current trends in kitchen and bathroom design, the surface is a versatile, easy to maintain solution that will last the test of



time. The quality of the product is backed up by CRL Stone's excellent customer service and support, built on our 20 years' experience in the industry."

CRL Quartz is available from stock now from the CRL Stone UK warehouse.

Enq. 169

00800 0421 6144 [www.crlquartz.co.uk](http://www.crlquartz.co.uk)

## PANELAND FURNITURE LTD – 01299 271143



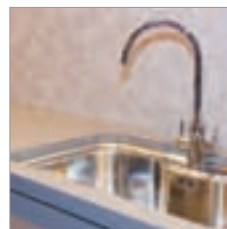
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Pineland is a privately owned, family company that has been established for over 20 years. We believe in listening to our clients, and our hand drawn plans, reflect our customers desires and opinions. The final design combines well planned functionality, with elegance and beauty, and our clients are often surprised how all this can be achieved at such a reasonable cost.

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Or call our offices: CLEOBURY MORTIMER, SHROPSHIRE: 01299 271143  
NORTHWICH, CHESHIRE: 01606 41292

Enq. 170

## Abode Matrix R50XL



The new Abode Matrix R50XL is a generously proportioned, single bowl, stainless steel sink with rounded corners which can be either undermounted or inset within a worktop. This huge sink is the largest in the Matrix family and is ideal for washing up large pots and grill trays that will not go into the dishwasher and is perfect for families with busy kitchens.

The sink comes complete with the Abode Orbit waste, overflow, pipework and clips, ready for installation. Visit the website to view the new ranges of sinks and taps from Abode.

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

Enq. 171

## EcoTherm launches new Eco-Cavity Full Fill



EcoTherm Insulation is pleased to announce the launch of EcoTherm Eco-Cavity Full Fill. The new foil faced, rigid PIR insulation board has been designed to allow simple compliance with the energy requirements of the Building Regulation and Standards, without requiring alterations to standard wall designs. The insulation board dimensions are sized to

co-ordinate with brick and block sizes, allowing them to be quickly installed with standard wall tie methods whilst their tongue and groove edges offer a superior fit and moisture resistance.

01702 520166 [www.ecotherm.co.uk](http://www.ecotherm.co.uk)

Enq. 172



## Retiring in style with Kingspan OPTIM-R



Residents at the Tennyson Wharf Care Home are enjoying seamless access to a recessed, marina facing roof terrace, thanks in part to the ultra-slim design of the Kingspan OPTIM-R Balcony & Terrace System. As residents have a varied degree of mobility, accessibility was at the forefront of considerations during the design of the building. To achieve

this on the recessed top storey roof terrace, whilst keeping the area well insulated, the Kingspan OPTIM-R Balcony & Terrace System was specified.

01544 387 384 [www.kingspaninsulation.co.uk/optim-r](http://www.kingspaninsulation.co.uk/optim-r) Enq. 173

## Luxury patio inspires new build buyer



An exclusive housing development in Halifax, West Yorkshire has used sandstone paving from Natural Paving Products (UK) Ltd to create an attractive additional selling point with a luxurious feel. Installed at the development will be nearly 1,000 square metres of Natural Paving Products Rydal Premiaestone Sandstone across the six properties. With

a smooth, honed surface and a mix of calm tones, Rydal sits well next to a vast range of colours and materials. Rydal is also extremely durable with a flexural strength rating of 20-30 MPa.

0330 333 8030 [www.naturalpaving.co.uk](http://www.naturalpaving.co.uk)

Enq. 174



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Enq. 175

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Enq. 176

## Brilliant edging products for every project



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<p>The permanent way to maintain neat edges for lawns, paths, flower and vegetable beds</p> <ul style="list-style-type: none"> <li>Flexible 1 metre lengths</li> <li>Maintenance-free</li> <li>Will not rust</li> <li>Just mow over for perfect edges</li> </ul> <p> Made in Britain INVENTED AND DESIGNED</p>	<p>The efficient option in flexible steel edging for larger projects</p> <ul style="list-style-type: none"> <li>2.5 metre length for quicker installation</li> <li>Fewer joints for unobtrusive, cleaner edges</li> <li>Deeper, wider spikes for extra stability</li> <li>Heavy duty 2.5 mm thick galvanised mild steel will not rust</li> </ul>	<p>When a deeper and more robust edge is required we recommend the Titan system</p> <ul style="list-style-type: none"> <li>2.5 metre lengths</li> <li>2.5 mm to 6.0 mm thicknesses</li> <li>Made to order in various depths</li> </ul> <p> <b>EVEREDGE</b> THE EDGING COMPANY</p>	<p>The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs</p> <p>Supplied:</p> <ul style="list-style-type: none"> <li>600 mm 2 piece, 900 mm 3 piece,</li> <li>75 mm &amp; 125 mm depths</li> <li>Bespoke rings can be supplied upon request</li> </ul>	<p>These rugged planters can be made to order</p> <ul style="list-style-type: none"> <li>Cor-Ten (as shown above)</li> <li>Weathered Steel</li> <li>Hot Dip Galvanised</li> <li>Powder Coated</li> </ul>

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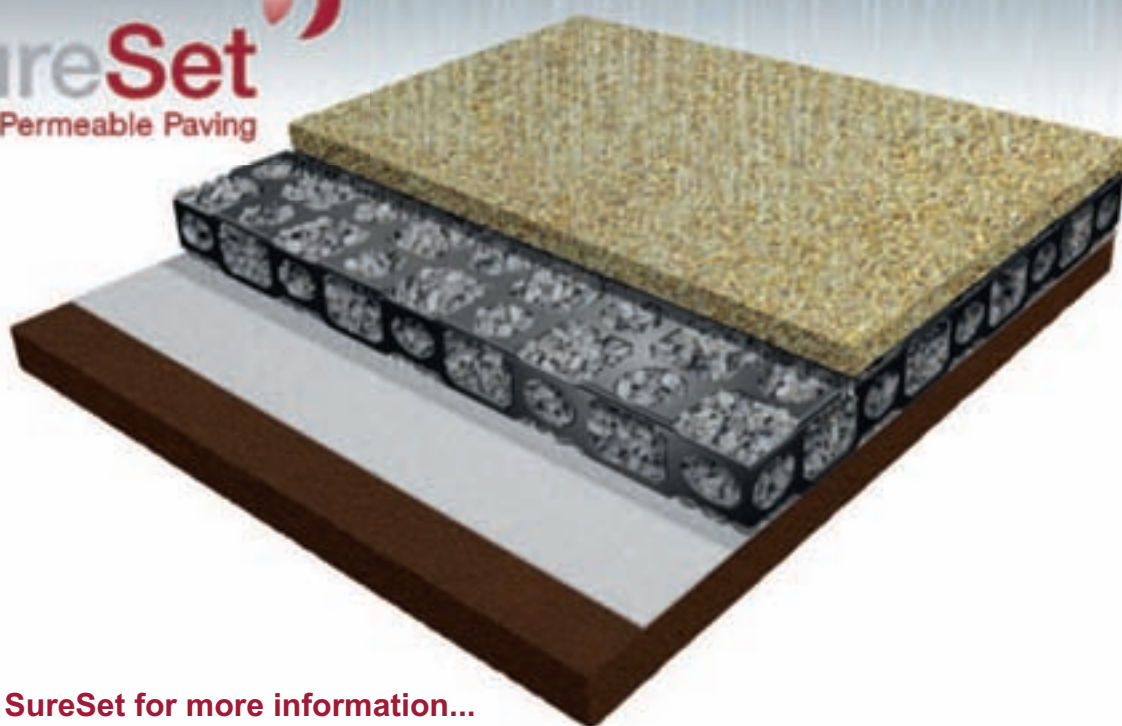
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Enq. 177

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Enq. 178



# First impressions count

As with anything in life, first impressions can make or break a property deal. Peter Hughes of Everedge reveals the importance of landscaping in providing the essential 'wow factor.'



**H**ouses are frequently purchased on nothing more than their 'wow factor.' Kerb appeal is often forgotten however, despite its vital influence on a prospective buyers decision when viewing a home, able to provide the winning ingredient.

Because of this, a little garden design can go a long way. Small, subtle enhancements to the front of a property can put a buyer in the right frame of mind and can make the difference between them choosing to look further or walk away. Many small improvements, when added together, can lead to a successful development.

Landscape edging is a product that blends in with its surroundings. It isn't there to be noticed, but when a garden, driveway or path is well edged and tidy, a buyer can see its quality. It is a relatively inexpensive addition to a build, but that added feeling of orderliness can make all the difference. A variety of edging products are available – what's suitable will depend on the requirements of the development.

For example, a development utilising artificial grass will require a certain type of edge, while high traffic areas will need something heavy duty. Edging products come in a variety of lengths to suit everything from short flower bed edges to long driveways or garden paths.

Buyers are naturally drawn to properties which wow them both inside and out. Show homes, almost unfailingly, have meticulously designed

**"Kerb appeal is an often forgotten yet vital influence on a prospective buyer's decision when viewing a home...the winning ingredient"**

and prepared interiors. Similar amounts are far less likely to be spent on the exterior, however. If housebuilders are spending money to ensure the inside of their properties look up to standard, it would seem that they should take the same approach when designing a property's exterior. Conversely, show homes often display featureless tarmac at the front, limp lawns and perhaps a little paving at the back.

When buying a property, people usually want to know that their home will be a reflection of themselves. A lot of buyers need help to see what possibilities and potential a property holds. Buyers frequently misunderstand show homes, confused that their home won't look exactly like the property they've visited. It should be made clear that viewers are being shown the potential of a house – both inside and out. That way they will go into the purchase thinking about what they can do to put their mark on it.

With land at a premium, large gardens are a rarity in new developments. However, clever designs and subtle planting can make gardens appear bigger. The use of different coloured sur-



faces at the front can show how prospective buyers could add their own style to stand out from the crowd, making houses feel more personal.

Landscape edging and other exterior elements aren't going to increase revenues by any significant mark. However, when a buyer is looking at two properties with different housebuilders, the show home with the clever finishing touches might just be the one that leaves a longer lasting, more satisfying impression in the mind. It could mean the difference between them committing to one house and forgetting about another.

*Peter Hughes is operations and marketing manager at Everedge*

Enq. 179

# Discover green solutions



Grasscrete;  
roadside verge



Grasscrete;  
water attenuation



Grasscrete;  
fire access



Grassblock;  
off road parking



Grasscrete;  
roadside  
parking



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## Wallbarn launches its new 2017 brochure

Wallbarn has released a new brochure for 2017 detailing its latest products as well as its existing product library. This includes:

- Mini Megapads for paving and TD Mini Megapads for timber decking are 10-20mm so ultra-low but fully adjustable pedestal for paving slabs.
- Metal edging plate; a supporting beam which is laid onto the headpiece of ASP or Megapad pedestals to support the end paving slab when it is butting directly against the wall or parapet
- EasyClick, an ingenious new way to install top quality decking on flat roofs, balconies and walkways
- EasyChange, the new alternative design for fitting these types of decking board. If users need to access the deck at intervals after installation
- Tropical hardwoods Both EasyClick and EasyChange can be installed with tropical hardwood as well as the composite material. The factory can mill the hardwood so that the boards fit accurately into the clips

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# A smarter future

HBD's Jack Wooler takes a look at the current trends in lighting the UK's homes, from smarter controls to the good-looking efficiency increasingly being delivered by LED.

Technology is advancing at a faster pace than ever, and nowhere more than in the lighting sector. As part of this wave of innovation, the smartphone revolution has paved the way for the smart-home revolution. Residents are now able to easily monitor, control and secure their home through the convenience of their mobile phone or tablet. Lights, locks and appliances are being connected together and controlled by apps, and the Internet of Things (IOT) is starting to be a major feature in households.

LED technology has truly revolutionised the lighting industry, providing a previously unattainable level of energy efficiency and longevity. With traditional light bulbs only offering around 12 lumens per watt with an estimated lifespan of 1,000 hours, LED is a major improvement, with output exceeding 100 lumens per watt with a potential for over 35,000 hours of use.

Lighting Industry Association president Peter Scott has commented that LED was "the immediate future," and that "it may be 15 years or so before we see a significant shift in technology away from LEDs." Explaining how the industry has responded, he said there had been "enormous investment in LED production plants," allied to a rapid drop in LED chip prices.

**"Smart lighting applications are already capable of mobile control and voice activated commands, and even artificial intelligence is starting to creep into lighting controls"**

2017 is likely to be a year when efficiency remains in focus. The Energy Saving Trust says that lighting was not previously seen as a high priority, representing less than 3 per cent of the annual overall energy use in homes. When the construction industry shifted its focus to addressing carbon emissions in recent years however, the mains-hungry nature of lighting forced a reassessment of its ecological impact.

Despite the low proportion in terms of energy use, in terms of running costs, lighting can account for around 15 per cent of an average home's electricity bill. Switching to LED can significantly reduce electricity consumption however, a fact housebuilders are becoming increasingly aware of.

## Smart control

Homes are getting smarter. A concept once belonging firmly in the realms of science fiction, people can now talk to their vacuum cleaners, remotely control their lights and even converse with their fridges. Samsung has predicted that our homes will soon become entirely 'smart,' envisaging that the IOT will even cover home medication and the food we eat.

Smart lighting applications are already capable of mobile control and voice activated commands and even artificial intelligence is starting to creep into lighting controls. As well as being able to switch off lights from the comfort of the sofa, sophisticated lighting systems now allow for extensive multi-room and remote controls, able to bring a property into the modern age.

Because of the near-ubiquity of smartphones, smart lighting setups are no longer exclusive to high-end developments. Besides a suitable phone, all that's needed to add smart lighting controls to a residence are dedicated smart light bulbs and an accompanying app. Connected over wifi, users can remotely control their lights from anywhere with an internet connection.

Luxury developments, as ever, are still able to gain a distinctive edge. Cutting-edge smart lighting systems allow for detailed multi-room controls, able to dim, brighten and even change the hue of the lights across a home. These can often be automated, without the inconvenience of manually switching lights off. Futuristic, sleek touch-screen control panels can add an extra level of sophistication to a property. Comprehensive systems allow for extensive customisation, giving users control of every lighting circuit in a residence.

Peter Scott said that in the future, the



majority of commercial members "won't be supplying commodity type luminaires," but that in order to prosper, they "will need to adapt to the need for more specialist products or add value through other features." Citing "LiFi" and "smart-cities," Scott made it clear that specifiers need to move with the times.

## Adding 'warmth'

Since LED has taken the lighting industry by storm, there is more choice available than ever. Aside from efficiency, it is important to consider aesthetics and the warmth light can bring to a room, or otherwise. In the middle of winter, prospective buyers will appreciate a warmly lit home. The higher a luminaire's Kelvin rating, the harsher and more blue the light becomes and the lower the rating, the more warm and red it turns.

Warm white, at around 3000 K, has become the favourite across the board, and this is likely to continue. The perfect mix of visibility and warmth, warm white is best suited to kitchens and bathrooms. However, in order to make a living area or bedroom truly feel like a sanctuary away from the world, an extra warm white at around 2700 K can be used.

Cooler temperatures can often make a property feel cold and clinical if not correctly chosen, but the right shade can add a modern element to a development. Cooler colours can also appear brighter than their warmer equivalents, meaning less lights may be needed, saving energy.

## Seeing the light

Light is about far more than visibility within homes, it is a key part of the feel of their interior, and also has a big impact on energy efficiency. Smart systems can get owners 'talking' to their lights, putting them in control of precisely how they operate in their home for maximum efficiency. LED advances also now mean that specifiers can outfit a property in almost any style, while keeping its carbon footprint to a minimum.

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# Social housing tenants warm to Kemper System roofing solution

**K**emper System's Stratex warm roof system has been used to upgrade the roofs of five social housing apartment blocks as part of an investment programme supporting a £20 million stock transfer from Gloucester City Council to housing association Gloucester City Homes.

Combining Kemper System's Kempertherm PIR insulation board and the company's Kemperol V210 cold-applied liquid waterproofing membrane, the warm roof upgrades form part of a £29 million 30-year plan, which also includes construction of 100 new social housing dwellings by 2020; the first to be constructed in the city since 1991.

Delivered by main contractor, Mears Group, the improvement works focused on an external upgrade to five tenanted blocks; two on Sweetbriars Street, two on Union Street and one on Columbia Street. All works had to be carried out while the homes remained fully occupied, so the use of Kemper System's cold-applied liquid membrane was the ideal solution for delivering a

robust solution with a BBA accredited service life of 25 years, without causing undue disruption or risk to tenants.

Roofing contractor, Rateavon, stripped the existing metal deck roof of each block and installed a new OSB (oriented strand board) deck as part of the strategy for maximising the service life of the existing accommodation. A Kempershield primer was then applied to the roof surface and allowed to cure before the installation of a Kempershield vapour control layer (VCL).

Kemperfix adhesive was applied onto the roof surface and the Kempertherm insulation board was adhered to the roof, using the system's tongue and groove structure to interlock each piece of board and provide a uniform finish.

The Kemperol V210 cold-applied liquid waterproofing membrane was then applied in a single wet-on-wet process involving the application of liquid resin to the substrate followed by installation of the reinforcement fleece onto the wet resin. More resin was then immediately applied to ensure complete saturation of the



fleece before the system was allowed to cure to form a durable, monolithic waterproof membrane that cannot delaminate and remains permanently elastic and U/V stable.

Comments Stuart Hicks from Kemper System: "The upgrades to the five blocks form an important milestone in Gloucester City Homes initiative to improve social housing in the city, enhancing existing assets for both current and future tenants and maximising their service life."

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# Guaranteed results

Mark Parsons of Russell Roof Tiles explains how, in the light of challenges posed to NHBC guarantees by roofing, a pick and mix approach to specification isn't always the best option.



With more and more new homes being built, it is essential that there is a focus on constructing properties are constructed to a high specification. Raising standards is one of the cornerstones of the National House Building Council (NHBC), the UK's leading standard-setting body and provider of warranty and insurance for new homes. The NHBC is supporting builders, both large and small, to improve quality for buyers.

The latest housing statistics from the NHBC New Home Statistics Annual Review showed that in 2015, 75 per cent more new homes were registered than in 2009. In total 156,140 new homes were registered – representing an eight-year high in housebuilding. The NHBC also reported in November that post-referendum new home registrations are in line with 2015. This

consequently translates into increased sales of building products.

One of the continuing challenges to the NHBC and its Buildmark cover (a 10-year guarantee against structural damage to certain parts of the home) is roofing defects. In 2015 roofing accounted for 12 per cent of claims in the first two years and 55 per cent of all claims in years three to 10.

Roofing contractors are often disproportionately blamed for many of these problems. In fact, it is estimated that only about 25-30 per cent of the problems are workmanship-based, and much of the remaining 70-75 per cent can be designed out by the correct detailing, better coordination of the trades (e.g. fascia board heights), or the use of dry-fix systems.

In Britain, we're experiencing an overwhelm-

ing change in climate, especially in the last decade. With winds of over 100 mph being recorded in localised areas of the country there is no room for substandard roofing installation. To reflect these changes, the latest version of BS 5534 British Standard for Slating and Tiling was created. The standard details the mechanical fixing requirements of roof tiles, ridge and hip tiles. Most roof tiles will require an increased number of fixings, with all interlocking tiles requiring a minimum of one fixing, and all perimeter tiles requiring at least two.

The ever-changing British weather is not the only challenge to modern roofing. A mix and match approach to products can be problematic. In terms of specification for tiles, accessories and fittings, mismatched products frequently cause a problems.

Would you buy a car with a range of different parts, some branded and some not? Using different parts actually designed and manufactured for a completely different make of car? That is the challenge that the roofing industry faces. How can you guarantee the reliability of a product with different components, supplied by different manufacturers, that are expected to work together seamlessly?

Guarantees are essential, giving everyone in the supply chain added reassurance. How can we be confident about building products unless we guarantee them? In law, a guarantee is an agreement given, without any extra charge, to repair, replace or refund on goods which do not meet the specifications set out in the guarantee. A warranty is an insurance policy which provides cover for the unexpected failure or breakdown of goods, usually after the manufacturer or trader's guarantee has run out.

If we, as members of the construction industry, seriously want to cut down on defective roofs, it is not good practice to mix products. Many leading products are designed and tested for use in combination with each other over many years.

Russell Roof Tiles advises contractors that to achieve the best effect, tiles should be mixed from different batches, normally a minimum of three. This is because while the size, shape and weight of tiles are controlled during the manufacturing,



the colour shading is not 100 per cent the same in every batch. The shading can be affected by a number of different factors during the manufacturing process.

Products should be installed using normal standards of good workmanship and meet the requirements of the British Standards for slating and tiling (BS 5534 and BS 8000-Part 6). The substitution of one manufacturer's components with other products at any stage of construction

often invalidates a guarantee.

In the roofing industry, warranties as a whole need to be addressed, both in terms of specification and in the mixing and matching of different manufacturers products – a challenge the industry has to tackle head on, and work closely with the NHBC to overcome.

*Mark Parsons is technical director at Russell Roof Tiles.*

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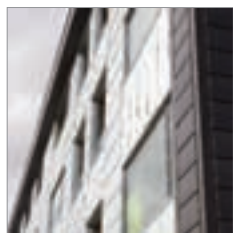
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## VMZINC transforms 60s office block



With a VMZINC Interlocking Panel facade and a standing seam and flat lock panel roof, the stunning £3m upgrade of Cambrian House in Shrewsbury has transformed a dreary town centre office block into a building with a distinctive visual aesthetic. The zinc facade has been installed over the existing concrete frame to the principle elevation, contrasting dark

ANTHRA-ZINC® and engraved AZENGAR finishes having been used to complement oak and render in the creation of 17 apartments and penthouses.

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## Bracknell Roofing prepares the way



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

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

0870 562 6800 [www.bracknellroofing.com](http://www.bracknellroofing.com)

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## Protect AluFlash – more than a lead replacement



AluFlash from **Protect** is a versatile weather flashing material for use in construction. It offers a cost-effective alternative to lead, especially given the recent fluctuation in lead prices. Compatible with brickwork, blockwork and common roof materials such as concrete, clay, slate and metal, it requires no specialist tools or skills to install. Aluminium based, it is environmentally friendly and removes the inherent risk of theft associated with lead. Its high-tack butyl adhesive layer enables it to retain the strength of the substrate as well as preventing wind uplift.

AluFlash is malleable and available in grey and terracotta. It comes in two finishes: cross-corrugated for moulding over complex shapes such as profiled roof tiles and corner junctions and also embossed, for applications such as pitched roof valleys and soakers. Being non-toxic it is suitable for rainwater harvesting and water trough systems.

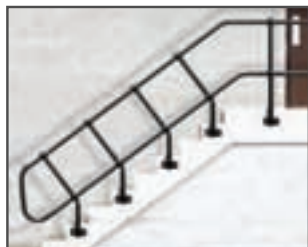
AluFlash is supplied in 5m rolls in a variety of widths, minimising wastage and time cutting to size. Unlike lead, no patination oil is required and at less than 2kg, the product is easy to carry. AA fire rated and BM TRADA certified, it is available to buy through merchants and online at the BPD store website.

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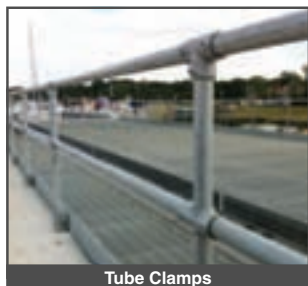
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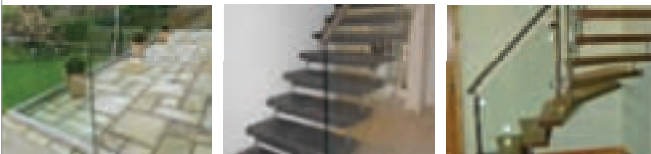
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# A solid case for timber

Nick Milestone of the Structural Timber Association and B & K Structures sheds some light on the whys, wherefores and appropriate residential applications for structural timber technology.



**W**e have an outstanding inheritance of timber architecture. Until now, the greatest period of timber building was between 1200 AD and 1700 AD, a period which saw the development of sophisticated prefabricated systems which provided many buildings throughout the UK.

Fast-forward over 300 years and we are now truly realising the full capabilities of this strong, sustainable and technically advanced structural solution.

The rapidly developing timber sector has resulted in many innovative structural timber products coming to market, and now that residential developers have a wealth of choice, it is important to specify the right structural timber solution for the job. This means a system that can not only meet the budget, but also the loadbearing and performance requirements.

Developers, architects and engineers are beginning to recognise the impact of building details and specification on in use energy performance, and are keen to promote best practice. The construction of a house maximising offsite timber technology typically takes four to six weeks, which is nearly a quarter of the time taken by traditional methods, with an average timescale of around 20 weeks, providing weather conditions permit. Offsite construction methods reduce the potential impact of bad weather on build-times and swift weather-proofing of the structures diminishes delays for follow on trades. This makes offsite timber construction the most viable option when working to meet the shortfall in housing stock. From a cash flow perspective shortening the cycle from outlay to sale means that ramping up volume can be achieved without the same capital employed as traditional means.

Many purchasers have no concept that their traditionally built new home may be five years out of date as far as energy performance is concerned. The sooner the house buying

public begins to look at home energy running costs in the same way as car buyers look at MPG, all the better from the structural timber sectors perspective.

Energy efficient buildings are achieved through good building fabric design, optimising the performance of the building envelope. There is a vast array of options within the timber technology portfolio that can deliver high performance buildings envelopes including:

## Structural Insulated Panel Systems (SIPs)

SIPs are an advanced method of construction, exploiting composite panel techniques – delivering excellent structural and thermal characteristics in one system. SIPs have two parallel faces – usually Oriented Strand Board (OSB) – sandwiching a rigid core of Polyurethane (PUR) foam. The result is a lightweight system which is quick to erect and free from the complications surrounding compression shrinkage and thermal bridging that is often associated with other forms of construction.

Delivering rapid and robust energy efficient buildings, with superior insulation, structural strength and airtightness – SIPs are used for walls, roofs and floors. They offer extremely high thermal performance throughout the lifecycle of the building, while minimising wall thickness. The Polyurethane (PUR) core of rigid insulation and OSB3 facing panels achieve U-values as low as 0.10 W/m<sup>2</sup>K, making significant savings on operating costs.

Using SIPs technology for residential applications will reduce build programmes enabling houses to be completed much faster than conventional building methods. If the house design facilitates habitable living space in the roof zone, SIPs are a fantastic solution as they do not

require roof trusses, ensuring maximum space availability, while providing superb thermal performance and limited air leakage.

There are two fundamental applications for SIPs – a full structural wrap or infill walling. In all cases the product will be engineered for load bearing capability, racking resistance and wind loading requirements.

## Infill walling

SIPs are often specified as infill to steel, concrete or engineered timber structural frames and can sit inside or outside the frame itself. Infill walling is incredibly quick to install, making it an innovative solution for high-rise residential applications to deliver a rapid dry building envelope.

## Full structural wrap

SIPs can be used to form a loadbearing full structural wrap. Currently five storeys are the maximum practical height for loadbearing SIP buildings. Above this, an additional structure needs to be incorporated into the building to carry the imposed load.

## Timber frame

Modern timber frame structures are precision-engineered, strong and durable, although the same basic rules apply. The build method relies on timber frame as a means of structural support – carrying the loads imposed by the floors and roofs, before transmitting them to the foundations.

The construction of timber frame based structures utilises factory manufactured wall panels, alongside floor and roof panels, which are often referred to as cassettes. The systems used are classified as either open panel or closed panel.

*continued overleaf...*

## Open panel

Timber frame open panel systems are structural engineered panels that form the inside load-bearing leaf of the external wall, comprising studs, rails, sheathing on one face, and a breather membrane. The open panel system is made from treated softwood timber framing, over which a structural sheet material of either Ply or OSB board is fixed.

## Closed panel

Closed panel systems are made from studs, rails and insulation, with sheathings and/or linings on the faces of the panel. A vapour barrier is also provided on the warm side of the insulation and a breather membrane on the outer face of the panel. If desired, closed panels may also include fitted windows and internal service zone battens for ease of installation and construction.

Timber frame is utilised by every sector of the construction industry and is very popular with self-builders – over 75 per cent of self-builders use it as their primary build method – low to medium rise residential developers and student accommodation providers. It currently accounts for around a quarter of new homes in the UK. As with all forms of structural timber, timber frame has superb environment credentials, as well as being quick and easy to construct.

## Cross Laminated Timber (CLT)

CLT is a structural two-way spanning timber panel that can be used to form walls, roof and floor panels as well as shear walls. It is produced by stacking a number of layers of timber, known as lamellas, at 90° to the layer below and subsequently gluing them to create panels of up to 24 metres in length and 2,950 mm in width, which can encompass between three and seven layers.

CLT is now extensively used across the commercial, leisure and education construction sectors and the benefits have been widely acknowledged, but the technology has not been prolifically used in residential developments in the UK – until now. CLT structures effortlessly combine aesthetics, strength, thermal, acoustic and environmental benefits to create the optimum look, feel and function.

It is in medium rise residential developments where the advantages of CLT as a core structural solution truly come into play. CLT panels are available in a variety of sizes and are excellent for building entire structures, including walls and floors, very quickly. The key is in the strength to weight ratio of the engineered timber – it has proven multi-storey capability, with residential buildings up to 10 storeys already constructed in the UK and a structural capacity beyond this. The height can be easily extended by using cross

laminated timber as part of a hybrid structure, using for example, a glulam frame.

The benefits during construction are numerous – from reduced loading on foundations and infrastructure services to an impressive thermal, acoustic and airtightness performance over more traditional materials, but most importantly, a CLT construction solution provides cost and programme certainty. The lightweight nature of the material means foundations can be reduced delivering further costs savings; it is clean to use, with little onsite waste, and it is made from readily available, renewable softwood.

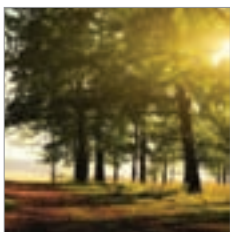
## Structural Timber Association

According to the findings of a recent survey by the Structural Timber Association, 74 per cent of the UK's contractors, developers, architects and registered providers revealed they plan to increase specifications of structural timber. As a robust yet lightweight solution, the use of structural timber reduces the loading on foundations and delivers multiple benefits including speed of build, enhanced quality, together with improved thermal, acoustic and performance benefits.

*Nick Milestone is a board member of the Structural Timber Association and managing director of B & K Structures*

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## Restoring the CO<sub>2</sub> balance is a fallacy



While wood is a renewable and versatile resource which, when used sensibly, is proven to reduce carbon in the atmosphere, the theory of reforestation restoring the CO<sub>2</sub> balance instantaneously is a fallacy, asserts **Norbord**, a leading manufacturer of engineered wood-based panels. Replanting trees only becomes effective when the carbon sequestration

benefits are equal to those gained from more mature trees; something which takes several decades to achieve. Norbord believes that the way it and similar companies use wood is both sustainable and a way of keeping carbon locked up for longer.

Enq. 201

## Catalogue highlights basement drainage



Transforming damp and dingy basements into comfortable living spaces is becoming more popular – thanks in no small part to the extensive range of products offered by **Delta Membrane Systems**. Over the years Delta has earned a reputation for being the 'one stop shop' for all things needed in basement refurbishment and new-build.

This includes a wide range of sumps,

pumps and control technology – all of which is featured in the new brochure. This 36-page publication also features drainage channels and fittings, as well as giving a standard pump overview.

01992 523523 [www.deltamembranes.com](http://www.deltamembranes.com)

Enq. 202

## Spitfire launches exclusive timber fusion



Luxury residential entrance door supplier, **Spitfire Doors**, has launched a new timber fusion collection in response to growing market demand in the UK and Ireland for a high end alternative. The S-400 range will sit alongside Spitfire's S-500 exclusive aluminium range to provide luxury quality, high specification entrance doors. Made from natural red

cedar, the door's elegant finish is complimented by modern stainless steel hardware and organic glass inlay options, as well as state-of-the-art security features including biometric and keyless entry.

01625 412570 [www.spitfiredoors.co.uk](http://www.spitfiredoors.co.uk)

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## Felmoor Park receives premium protection



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

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

01293 594037 [www.remmers.co.uk](http://www.remmers.co.uk)

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# Westbury Windows & Joinery, British-based manufacturer of premium timber windows, doors and roof lanterns, celebrates 25th anniversary



February 2017 marks the 25th anniversary of Westbury Windows & Joinery (WWJ), the British-based manufacturer of premium timber windows, doors and roof lanterns.

The company, which was established by Jonathan Hey following the success of Westbury Garden Rooms, has seen steady growth over the last two decades, and the appointment of window industry guru, John Mumford, as co-Director in 2011 has resulted in further success. Having launched a new range of products in 2015, and opened a new showroom in London's famous Lambeth Walk in 2016, the company continue to go from strength to strength. But success does not come without its challenges.

Managing Director, Jonathan Hey, explains that the timber window industry has changed quite dramatically since WWJ's conception:

"Around the time that WWJ was founded, timber windows had a particularly poor reputation. This was due to the fact that during the post war era, Douglas Fir stocks sourced from Canada had diminished, and cheaper, more readily available softwoods had been used instead, and unfortunately manufactured with poor profile designs and treatments processes. By the 1970s and 80s these softwood windows were pretty rotten. uPVC was on the rise at that time and part of its success was due to the fact that wood was mistrusted and the belief that timber was high maintenance and not fit for purpose.

"These days, wood is back in vogue but it has become an extremely competitive market and we have different challenges, such as explaining to customers that not all timber windows are created equal. We've seen many companies do away with what we'd consider to be important British architectural details – such as flush joints, sharp edges, traditional mouldings – in order to save money on manufacture, or due to having their products made abroad."

## John Mumford steered new product design

John Mumford's appointment allowed WWJ to re-energise the business and gave new impetus to create 'best in market' products. He has helped steer the company towards a new range of products that doesn't compromise either technically or aesthetically. In fact, he has combined the best technical and energy-saving features of proven continental design but with a traditional British architectural heritage appearance. Additionally, as an environmentally conscious company, building sustainable, eco-friendly products was an added objective.

Hey continued:

"We spent two years researching the latest in manufacturing technologies and sustainable materials before designing our latest range, which we believe is the best available today. We find that many of our customers are the discerning type; either architects or developers looking to build a property to a certain standard, or self-builders for whom the long term quality, detail and sustainability of their 'forever home' really matters.

"To still be going strong after 25 years in the business and producing market leading products, is certainly something to celebrate!"

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

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