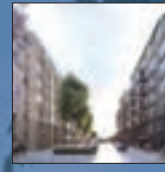




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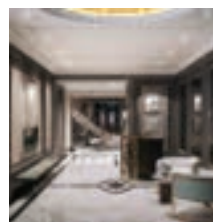
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James Parker, Editor

FROM THE EDITOR

A week before the General Election, Nationwide announced figures showing that house prices had fallen for three months in row, the first time this had happened since 2009 – the depths of the recession. This prompted the mortgage lender to say this was evidence the housing market was “losing momentum.”

While the reasons for this are hard to pin down, and are probably multi-factorial, Nationwide thinks the sustained weakness of the pound has put a squeeze on household budgets and this could be a major contributor. The cost of living is increasing as import costs rise, and wage growth is not keeping pace.

The firm hoped that the parallel shortage of housing supply would help to keep prices stable however, but this is not good news for those wanting to see a massive uplift in supply to meet demand. The idea that firms will voluntarily build thousands more houses only to see their values drop is counter-intuitive, not to say fanciful.

And it might be a bit old hat now, but it's not an issue that is going to go away – we need the hard hats to be on sites, and this could be the biggest problem going forward when it comes to delivery. In fact, relying on migrant labour as construction does currently, could a drop in supply post-Brexit mean the industry can't find people it needs to even build the bare minimum it requires to tick over, taking the drop in prices into account?

Political leaders on both sides seeking to win votes reasserted their desire to cut immigration pre-Election, yet even leading Tories such as David Davis have admitted that levels may even need to rise further post-Brexit to support our economy. Research has found that 700,000 people will need to be recruited into the housebuilding sector over the next five years just to maintain current building levels of around 140,000 per year.

The National Institute of Economic and Social Research has said that over half of London's construction workforce is made up of migrant labour. Dean Clifford, of high-end London housing developer Great Marlborough Estates, recently spoke out on the potential risk caused by an immigration crackdown, saying “cutting immigration will kill off the life-blood of construction workers who have made large housing schemes a reality.”

It is not an outlandish prediction to say this is going to be the big issue for the sector to tackle in the coming years.

James Parker

HOUSEBUILDER & DEVELOPER

Publisher
Lesley Mayo

Managing Editor
James Parker

Assistant Editor
Jack Wooler

Editorial Assistants
Roseanne Field

Senior Sales Executive
Sheehan Edmonds

Sales Executives
Suzanne Easter
Kim Friend

Production Assistants
Mikey Pooley
Shelley Collyer
Carmen Simpson

Audience Development Manager
Jane Spice

Managing Director
Simon Reed



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

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

Editorial features
Tel: 01435 863500
james@netmagmedia.eu

Press releases
editorial@netmagmedia.eu

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ON THE COVER



06.17
HOUSEBUILDER & DEVELOPER



SUPER-PRIME MOVERS
Finchton's Kingdridge townhouse development shows what the London residential market requires from a high-end location

Finchton's Kingwood – go to page 24

Manifestos address “chronic” shortage

In their Election manifestos the major UK political parties each offered their own commitments to revive the struggling housing sector, and commentators from across the industry spoke up to reflect on the policies.

Industry voices generally reacting favourably towards the renewed focus on tackling the country’s housing crisis. Both the affordability and quality of homes were common topics, along with promises to tackle the growing issue of supply in construction.

Brexit of course remained a central theme, but it appears that addressing the country’s “chronic lack of housing” has become a priority in Westminster.

CONSERVATIVES

Most of the commentators in the house-building sector focused on the Conservative Party’s manifesto, it being the incumbent Government and leading polls at the time of its release. Mixed with the much-aired fears around austerity measures, most welcomed the party’s recognition of key housing issues, while offering advice for future success.

Sarah McMonagle, director of external affairs at the Federation of Master Builders (FMB), implored Theresa May to put SME housebuilders at the heart of her plans for housing.

“The importance of addressing the country’s chronic shortage of homes is as great as ever,” said McMonagle, commending the party’s appreciation of the “scale of the challenge ahead of us.”

She hoped for a more “diverse” and “innovative” sector, blaming the decline in the number of SMEs for a “haemorrhaging” of the industry’s capacity.

McMonagle said: “There is a welcome emphasis on balancing the pressure for increasing the delivery of new properties with the need to deliver those homes to a high standard,” McMonagle continued, reminding the party of SMEs’ “strong focus on quality.”

She concluded: “By supporting greater diversity in terms of the companies building our new homes, a Conservative government would be killing two birds with one stone. This is a vision that SMEs can build on.”

Richard Beresford, chief executive of the National Federation of Builders (NFB), argued that, although there could have been further detail, the Conservatives have listened to the concerns of the construction industry.

The NFB believes small builders are a vital factor in the housing revival, and since SMEs train two-thirds of construction

apprentices, the trade body would have liked to have seen the manifesto tackle the shortcomings of the apprenticeship levy. However, it acknowledged the manifesto’s promise to pass levy funds and apprentices to SME firms across the supply chain.

“Over the coming years,” said Beresford, “we will certainly be finding out whether this manifesto is for a ‘Stronger Britain and a Prosperous Future’.”

Lewis Johnston, Royal Institute of Chartered Surveyors (RICS) parliamentary affairs, warned that the immigration target must not restrict access to the skilled construction workforce Britain needs.

With the “renewed vigour” to reduce net migration, Johnston was concerned that such an aim “will take no account of the need for skilled workers,” entreating the Government not to “sacrifice the needs of the UK construction sector for the sake of an arbitrary target.”

He said: “Currently, 17 per cent of the UK’s construction workforce were born outside of the UK, and it is a recurring concern across the built environment sector that excessive restrictions on immigration could jeopardise the delivery of the housing, infrastructure and construction projects the UK badly needs.”

Natalie Elphicke, chief executive of The Housing & Finance Institute, thought the Conservative manifesto provided the country “with a clear framework for building the homes the country needs.”

In particular, she welcomed “pledges to extend support for deprived coastal communities, and to proceed with more housing devolution.” Elphicke asserted that housebuilding is “most effectively co-ordinated” at a local level.

“In awarding councils,” she continued, referring particularly to areas outside of the big cities, “more power and money to meet their regional housing demands, we will be adopting an approach best placed to deliver the homes our country needs for the future.”

LABOUR

While suffering a less than ideal start to his leadership, a late poll indicated that Corbyn has eroded the Conservative lead to just five points, possibly putting Labour back in the running.

Labour’s manifesto gives a similarly high profile to the housing crisis as its rivals, while painting an optimistic picture of the future of the sector. An NFB spokesperson said that despite this, the manifesto “regretfully lacks detail”. According to the trade body, despite clear efforts to deliver cultural



Richard Beresford, CEO of the National Federation of Builders



Brian Berry, CEO of the FMB

“ CURRENTLY 17 PER CENT OF THE WORKFORCE WERE BORN OUTSIDE OF THE UK, AND IT IS A RECURRING CONCERN ACROSS THE SECTOR THAT EXCESSIVE RESTRICTIONS ON IMMIGRATION COULD JEOPARDISE THE DELIVERY OF THE PROJECTS THE UK BADLY NEEDS ”

Lewis Johnston, Royal Institute of Chartered Surveyors

change in housebuilding and construction, Labour has failed to identify the main obstacles to growth for SMEs.

The NFB was however “delighted” at Labour’s ambition to make public procurement fairer, tackling “the scourge of late payment” across supply chains.

Both the NFB and the House Builders Association were disappointed that the Labour manifesto failed to tackle reform of the planning process.

“The planning system is a major barrier to growth for many construction businesses,” a spokesperson said. “While agreeing that planning authorities have experienced debilitating budget cuts, under-resourcing is not the main factor stifling the UK’s housing supply.”

Brian Berry, chief executive of the FMB, responded more favourably to Labour’s manifesto, agreeing that the party’s proposal to link up housing and skills policy would be the “right approach” post-Brexit.

Berry commented: “Jeremy Corbyn has said that freedom of movement would end under a Labour government, and it is therefore right that the party has a clear plan to build the homes we need and train the people we need to build them.”

He said it was a “strength” of the manifesto that it features “such a clear focus” on apprenticeships and high quality

training. “The commitment to doubling the number of NVQ Level 3 apprenticeships by 2020 will be well-received by small construction firms.”

It was not all praise, however. “While Labour’s ambitious targets on housebuilding, to be delivered partly through its National Transformation Fund, are welcome,” Berry argued, “there is little to address the fundamental issue of industry capacity.”

“Whichever party is in government after the general election, a council housebuilding programme would be a catalyst to boost the capacity of the SME housebuilding sector,” he concluded.

Gwyn Roberts, Home Quality Mark project leader and Homes and Communities team leader at BRE, also gave cautious praise: “By way of example, the Labour Party has recently pledged to build one million new homes during the next five years,” commented Roberts.

This is “all well and good,” he continued, “but there has been no commitment given to the quality of these homes and the viability of delivering quality homes and communities,” soliciting parties to keep seeking quality improvements in both the built environment, and in people’s lives.

“Major faults” in over half of England’s new-builds

Research has revealed that 51 per cent of new build homes across England have experienced ‘major’ faults.

Conducted by YouGov for the housing charity Shelter, the survey found that 51 per cent of homeowners reported experiences of major problems with construction, utility faults and poorly or unfinished furnishings.

Figures were published alongside a Shelter report, entitled New Civic Housebuilding, with 4,341 UK adults taking part in the YouGov online survey. Shelter concluded in its report that the

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housebuilding sector has been favouring big developers and land traders over those who will eventually live in the homes.

Graeme Brown, Shelter's interim chief executive, commented: "For decades we've relied on this broken system and, despite the sweeteners offered to developers to build the homes we need, it simply hasn't worked.

"The current way of building has had its day, and it has failed the nation."

The release follows Bovis Homes' recent £7m compensation to its customers, after angry customers formed a Facebook pressure group complaining about services received.

According to the Shelter report, the system is currently skewed, producing houses that are both of poor quality and yet also expensive.

Figures released indicated that eight in 10 working, private renting families cannot afford to buy a newly built home regardless of the Government's Help to Buy Scheme. The numbers were at their worst in the West Midlands, in which 93 per cent of families were found to be unable to purchase an averagely priced new home.

Shelter has proposed an equity partnership model to bring down the cost of land. If adopted, this model would see landowners put their land into a business partnership as equity over the long term, benefitting from rising values year after year, rather than taking a one-off windfall payment.

The report said the most "important risk taken by a speculative developer is how much to pay for a plot of land."

"This is fundamental to the speculative housebuilding model," it explained, "as land is often the single largest cost in building homes, especially in the areas which need homes most."

Falls remain biggest killer on sites

Working at height continues to be the biggest danger for construction workers, according to the Building Safety Group (BSG).

The figures echo the latest construction sector statistics published by the Health & Safety Executive (HSE). Despite an overall drop in fatalities, falls from height still remain the single biggest cause of fatalities on construction sites and in the workplace.

BSG's findings were based on a report which combined the results of over 20,000 site inspections conducted during 2016. Working at height was found to be the most significant hazard identified during site visits, accounting for 19 per cent of all breaches recorded. Dust/fumes was in second place, accounting for five per cent.

A total of 24,634 non-compliance incidents were logged by safety advisors throughout 2016.

Over the last five years they have resulted in the deaths of 97 construction workers, accounting for 45 per cent of all fatal injuries. They are also the largest single cause of non-fatal accident related injury, responsible for 33 per cent of all non-fatal injuries, including 11 per cent of the injuries, resulting in an absence of more than seven days.

The three main sources of injuries and fatalities from heights are fragile roof lights, scaffolding and ladders, which are the accidents that can easily be prevented, according to Chris Chapman, technical manager at BSG. He commented: "Everyone can do more to ensure that work is properly planned, supervised and conducted by qualified workers who have the required skills for the task in hand.

"To significantly reduce the dangers of working at height, construction companies should always try to complete as much work as possible from the ground, ensure safe access and egress, and importantly, make certain that any equipment used is suitable, stable and strong enough for the job."



CIOB builds case for construction

Ahead of the general election, the Chartered Institute of Building (CIOB) has released its own construction manifesto, 'Building the Case for Construction'.

Intended to improve policy making and provide a better understanding of the construction industry's contribution to society, the CIOB has outlined five inter-linked policy proposals for prospective parliamentary candidates and the next government to consider.

Christ Blythe OBE, chief executive of the CIOB, believes the quality of our built environment "affects every member of society."

"Construction creates and maintains the places that people live, work and play, the infrastructure that supports them and the services that sustain them," continued Blythe. "It is vital that those elected to represent their constituents in Parliament understand this."

He said the manifesto "showcases" construction as a solution to major policy issues.

"It is crucial that policy makers appreciate the contribution of the construction sector," he concluded, adding: "The decisions made today will be felt for decades and generations."

The CIOB will be communicating with prospective parliamentary candidates, urging them to consider the importance of the built environment, both at a local and national level.

THE FIVE AIMS OF THE CIOB MANIFESTO

1. Continue support for the Industrial Strategy and recognise construction's role in improving productivity
2. Work alongside the construction industry to support a robust system for training and skills development
3. Recognise and address both the opportunities and risks that Brexit will bring
4. Ensure quality is at the heart of the nation's construction programme
5. Focus on regional investment in construction to rebalance the UK economy

UK's "smallest homes in Europe" as little as 13 m²

The UK has the smallest homes in Europe, with the average three-bedroom home measuring 88 m², smaller than the regulatory minimum, says online estate agent Sell House Fast.

The company says that the loosening of planning regulations means that conversions of ex-commercial property to residential can see homes measure 13 m², the size of the average bedroom.

With the UK in the midst of a housing crisis, suffering a shortage of both existing stock and new build housing, house prices are sky-rocketing at a rate far higher than relative earnings in the UK.

With demand extremely high, and with so few properties available, developers have seized the opportunity to sell sub-standard housing for inflated prices, according to Sell Homes Fast.

Furthermore, councils are approving ex-commercial property to be converted into 'micro homes'.

Sell House Fast investigated the regulations for property sizes in the UK, and assessed the guidelines which came into force in 2015, requiring flats to be at least 37m², and sets out minimum guides on new homes.

The Government has however relaxed the planning regulations to allow the conversion of office buildings into residential property, without needing to abide by minimum size standards. As a

result, the company found that these buildings fall far below the recommended size. Last year, ex-commercial property provided 12 per cent of new homes in England, a significant rise for the market.

Research showed that the UK has among the smallest homes across Europe, along with the smallest size regulatory allowances. Even other countries with dense populations such as the Netherlands and Germany have substantially larger homes (115.5 m² and 109 m² respectively).

Those who live in Denmark were found to have the roomiest homes, with an average dwelling measuring 137 m². "Perhaps not by coincidence, Denmark frequently tops the 'happiest country' chart," Sell Homes Faster said.

For some residents in the UK however, micro-homes are ideal, often offering cheaper rent, and being a lot easier to maintain, said Robby du Toit of the property website. He commented: "There is a rising culture of spending less time at home, especially for the young where the house is just a house – somewhere to sleep, eat and leave important possessions. For such populations, these homes are ideal."

"However," he continued, "for families who need substantial space these homes are not viable, and the lack of suitable options out there is making people delay buying their own home and having children."

LCP analyses London market

Following a recent London Central Portfolio (LCP) report on the new build crisis in London, where sales have fallen as much as 41 per cent, LCP has analysed the effect that this crisis is having on the rental market.

Reports published last week, based on HomeLet statistics, highlighted a slowdown in London rents, reflecting the first annual fall in values (1.2 per cent) since 2009. While this has been generally attributed to the Brexit-effect, LCP have indicated a more nuanced picture for the lettings market, which is now being impacted by a proliferation of new developments, resulting in supply beginning to outweigh demand in some areas.

According to LCP, the London market south of the Thames is beginning to suffer as large numbers of the planned 22,000 units between Battersea and Nine Elms have come to market. Typically purchased by foreign buyers as rental investments, figures demonstrate a significant annual increase in available rental properties in the area, amounting to 28.1 per cent. This has been accompanied by a six per cent discount on asking rents over the last three months.

Alongside an increased supply of properties with reduced asking prices, the number of properties actually let has dropped 14.8 per cent over the same period, and there has been a fall in achieved rents of 2.8 per cent. This is due to tenants' increased bargaining power, and has been exacerbated by high asking rents for flats in new developments, at a time when corporate housing budgets are being tightened.

Naomi Heaton, CEO of LCP, commented on the figures: "In much the same way as we see in the sales market, there is increasing fragmentation in the lettings market, according to property type (new build or traditional stock) and by price point.

"Alongside the oversupply of rental stock in new build heartlands, the uncertain economic outlook has resulted in tighter tenant budgets. It is therefore not surprising that recent reports indicate a 14.8 per cent fall in the number of properties rented South of the River over the last three months, and a six per cent discount on asking rents."

LCP reported the rental market is much stronger in areas with limited new builds.



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London developments prioritise specification over location, says study

Demand for residential development in London is no longer driven primarily by location, according to Knight Frank's latest London Development Design Study.

The study suggests that thoughtful design, efficient layouts and the right mix of amenities, service and specification are now the key drivers for maximising demand and value for developers.

Working together with cost consultants Core Five and MSMR Architects, Knight Frank has analysed how design and specification can influence development costs, as well as the desirability of schemes.

Following an exclusive survey of buyers in prime and super prime new-build developments in London, space, layout, architecture and views were all found to be an increasing focus for purchasers. As the market has become more product-led, developers have focused on improving the quality of their building and the facilities on offer.

The survey found that 88 per cent of respondents said that specification was an important or relevant factor when buying a home, while 64 per cent said they would be willing to pay more for higher quality finishes and better specification.

In terms of technology in new homes, buyers ranked their internet usage, television, heating, cooling and security as more important than built in speakers and tablet integration.

More than 43 per cent said super-fast broadband is the most important technology for them. Broadband is also the most used technology for 63 per cent of

respondents, with the least used being built-in surround sound speakers and full home automation systems.

Ian Marris, Knight Frank's joint head of residential development, commented: "There are instances where specification can add to the desirability of a development, but this needs to be balanced against the additional cost."

He believes that modern buyers are increasingly looking for "best in class" products, "not a specific area or post code."

"As the market becomes ever more product-led," considered Marris, "the importance of getting the units mix, apartment configuration and quality right has never been more relevant."

"The best-performing developments follow a clear methodology, combining good ceiling heights, quality specification and a considered approach into how individuals use the wider building and its amenities."

Greater flexibility in the interpretation and application of these standards should form a key element of emerging Build to Rent policy, said the company.

Tony Brooks, managing director of Moda Living, said: "The reality is that huge investment is going in to considerable shared areas that residents will be free to access. It's therefore essential these things are considered when planners are totting up the amount of space a resident has access to."

When "Given the choice," he said, "between a tiny private balcony you can't fit a table on to, or having a slice of a much bigger, shared space, it makes sense that we consider how we can offer people a higher standard of living without a 'computer says no' approach to space standards."

Overly restrictive community infrastructure levy (CIL) payment terms on build to rent schemes can also have a direct and detrimental impact on the ability to delivery new homes.

Brooks commented: "Where finance is tied up in income-producing assets, less up-front profit is generated compared with housing built for sale. This means that build to rent therefore needs to be treated differently within the planning system if we want to build more homes, faster."

Moda Living calls for housing policy overhaul

Housing policy should be overhauled to cut car parking space and allow more efficiently designed apartment buildings, according to developer Moda Living.

In its response to the housing White Paper consultation, the company said that overly restrictive car parking standards, which require the provision of inappropriate levels of car parking, exceed the requirements of the build to rent market. Renters are increasingly 'asset-light,' choosing to use ride share companies or car hire brands.

The developer also wants reform of overly restrictive national residential space standards. This is because such rules fail to recognise the high levels of amenity and shared places offered by premium rental developments.



THERE ARE INSTANCES WHERE SPECIFICATION CAN ADD TO THE DESIRABILITY OF A DEVELOPMENT, BUT THIS NEEDS TO BE BALANCED AGAINST THE ADDITIONAL COST

Ilan Marris, Knight Frank's joint head of residential development

SME builders “frustrated” with planning delays

Delays and rising costs in the planning system are driving small companies away from housebuilding and slowing down attempts to tackle Britain’s housing crisis, according to the National Housebuilding Council (NHBC).

New research from the NHBC Foundation revealed that small builders are experiencing “deeply frustrating” delays, with a third waiting more than a year for local authority planning approval and nearly 80 per cent experiencing a significant hike in planning related fees in the last two years.

The NHBC report, ‘Small house builders and developers: current challenges to growth’, outlines the climate faced by small firms, using the experiences of almost 500 companies who typically construct less than 10 homes a year.

Figures showed that the number of small firms active in housebuilding continues to decline, accounting for just 12 per cent of market share in 2015, compared with 28 per cent in 2008.

Earlier this year, the Government pledged “radical, lasting reform” to tackle Britain’s housing shortage, including accelerating the planning system by making it more accessible and increasing its support for small and more innovative builders.

Commenting on the report, Neil Smith, NHBC head of research and innovation, said: “While the planning process is recognised as a necessary control, small housebuilders and developers continue to express considerable frustration with it.

“The increasing complexity, time taken to achieve a decision, and the unpredictability and inconsistency within the planning process are slowing the delivery of new homes and, in some cases, causing companies to leave this market.”

According to Smith: “Greater certainty and more standardised approaches, clarity concerning the fees and tariffs, along with a more responsive service from planning departments could increase predictability and significantly help to speed up the process, thereby increasing the number of homes built.”

The report found that the lack of viable building land was another major barrier for small housebuilders, with 37 per cent

identifying it as their most serious obstacle for growth.

Housebuilders also raised concerns about a shortage of skilled workers and a lack of interest among young people in becoming apprentices.

LendInvest joins the HBF



LendInvest has joined the Home Builders Federation (HBF), intending to underline the company’s commitment to supporting property developers.

Ian Thomas, chief investment officer at LendInvest, said: “The HBF is recognised as the voice of the home building industry and becoming a member will help us to support the growth of SME builders in every region of the UK.

“There’s no silver bullet to solve the housing crisis, but by forging links of this kind we hope to drive momentum behind industry initiatives to increase sector skills, enhance the voice of the property sector and ultimately put more homes on British streets.”

John Slaughter, director of external affairs at the HBF, commented on the undersupply of homes in the UK, saying: “it will take partnership between all parts of the home building industry to deliver the homes the country needs.”

“For this reason,” he continued, “we are delighted to welcome LendInvest as an associate member of the HBF and look forward to their continued contribution in supporting small housebuilders to scale.”

The HBF is representative body of the private sector housebuilding industry in England and Wales, and its members are responsible for 80 per cent of housing output each year.

The organisation currently supports the LendInvest Property Development Academy, a non-profit, two-day course delivered in five key cities across the UK and intended to create a new generation of property entrepreneurs.

UK’s largest 3D printed master plan model unveiled

A 3D printed model of Barking Riverside has been unveiled, reportedly the largest model of its kind in the UK.

Created by 3D technology specialists, Hobs Studio, the model measures 3.6m x 2.6m x 1m, and incorporates over 1,000 buildings at a scale of 1:750. A third of the surface of the model shows the River Thames.

Matthew Carpen, project director for Barking Riverside Limited, said the company was “pleased to be championing the use of this technology for the industry.”

Produced over a four and a half week period, the model has been printed on what is thought to be the largest SLA 3D printer in the UK. The iPro 9000 XL has a build size of 1500 mm x 750 mm x 550 mm.

Using approximately 35 litres of resin, the model has been printed through a process known as stereolithography (SLA).

Michelle Greeff, MD of Hobs Studio, commented on the technology: “3D printing allows the production of models to run considerably faster, while also creating a more accurate and detailed result.”

“It’s not just the printing that is a complex process,” he added, “post production is also key, with our specialist team adding in the final details to ensure that the model really captures the essence of Barking Riverside.”

Barking Riverside, one of Europe’s largest Brownfield developments, is set to deliver over 10,800 new homes in East London.



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Housing Design Awards

10 July, London
www.hdwards.org

Housing Festival

13 July, Cardiff
www.cih.org/cymru/housing_festival

National Housing Awards

7 September, London
www.nationalhousingawards.co.uk

RESI Conference

13 – 15 September, Newport
www.resiconf.com

NHF Annual Conference & Housing Exhibition

19 – 20 September, Birmingham
annual.housing.org.uk

UK Construction Week

10 – 12 October, Birmingham
www.ukconstructionweek.com

Build Show

10 – 12 October, Birmingham
www.ukconstructionweek.com/build-show

24housing Awards

12 October, Coventry
www.24housingawards.co.uk

RCI Show

1 – 2 November, Coventry
www.rcishow.co.uk

Women in Housing Awards

2 November, Manchester
www.womeninhousingawards.co.uk

Women in Housing Conference

2 November, Manchester
www.womeninhousingconference.co.uk

WhatHouse? Awards

17 November, London
www.whathouse.com/awards

UK Roofing Awards 2017 – winners announced

The National Federation of Roofing Contractors has announced the winners of this year's UK Roofing Awards. The winners were revealed at a ceremony that took place on Friday 19 May at Park Plaza, Westminster Bridge, London and was hosted by BBC Breakfast's Steph McGovern.

Commenting on the competition winners, James Talman, chief executive at NFRC said: "Congratulations to all our winners. The Awards is the highlight of the roofing calendar and this year was no exception. The judging panel was blown away with the quality of entries and every winner should be proud of their achievement."

Winners across the 11 competition categories were as follows:

- **Green Roofing**
Skygarden Ltd working with Topek; project: The Macallan Distillery
- **Hard Metal Roofing**
Roles Broderick Roofing; project: Exeter College, University of Oxford
- **Heritage Roofing**
Emerton Roofing (Western); project: The Boat House
- **Lead Roofing** – Sponsored by Chandlers Roofing Supplies
K&M Leadwork; project: Goring Clock Tower
- **Liquid Applied Roofing and Waterproofing**
Mitie Tilley Roofing; project: North Terminal, Gatwick Airport
- **Mastic Asphalt / Hot Melt**
Prater Ltd working with Radmat Building Products; project: Fitzroy Place
- **Reinforced Bitumen Membranes**
M&J Group; project: Fleet Bank House
- **Roof Slating**
Contour Roofing (Essex); project: St Joseph's College
- **Roof Tiling**
Rowlands Roofing working with Marley Eternit; project: Quintain House
- **Sheeting and Cladding** – Sponsored by ECIC
Lakesmere; project: Greenwich Energy Centre (Optik Cloak)
- **Single Ply Roofing**
Carlisle Construction Materials working with Topek; project: The Macallan Distillery, Speyside

In addition to the category winners, awards were also presented to the following accolades for their outstanding standards of workmanship and technical excellence:

- **Roof of the Year** – sponsored by SIG Roofing, this award was presented to Rowlands Roofing in association with Marley Eternit for work on Quintain House. This award was chosen by the UK Roofing Awards Judges from this year's winners.
- **CITB Exceptional Contribution to Training** – this award went to Beverley Sexton of Jackson Jackson & Sons
- **Young Leadworker of the Year** (Lead Sheet Association) – this award was scooped by Jay Stubbs, a self-employed leadworker trading at LDN Leadwork
- **Murdoch Sponsor's Award** (Lead Contractors Association) – Celtic Leadwork won this award for its work on a Primary School in Notting Hill, London
- **Murdoch Award** (Lead Contractors Association) – Conservation Leadwork Ltd won this award for its work on Culham Court Chapel

Details of all winners can be found at the following URL:

www.nfrc.co.uk/uk-roofing-awards

UK's safest housebuilders honoured

NHBC has announced the winners of the first round of its annual Health and Safety Awards; the UK's only awards scheme to honour the safest homebuilders.

Every year several thousand construction workers are injured while working. Through effective management of working areas and access routes many of these could be avoided. The matter of health, safety and environment (HSE) continues to be one of the top priorities in housebuilding.

The NHBC Health and Safety Awards are designed to recognise and reward the very best in health and safety, as well as helping to drive up safety standards in the industry by showcasing best practice.

A total of 56 site managers have been awarded Commended status for their sites and will now go on to compete for the Highly Commended and National titles. The winners are to be announced at a gala event on 7 July. All of the competing sites have been visited by NHBC Health and Safety advisors and were scored against the highly stringent health and safety standards set for the competition.

Artist creates floral landmark for Leicestershire development



An impressive work of art has been created by award-winning artist and sculptor, Graeme Mitcheson, to complement one of William Davis Homes' new developments.

The sculpture marks the entrance to Daisy Bank, in the village of Hathern, Leicestershire. Made out of four huge pieces of stone, initially totalling 14 tonnes, Graeme's work is reportedly intended to replicate the 'most delicate symbols of nature,' flowers.

Peter Waterfield, land manager at William Davis Homes, said that including a piece of public art was "always part of the development plan."

"The seed of an idea began to grow back in July 2014 when landscape architects, Bellinger Design, who work closely with William Davis Homes, consulted with the local community about what sort of artwork they would like," explained Waterfield.

Prototype designs and models were put on display in the village, with residents invited to vote for their favourite. "I was thrilled when they chose mine," said Graeme Mitcheson, a former student of Loughborough College of Art.

Mitcheson explained the thought process behind the work: "The piece is inspired by the local area, particularly the wild flower meadows leading down to the river. It also echoes a former use of the site as a plant nursery, as some locals recounted remembering fields filled with roses grown for commercial purposes, so it just had to feature flowers."

The decision to go ahead with the sculpture was given the full support of Hathern Parish Council, followed by the installation of a special concrete foundation designed by the housebuilder's structural engineers.

David Wilson receives five Building for Life Awards

Five Building for Life Awards have been given to the Kent division of Barratt David Wilson (BDW) for its developments across the region.

Three of the developments were presented with the top 'outstanding' rating. Only 10 developments were rated outstanding across the country, making BDW Kent the housebuilder to pick up the most.

Mark Bailey, regional director for BDW Kent, commented on the awards: "All five of these awards are a fantastic achievement for our new homes developments," congratulating "all of the individual teams involved."

He continued: "We are especially proud to have been awarded an outstanding rating across three of these sites, as they are renowned for being extremely hard to win."

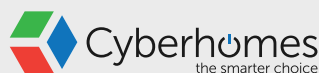
The three 'outstanding' rated developments are Aylesham Village, Kent (Barratt Homes), Chestnut Grange in Ashford, Kent (David Wilson Homes) and New Mill Quarter in Hackbridge, Sutton (David Wilson Homes). Saxon Place in Harrietsham and Castle Hill in Ebbsfleet also received the Building for Life quality mark.

Building for Life 12 is the latest industry standard for the design of new housing developments in the UK, and measures new schemes against 12 specific criteria. Endorsed by Design Council CABE, the principles of the assessment that saw three of the developments exceed the aims of the new National Planning Policy Framework.

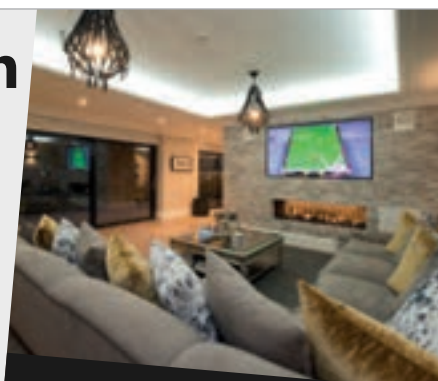
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Vanessa Dockerill

Aldwyck

Aldwyck Housing Group has announced the appointment of Vanessa Dockerill as executive director of development.

Vanessa joined Aldwyck in 2013 as commercial manager before being promoted to deputy director. She has over 20 years of development experience having previously worked with Redrow, Charles Church and as commercial director at Taylor Wimpey. Vanessa holds a BSc in Quantity Surveying, an MSc in Construction Law and is a member of the Chartered Institute of Arbitrators.

Vanessa will take up her new role on 1 July, taking over from Joe Cook who leaves the Group to become the chief executive of a new business division of a property PLC.

Group chief executive Ian McDermott said "I am delighted that Vanessa is joining the executive team. She has the skills and experience to continue Joe's great work and to deliver our ambitious growth plans. We are committed to building over 800 much needed new homes over the next four years to meet the needs of local communities."

Dockerill said: "I am hugely excited by my new role and the opportunities it brings. Aldwyck has a long and successful track record in development and a commitment to grow its delivery programme. Housing associations have a significant role to play in tackling the housing crisis and I am determined to help Aldwyck achieve this."



Charlotte Carpenter

Karbon Homes

A new executive director has been appointed to lead the growth strategy for newly formed landlord Karbon Homes, and take charge of the company's ambitious development programme.

Charlotte Carpenter has joined Karbon from a background working in economic development and regeneration roles in the North East, and previously for the Scottish Executive in Edinburgh.

Karbon Homes was formed last month through the merger of Isos Housing, Cestria Community Housing and Derwentside Homes, and now owns and manages around 24,000 homes nationwide.

The landlord's ambition is to develop more than 500 homes each year to help tackle the housing crisis in the north, and play a role in developing the region's economy.

Carpenter said she was excited by the promise of what Karbon Homes could achieve. "What I saw in Karbon Homes was an opportunity to help grow and shape something truly innovative and distinctive," she said. "We can have a real impact on improving lives and communities"

Most recently, Charlotte worked for regionally-based landlord Home Group, where she was director of strategy, policy and communications.

PLATFORM_

Following its recent joint-venture agreement with Invesco Real Estate, build-to-rent developer and operator PLATFORM_ has announced a major new hiring from Premier Inn. Alan Druckman has joined the company as operations and commercial director. He will oversee all aspects of pricing, customer service and operations, bringing significant experience with him.

Alan said: "Having worked for one of Britain's best-known brands, it's exciting to be in at the start of a new phase for PLATFORM_ as it expands into new cities. There's a genuine opportunity to create real value across build-to-rent portfolios."

Atlas

Build to Rent owner-operator Atlas Residential, has appointed Dominic Martin as director of operations. Based out of its London office, he will oversee the expansion of Atlas' UK property management and operations business, which now includes managing apartment communities on behalf of institutional investors in addition to its own principally owned assets.

Martin comments: "It is an exciting time to join Atlas, as we are reaching a tipping point in the evolution of the PRS, where more schemes are coming onto the market and the Government has pledged its clearest support yet in its housing White Paper."



Tim Banks

Octagon

Octagon Developments has made a number of changes to its board.

David James is relinquishing his role as chairman, as he joins Roger Wyatt as a non-executive director, while Colin Tutt becomes executive chairman. Tim Banks is now the chief executive officer in addition to his role as finance director. Angus McQuhae will take on all the Group's land, sales and marketing responsibility while John Pope continues to lead the successful Octagon Bespoke team.



Bryan Galloway

Avant Homes

Scottish housebuilder Avant Homes has bolstered its construction team with the appointment of a new construction director.

Bryan Galloway brings over 30 years' experience in the construction industry to his role having previously worked for national housebuilders including Wimpey Homes, CALA Homes, Miller Homes and Barratt East Scotland.



Brian Berry, chief executive of the Federation of Master Builders

THE INDUSTRY ADVOCATE

THE STATE OF PLAY

Brian Berry, chief executive of the FMB, considers the effect of the state playing a far more active role in the sector

An interesting development during the shortened election campaign period has been the re-emergence of council housing as a subject of bipartisan interest. A sustained programme of Government funded social housebuilding in the Corbyn-led Labour manifesto doesn't come as much of a surprise, but the fact that the Conservatives have likewise come round to the idea that for the country's chronic housing shortage to be solved, the Government (local and national) will need to play a more direct role as a builder of homes, is intriguing.

The prospect of direct state intervention in housebuilding will sit uncomfortably with some developers, who will believe that every effort should instead be focused on rectifying the array of issues facing the private sector. While such severe problems exist within the planning system or, for many SMEs, accessing finance remains such an uphill battle, surely all the available financial and political capital should be spent on getting private housebuilders firing on all cylinders?

The counter point would be that the size of the gap between the number of homes the Government believes we need and the number we are building means that every policy and approach is worth serious consideration. Historically, the only times when the UK has achieved levels of housebuilding above what we have now has been when local authorities were empowered to invest in building on a significant scale. The absence of public sector activity has left the country effectively fighting its housing crisis with one hand tied behind its back. The fact that we currently spend £1 on housebuilding for roughly every £4 spent on housing benefit shows the shortcomings of this approach.

The question then arises about who would be building these proposed homes? The argument that a national programme of housebuilding

could act as a catalyst for SMEs would seem obvious coming from the FMB, but it's been echoed across the industry and beyond. Last June, the influential House of Lords Economic Affairs Committee argued that not only should the state be playing a more active role in the delivery of new homes, but that in doing so, it should be using its considerable financial heft to stimulate the smaller end of the sector, which has been suffering from serious long term decline.

Of course, most SME housebuilders would rather strike out on their own, as working for a major contractor tends to be less than ideal. Ask the vast bulk of small contractors whether they would rather be acting as direct contractors and they will say yes. Nevertheless, the reality is that many smaller scale housebuilders engage in contracting work and the social housing sector – whether it's local authorities or housing associations – tends to provide relatively good clients, not least when it comes to the thorny issue of prompt payment. Councils can easily push through their own planning proposals, and supply much faster and more certain future work streams than the risky private sector.

On top of that, public sector contracts offer the opportunity to small housebuilders to build up their capacity and experience, allowing these firms to acquire the kind of resources, workforce and skills necessary to kick on and branch out with their own developments. In this way, government funded housebuilding can act as a counter-balance to the cyclical nature of the sector, providing a reliable stream of work to both contractors and developers struggling with a drop in private demand. Whichever party wins on June 8th, the signs are that we are entering a period in which the state will be playing a far more active role in our sector, one that hopefully puts SMEs at the fore and supports the development of the private sector industry at the same time.

THE SIGNS ARE THAT WE ARE NOW ENTERING A PERIOD IN WHICH THE STATE WILL BE PLAYING A FAR MORE ACTIVE ROLE IN OUR SECTOR





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Liam O'Hara, marketing director, SIG Building Solutions

THERE IS AN ONGOING POSSIBILITY THAT THE UK'S DEPARTURE COULD SEE THE REMAINING 27 EU MEMBERS IMPOSE DUTIES ON BRITISH EXPORTS

BREXIT

HOW WILL BREXIT IMPACT OUR MATERIAL COSTS?

Liam O'Hara of SIG Building Solutions looks at one of the biggest future issues likely to impact the sector.

Since the Referendum decision, the UK economy has defied some analysts' predictions and remained robust, but with the new Government now aiming to push forward with the exit from the EU, we will soon see the true impact of the historic decision, with trade deals being a major area of focus.

Following Brexit, UK trade deals will fall outside EU guidelines. In addition to the removal of rules and regulations around the movement of products and materials – particularly raw materials – another major potential effect is currency fluctuations that could significantly increase the cost of importing these materials to the UK.

The immediate effect of the vote was a sharp rise in import prices, which rose in July at the fastest annual pace for five years following a fall in the value of the pound. Data from the Office for National Statistics showed that the prices companies pay for metals, oil and other materials bought from abroad rose 6.5 per cent in the 12 months to July, pushing up companies' overall raw material costs by 4.3 per cent.

This increase in import prices also foreshadowed a wider pickup in inflation, with the Bank of England forecasting that it could weigh on spending for the next year and beyond. One catalyst for the pickup is the falling pound, with sterling declining by 13 per cent against the dollar on the back of the referendum.

As it continued to fall in subsequent months, it created something of a mixed blessing for UK manufacturers and suppliers. On the one hand, the fall in the value of sterling made products more competitive in key export markets including the US and Mexico, but in contrast it has also nudged up costs for materials sourced from Europe and Japan.

COST CONCERNS

As Brexit becomes a reality, costs will be a key concern for those who import or export raw materials, particularly with regard to tariffs, which have not existed for UK exports to other members of the EU since 1973, when Britain

was part of what was then the European Economic Community.

In the interim the EU has expanded significantly to include 28 countries. For UK organisations exporting goods to the rest of the EU, there is an ongoing possibility that the UK's departure from the union could see the remaining 27 EU members impose duties on British exports.

In a world where global trade is not only commonplace but vital to the existence of many industries, the EU functions as a customs union, with common external customs tariff rates. Britain may therefore need to strike individual deals with separate member states on reducing duties bilaterally.

The impact could also vary depending on the sector; if the rest of the EU refuses to allow UK exporters special access to its markets, UK exports may be struck by bound tariff rates that the EU has already said it will respect under its agreements with the World Trade Organization.

These generally keep tariffs low for goods that the EU needs to import, such as raw materials, basic manufactured goods like steel exports, and minerals such as clays and gypsum – so UK exporters in the building and construction industry may fare better than many other sectors.

Another consideration from an import perspective is the possibility of businesses being at a cashflow disadvantage due to the delay between payment of customs charges on entry and entitlement to recover the VAT as input tax on the next VAT return.

Organisations based in the UK may therefore need to consider using deferment and customs warehousing arrangements to mitigate the impact, which – when it comes to quite numerous and large materials such as those used in the building sector – could present additional challenges.

Of course, many questions will remain unanswered as the actual Brexit process begins over in the coming months, but businesses that take steps to prepare and mitigate the impact now will be the ones to benefit when the UK's departure from the EU is complete.

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NEW DEVELOPMENTS



It's not the size that counts

A residential conversion in Greater Manchester which features 184 high specification one- and two-bedroom micro apartments has secured development finance.

Fabrick, by Inspired Asset Management, is a permitted development office-to-residential scheme which converts Sim Chem House, a 7,614 m² office building on Warren Road in the prime Manchester suburb of Cheadle Hulme, just eight miles from the city centre.

Built in the 1960s, the building is set to undergo a radical transformation, being stripped back to the shell and core and re-skinned with an all new contemporary residential facade.

Fabrick's micro-apartments range in size from 30 m² to 38 m² for a one bed, and 49 m² to 57 m² for a two bed. They will be designed to a high specification, including hardwood flooring, granite worktops and designer bathrooms. Residents will also have access to a communal rooftop terrace and Wi-Fi ready club lounge.

The development is situated conveniently for commuters, just moments away from Cheadle Hulme railway station, providing direct trains to Manchester Piccadilly in just 16 minutes, and Stockport in only 6 minutes.

Manchester Airport is a 10 minute drive, and is home to the new £800m Airport City Manchester development and its £130m 'China

Cluster', set to be the UK's first airport city and a leading business hub in the region.

Mark Skinner, chief executive at Inspired Asset Management, commented: "We only completed on the scheme in February, so to get funding so early on highlights the confidence in our proposals and the location."

"Despite recent growth," he said, "prices are still below their 2008 peak, which shows where they are in the cycle."

He described Manchester as the country's "second city."

The scheme is Inspired's first in the north, and has an estimated GDV in excess of £28m.

More than 30 apartments have already been reserved. Prices start at £130,000 for a one-bedroom micro apartment, and construction is expected to commence in the summer.

BUILT IN THE 1960S, THE OFFICE BUILDING IS SET TO UNDERGO A TRANSFORMATION WHICH WILL SEE IT STRIPPED BACK TO THE SHELL AND CORE



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421-home Chelmsford riverside scheme gets go-ahead

Unanimous planning consent has been granted to Chelmer Waterside, a new residential-led riverside quarter designed by PRP for Taylor Wimpey. The masterplan delivers 421 new homes and public spaces on the edge of Chelmsford city centre.

The masterplan will offer homes across a number of tenures and typologies, together with a new public square, green spaces and complementary non-residential uses.

South-east of the city centre, the site occupies a peninsula, bounded by the River Chelmer and the historic Chelmer and Blackwater Navigation. The principles of the masterplan acknowledge a key vista to the Grade II listed Moulsham Mill and present a varied and vibrant frontage the river edge. A new public square will integrate the Essex Record Office, home to an archive of over 1,000 years of Essex history, fitting seamlessly into the scheme.

Buildings of varied heights and forms will be knitted together across the landscape, which extends towards and interacts with the riverside setting. PRP's proposals also intend to increase permeability through the site, while buildings will be orientated to maximise views to the water for residents and visitors throughout. The design has been developed across PRP with input from a range of in-house disciplines, including architecture, urban design, landscape and sustainability.

Scott Cromack, associate director at PRP, was pleased to be

involved in the "exciting project," praising the design intent, which aspires "to deliver a high quality residential development."

Stephen Wood, senior planning manager at Taylor Wimpey East London, added that the "ambitious scheme" is the result of "shared aspirations for high quality design," and of "collaborative working practices."

He said these factors "will work together to create a vibrant, bustling new riverside quarter for Chelmsford, and revitalise this historic stretch of the river Chelmer."



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CASE STUDY

Living like a king in Knightsbridge



"Super-prime" developments are becoming more common in the capital, with the right location and spec attracting high prices – Jack Wooler reports on a recent example, Kingwood in Knightsbridge.

THE DESIGN OF THE BUILDING DRAWS FROM THE DETAILED ROSE RED BRICK FACADES WHICH FORM THE CHARACTER OF THE HANS PLACE CONSERVATION AREA

Kingwood is a luxury development in the highly sought-after area of Knightsbridge, a short walk from London's Harrods. The premises is nearing completion, with only two of the ten apartments yet to be finished.

The property is the latest collaboration between owner Javad Marandi and developer Finchatton. Marandi purchased five townhouses on Hans Place and Herbert Crescent in 2011, partnering with Finchatton to design and develop the super-prime Knightsbridge scheme.

Overlooking Hans Place Garden, Kingwood is situated a stone's throw from Sloane Street, London, famous for the luxury super-store Harrods, and a long list of boutique shops. The garden is often argued to be the most prestigious garden square in the Royal Borough of Kensington and Chelsea.

Arranged across four buildings, the development consists of five apartments and a duplex penthouse. Two of the apartments are located on the ground, lower ground and basements floors, with extensive living and entertaining spaces, offering three bedrooms and bathrooms. Three lateral apartments span across the first to third floors, each with five bedrooms and bathrooms. The three bedroom, four bathroom penthouse covers the fourth and fifth floors.

EXTERIOR

The design of the building draws from the detailed rose red brick facades which form the character of the Hans Place Conservation Area. Each of the four townhouses have a different pattern and detailing, their differences being key to their distinctive appeal. Bespoke bricks were made using CNC (computer numerical control) cutting technology, and then laid with precision and hand-rubbed in situ.

The design of the bricks, displaying



circular hoops, is actually an abstraction of a coffee bean. Coffee beans were first brought into the UK from Jamaica by Sir Hans Sloane in the late 16th century, and his name is found throughout the area, with several streets named after him including Sloane Street and Hans Place.

The apartments enjoy south-facing views over the gardens of Hans Place, providing a communal garden to the international business executives and the super-rich. The space is just over an acre in size, and contains mature plane, chestnut and lime trees. Restricted to the public, the private garden is listed Grade II on the Register of Historic Parks and Gardens.

PLANNING

Being in Kensington and Chelsea's Hans Town Conservation Area, any application to the local council had to take in to account the various regulations and guidelines. These requirements cover the many listed buildings in the area, views and vistas, the importance of gaps between terraces, environmental improvements, and much more.

In an area of London with such sensitive planning obligations, for Kingwood the whole process had to be handled carefully, with the developers in constant dialogue with both the council and planning consultants. As part of gaining planning permission, the front facade along Hans Place had to be retained, proving challenging from a construction and logistics point of view, considering that building was completely rebuilt on the inside. Permission was also dependant upon the integration of a contemporary mansard structure.

The planning application needed to evolve over time, with an opportunity

arising at the beginning of the redevelopment process to purchase the adjacent building on Herbert Crescent. This necessitated further extensions and improvements to the original consent and scheme. As a result, the development was held up slightly while new permissions were sought. This delay proved profitable however, with the new scheme (which is as built today) allowing for more expansive lateral apartments to be created, with better floor plate design throughout the building.

In 2015, the Royal Borough of Kensington and Chelsea released its Basements Planning Policy, CL7. This requires that basements, among other things, 'not exceed a maximum of 50 per cent of each garden or open part of the site,' and 'not comprise more than one storey,' only providing exceptions to much larger sites. With basement permissions not being such an issue at the time of planning, Kingwood is lucky to be able to feature five floors below ground, providing space for the extensive amenities on site.

LUXURIES

The building has been completely rebuilt and its interior exquisitely designed by Finchatton, as you'd expect in order to attract its high-end customer base. With bespoke touches exhibited throughout the grand rooms. While the interiors have been specified to the highest degree in even the smallest of places, buyers can choose to keep the properties as finished, or to completely replace everything. Items such as art, for example, are more dependant on personal taste.

Not stopping at luxury design, it is also in the amenities provided that residents will experience the high life. Amenities and

The building has been completely rebuilt and its interior designed by Finchatton, with bespoke touches exhibited throughout the grand rooms





services include a 24-hour concierge, a 1,300 sq ft gym with a separate functional training room, spa treatment suite, secure residents' underground car parking, games and media room, and wine cellar, all housed in five subterranean floors.

Alongside the gym is a private residential fitness and wellness service, provided by one the most sought-after professional fitness teams in London, SP&Co, and its newly launched 'BodySPace'. Kingwood residents have access to in-house, world-class fitness and wellness technologies, equipment, programmes and treatments, the like of which it is claimed have not previously been available in private residential developments.

Adding an extra element of class to proceedings, Kingwood has introduced a fully-equipped professional catering kitchen for owners' use when entertaining, which is serviced by a separate staff lift direct to each principal apartment, along with a dedicated chauffeurs'/staff restroom.

Specifiers are increasingly introducing smart technology into developments of this sort to optimise convenience and efficiency. With Finchatton's super-prime specification, smart features were taken to the next level. From remote controlled, end of bed TV lifts, to smart windows that can

be opened, locked and covered with blinds at the push of a button, Kingwood apartments offer the cutting edge of technology. Smart heating and lighting are also integrated across the properties allowing for seamless home automation and control.

Danielle Joyce, senior designer at Finchatton, explained the design philosophy behind the finished result residents will enjoy: "Kingwood is orientated around the views over Hans Place Garden and focused on enabling as much natural light to reach key spaces. Hence the floating tread staircase in the Penthouse and the double height roof light above."

Providing some highlights of the building's luxury specifications, Joyce spoke of the interior's "polished white plaster walls," "Italian stone" and "wide plank wood flooring."

She described the development as "21st Century living behind the facades of what were 19th Century townhouses."

The properties range from a still eye-popping £21m, up to £31.5m, but some of the leases are already agreed. Only two apartments are yet to be finished, with both due for completion this month.



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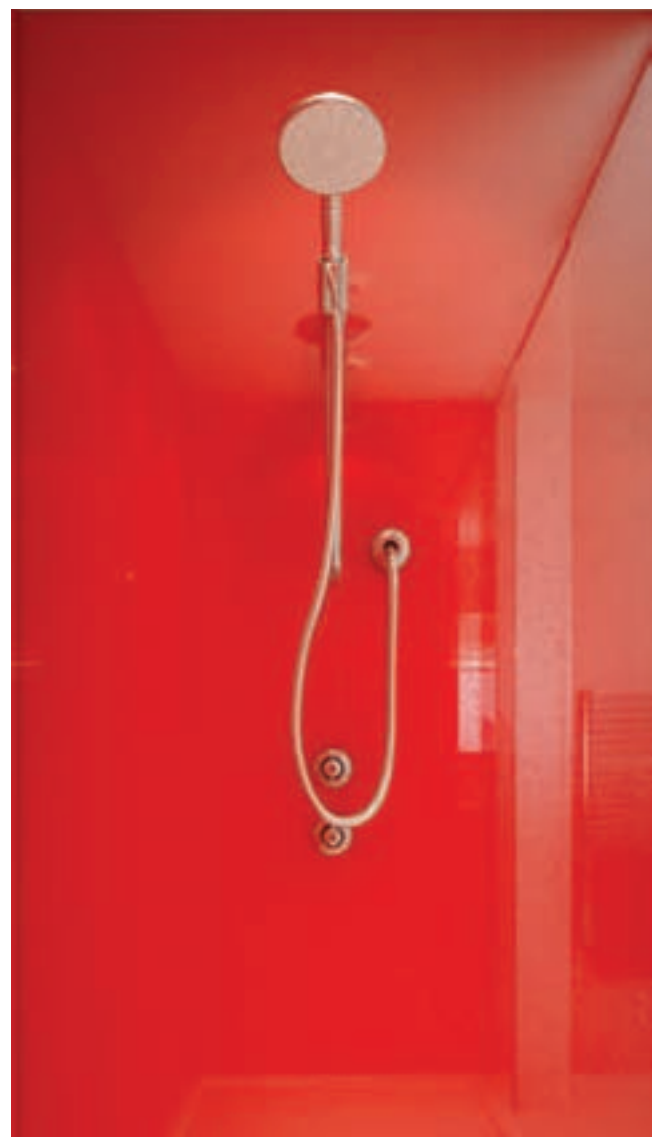
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PRODUCT FOCUS



Pineland Furniture

Pineland Furniture is a family owned business which mainly designs and manufactures bespoke high quality kitchen furniture. Pineland also makes freestanding and built in furniture for bedrooms, living rooms etc. Pineland uses traditional methods and materials to craft its products. The company feels that too many kitchens today look synthetic and uniform in design – more like a science laboratory than the “engine room” of the home. Over the years, Pineland has established a satisfied customer base stretching UK wide, from London and the South East, throughout Wales to Scotland.



Kloeber

Kloeber is recognised as a market leading specialist in timber and aluminium folding sliding doors and bespoke glazing solutions in timber, aluminium and composite. Offering a complete package of glazing solutions including folding sliding doors, sliding doors, windows, French and single doors, fixed frame glazing and roof lights Kloeber is a one stop shop for the self-builder and home renovator. With a tailor-made service from inception to completing including survey and fitting service if required. Visit one of their three extensive showrooms or call to discuss your individual project.



SIPS@Clays

Established over 12 years ago by Ian & Alison Clay on the back of the family housebuilding business, SIPS@Clays has established itself as one of the leading suppliers of SIPs in the UK. Using the Kingspan TEK Building System they design, engineer, fabricate and erect the SIPs from their factory at Skipton in North Yorkshire. Over the years they have worked in many sectors including self-build homes, private residential developments, extensions, schools, medical centres, offices, outdoor pursuit's centres and even a temporary cathedral! The company has numerous case studies to view on its website.

Designer contracts supports Everest challenge



Designer Contracts, one of the UK's largest flooring contractor, is supporting a Mount Everest climb for The Furniture Makers' Company, the furnishing industry's charity. Damian Walters, chief executive of the British Institute of Kitchen, Bedroom and Bathroom Installation (BiKBBI), is to raise £100,000 for the charity, by attempting to scale the icy precipices of Mount Everest's summit. He'll then spend three to four weeks acclimatising to the high

altitude by tackling local peaks, before the climb up the mountain. Peter Kelsey, MD said: "Designer Contracts is delighted to sponsor Damian's Everest challenge in aid of the Furniture Maker's charity.

01246 854577 www.designercontracts.com

Aggregate Industries invests £2m



Aggregate Industries' Masterblock business has invested £2 million into improving its block product operations at three of its factories across the country, in response to a steady increase in demand from the housing industry.

With the need for new homes in the UK increasing, and strict targets imposed on councils, there has inevitably been a surge in housing activity. This has led to an increase in demand for block products, and the investment in Masterblock will enable it to increase its production capabilities of lightweight and dense concrete blocks to help meet the demand.

01530 510066 www.aggregate.com

Kingspan takes the devil out of detailing



Kingspan Insulation has released a new technical bulletin and RIBA approved CPD article, designed to support enhanced detailing. The documents explore the effects of linear thermal bridging around openings in the building envelope, and present new research

on the subject, allowing specifiers to use Kingspan Kooltherm Cavity Closer as a premium performance, one-size-fits-most solution. The CPD article and technical bulletin are based on a thermal modelling study of jamb details by BRE Scotland. The study covers a variety of cavity wall constructions closed using Kingspan Kooltherm Cavity Closer.

01544 388 601 www.kingspaninsulation.co.uk/psidetails

VEKA UK names Renolit 'Supplier of the Year'



Renolit has scooped the top accolade in **The VEKA UK Group's** second annual Supplier of the Year awards. The VEKA UK Group is committed to quality in every aspect of product and service, and the team are proud to celebrate suppliers that go above and beyond in providing the materials needed for

VEKA and Halo's industry-leading PVC-U profile systems. Renolit won best 'Manufacturing Consumables', as well as being named 'Supplier of the Year'. The company provides the high spec foils that make up The VEKA UK Group's enviable 'Variations' colour collection.

01282 716611 www.vekauk.com

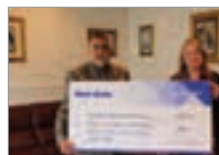
All change at this year's Network VEKA AGM!



Network VEKA, has hosted another fantastic Members' Weekend and awards ceremony. The day kicked off with a specially built Business Centre, where members could chat to various supporting companies and affiliate partners about how they could work together for even greater success. The afternoon's speeches began with MD of The VEKA UK Group Dave Jones, who discussed the many ways the Network has grown in recent years, and continues to grow. Before Marketing Director Dawn Stockell unveiled some major changes being launched for Network VEKA's branding going forward. *More to be announced*

01282 473170 www.networkveka.co.uk

Vent-Axia supports local Youth Charity



Crawley-based **Vent-Axia**, one of the UK's leading ventilation company, presented a cheque to The Worshipful, the Mayor of Crawley, Councillor Raj Sharma on Tuesday 9th May to support the Mayor's charity for 2016/17, Crawley Community Youth Service. The cheque

was presented by Jenny Smith, Marketing Manager of Vent-Axia in the Mayor's parlour in Town Hall, The Boulevard. Vent-Axia chose to support Crawley Community Youth Service as its charity for its 80th anniversary year. Crawley Community Youth Service aims to encourage young people to be positive role models who can create engaged vibrant and equal communities throughout Crawley.

0844 856 0590 www.vent-axia.com

BAL Product Support team named as Top-10

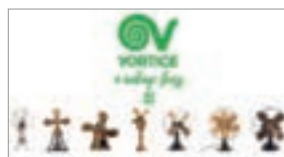


BAL's team of Product Support Technicians (PSTs) have been named as one of the top-10 best flooring products or services in the UK following a public vote. BAL PSTs were one of 50 products and services shortlisted for the Tomorrow's Contract Floors Awards 2017 after being nominated for the

awards by readers of the magazine. It is the only product or service from the tiling industry that has made the Top-10. The BAL PST service is completely free and available across the UK for tiling professionals. It is one of the many support services available to members of YOU+BAL.

01782 591100 www.bal-adhesives.com

2017 marks 40th anniversary for Vortice UK



Burton-upon-Trent based ventilation systems manufacturer **Vortice** set up business in the UK in December 1977. To celebrate, Vortice will be running a series of promotions based on the 40th theme, for the six months up until

December. General Manager Kevin Hippey said: "Vortice started with a core range of ventilation products, establishing itself as a renowned manufacturer with some of the most energy efficient, beautifully styled ventilation products in the world." Vortice was originally founded in Milan, Italy by Attilio Pagani in 1954. Pagani's first product was a cooker extraction unit made of thermosetting resin.

01283 492949 www.vortice.ltd.uk

H+H adds module to its online academy



H+H has launch a third module onto its already popular online training academy. New to the academy, 'Benefits of Aircrete for Separating Walls' joins 'What is Aircrete' and 'How Aircrete is Used' as in-depth modules designed to clarify and demonstrate the

benefits and uses of aircrete in housebuilding. The five minute course defines separating and flanking walls before detailing the thermal and acoustic benefits of using aircrete in construction and why aircrete is the ideal choice for use in cavity separating walls. The third module sits alongside regularly updated H+H news, animations, case studies and literature making it a one-stop-shop for everything aircrete.

01732 886333 www.hhacademy.co.uk

Ford Windows racing ahead



Sheffield-based fabricator and installer Ford Windows is celebrating a new milestone in its continuing growth and development – its 40th year in the industry. And, despite its maturity, the company is continuing to grow. Philip Shackley believes that Ford

Windows' strong relationship with **Eurocell** has been a key factor in the company's success. "We chose Eurocell because of its excellent reputation for fabricator support and innovation. It's thanks to its excellent product and our own commitment to best-in-class customer service that we have been able to grow to this size and still expand."

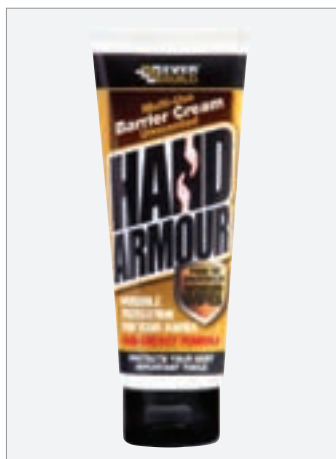
0800 988 3049 www.eurocell.co.uk



TTA Awards Night – another great success for the industry!

The **TTA Awards 2017** once again provided a great showcase for the tiling industry. This year the Awards, hosted by Emma Jesson, took place at the Radisson Blu Portman Hotel in central London. The winners of 22 categories were declared during the course of the evening – six of these being determined by public vote, the rest being adjudicated by the TTA's panel of expert judges. "I think this eleventh TTA Awards has been our most successful ever," says TTA chairman Ian Kershaw. "It's always great to recognise the real achievers in our industry, whether they are tile fixers, manufacturer, retailers, distributors or contractors. It shows the real strength of our industry that we are able to demonstrate such a wealth of talent, enterprise, hard work and creativity from within our member companies." The Gold sponsors were: ARDEX, BAL, Bellota, Impey Showers, Norcros Adhesives and Tilemaster Adhesives. As well as the serious business of presenting Awards, the event was once again a great networking occasion and an opportunity for the industry to get together and enjoy some top class entertainment. The evening also raised £2,500 for Children Today, the TTA's nominated charity, for whom the industry has been raising money for the past 11 years.

0300 365 8453 www.tiles.org.uk



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For further information about Hand Armour or any other product within the Everbuild and Sika ranges, contact your local sales representative, call the sales office or visit the Everbuild website.

0113 240 2424 www.everbuild.co.uk



Cladding makes an 'Ideal Home'

Every year one of the most popular elements of the Ideal Home Show at Olympia is the full size show homes. Visitors to this year's show were treated to two stunning properties, both featuring Freefoam Fortex cladding. Pale Gold Double Shiplap cladding formed the exterior finish of a three apartment structure designed to reflect the three stages in life, first time buyer, family home and downsizing. Visitors were invited to 'climb the property ladder' apartments to navigate first-hand the design and practical challenges faced by designers and city dwellers alike. Pale Blue Weatherboard cladding was used to great effect on the second show home. A traditional cottage with a contemporary twist designed to appeal to metropolitan families relocating to the countryside. The house featured a beautiful thatch roof and timber cladding with the lower level also clad with ultra hard-wearing, low maintenance Freefoam Fortex PVC cladding. Freefoam Marketing Manager, Louise Sanderson commented "With over 20,000 visitors each day we were really pleased to have the Freefoam cladding range exposed to such a large, engaged homeowner audience. Available in a choice of eight subtle colours the range has been developed specifically for both renovation and new build projects, the perfect product to create an 'Ideal Home!'"

01604 591110 www.freefoam.com



UK Construction could lose 8 per cent of its workforce post-Brexit

A new report from the Royal Institution of Chartered Surveyors has revealed that should the UK lose access to the EU single market, the UK construction industry could lose almost 200,000 EU workers post-Brexit. The report warns that failure to secure access to the single market could place the UK's predicted £500 billion infrastructure pipeline under threat. Duncan Wietscher, Director of Newview Windows & Conservatories, comments: "It is in our best interests to make a success of Brexit and secure the best trade deals we can but a loss of access to the single market has the potential to impact in the short term, making it harder for our cities to compete on a global stage and negatively impacting the economy. We desperately need to secure access to the single market or put alternative plans in place to safeguard the future of construction and our country." Much of the industry is dependent on EU workers, with 30 per cent of construction professionals surveyed by RICS stating that hiring non-UK workers was important to the success of their businesses. But overseas construction professionals are not currently regarded as critical by the government and therefore are not prioritised during the VISA application. Duncan stresses that more importance should be placed on technical construction skills.

01903 244 449 www.newview-homes.co.uk



Could modular homes be the answer to Britain's housing crisis?

It is a widely-reported fact that not enough houses are being built in the UK. The race is on to meet housing requirements and the industry needs to find more efficient ways of constructing housing. One solution is modular homes. Off-site built homes can be produced in half the time of traditional constructed homes and reduce the requirement for skilled labour, which may help relieve the burden of the skills shortage, should it intensify following Brexit. Modular homes have become widespread in Europe. But will modular homes spark interest in the UK? Michele Wietscher, director of Newview Windows & Conservatories, comments: "Modular homes have gained a bad reputation over the years for their quality and perhaps haven't been taken seriously by the industry or potential buyers, but this is changing. Recently a 48-home modular housing scheme in Manchester has been sold and occupied, showing buyer interest is definitely there as well as the opportunity for similar schemes across the UK." Although some original common features of modular homes made them undesirable to buyers, newer models can go toe-to-toe with traditionally built homes on quality. And an increase in quality does not equate to an increase in cost; the cost for a modular home can be up to 15 per cent cheaper than a traditional one.

01903 244 449 www.newview-homes.co.uk

Network VEKA supports revamp



Rugby Double Glazing recently marked the opening of its revamped showroom with an invite-only open day for friends and customers. The Midlands-based company is a member of pioneering installer support organisation, **Network VEKA**; members of which are committed to using PVC-U systems from The VEKA

UK Group, and are continually assessed for the highest standards of work. Guests visited one of Rugby Double Glazing's most recent jobs in West Haddon; a garden room, officially opened by six-times World Snooker Champion and Network VEKA Brand Ambassador Steve Davis.

01282 473170 www.networkveka.co.uk

We're in! Network VEKA evolves



Network VEKA has announced the next phase in its evolution, rebranding as Independent Network. Built on a solid 20+ year heritage as one of the UK's most trusted independent installers, Network VEKA invested significantly in consumer research to identify opportunities to better connect with consumers. The research confirmed that the Network VEKA 'recipe' is

fully aligned to consumer needs, however its 'packaging' required improvement to better engage with homeowners. Member companies – many of which have been part of the installer support organisation since its advent in 1996 – got their first look at Independent Network's new branding at the recent Members' Weekend.

01282 473170 www.networkveka.co.uk



Mix and match doors with a little help

As one of the country's foremost door manufacturers, **Premdor** has one of the most extensive collections of internal and external door designs available to the UK market. It can therefore be seen that the extent of the colourways, designs and finishes provides the perfect opportunity to add value to a home or commercial establishment by mixing and matching contrasting door styles upstairs and downstairs, including external entrance doors. Whilst the use of internal wall colour, texture and design is the accepted norm, the concept of using doors to achieve a decorative effect can often be overlooked. Whether it be new build or a refurbishment project the co-ordination of a Contemporary Oak finish downstairs complementing a White Moulded option upstairs can lead to a dramatic decorative effect. To begin to understand the endless creative permutations see the latest Premdor product brochure and let your imagination mix and match.

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Image of Steel Farm Passivhaus (www.leap4.it/Steel-Farm-Northumberland-Passivhaus).
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Eco Products Showcase

In this issue we look at recent trends in Eco Products



Consort Claudgen has launched the MRX1 Multizone wireless controller which can control up to eight heating zones using the existing CRX2 controllers. Each CRX2 can control multiple Consort RX heaters in the same room or zone. The MRX1 has a large touchscreen LCD colour display. A seven-day programme with six time periods per day can be set separately for each zone and if required, be duplicated across other zones saving time.



Earthwool® DriTherm Cavity Slabs are a full fill solution for the thermal insulation of masonry cavity external walls. They are 455mm wide to suit standard vertical wall tie spacings, ensuring a closed joint with adjacent slabs. BBA Certified for use in all exposure zones; Non-combustible Euroclass A1 Reaction to Fire rating; Moisture resistant; Faster and more cost effective to install than rigid foam boards. Please contact **Knauf Insulation** today or visit the company's website.



Ventilation systems supplier **Vortice** has been awarded the contract to supply intermittent ventilation fans to Midlands-based housebuilder William Davis. The first site to be completed is Mill Fields, set in the Leicestershire village of Broughton Astley. This select development of two to five bedroom homes offers stunning views of open countryside and the houses are all well specified. For more information about Vortice fans visit the company's website.



M-TRAY® sedum green roof from **Wallbarn** is the perfect solution. All the necessary substrate, drainage and filtration elements are measured and pre-loaded into the specially designed plastic module. Sedum plants are pre-grown and fully established and everything is contained. There is no mess and nothing spills out. Each module can be carried by hand. Just place them down and clip together. The joints will become invisible to form a seamless, fully established green roof.

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Eco Products Showcase

In this issue we look at recent trends in Eco Products



We Build It Ltd is a UK manufacturer of domestic sewage treatment plants, who focus on high quality, affordable products. All of its sewage treatment plants are based on the successful and simple extended aeration method. We Build It can design, manufacture, install and service sewage treatment plants for single houses and small developments. Its products can also be used after an existing septic tank to enable the effluent to be discharged directly to a water causeway.



Are you aware of the harm being done to the environment and the costs involved when hiring a chemical loo?

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When you've finished construction, flat pack the 'Eco-T' and take it to the next phase or new site, economically and environmentally sensible.



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



EnviroVent is pleased to announce that it is one of the first ventilation manufacturers to be BIM ready. Using BIM compliant Revit design software, EnviroVent's design team is able to provide detailed technical drawings that fully comply with Government regulations. This includes showing ventilation system locations, duct runs, ancillaries and quantities required. EnviroVent's BIM compliant drawings are free to download from the NBS National BIM library.

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Schöck retrofit solution for major office-to-residential conversion

The Kellogg Tower at Sudbury, in North West London, previously the London headquarters of the international contractor M.W Kellogg, is being transformed into a contemporary residential scheme known as Atrium Point. The existing buildings are being sustainably refurbished, with solar panels, air source pumps and heat recovery units, all contributing to meet CO2 reductions in the redevelopment.

It is currently one of the largest office-to-residential schemes in the capital and will realise a mix of a 290 studios, one and two bedroom apartments. Many of the units will

benefit from a cantilevered steel balcony, supported to the existing reinforced concrete slab and structural thermal performance is a key consideration. Market-leading thermal break suppliers Schöck, are the go-to company for this type of specification, with the availability of their innovative Isokorb type RKS for refurbishment applications. The product is fully certified as an "Energy saving component" by the Passivhaus Institute in Darmstadt, Germany, which highlights the importance of thermal performance, even for refurbishment projects of this type.

The type RKS is a load-bearing thermal break



Graphic of the Isokorb type RKS in position

with a 120mm insulation element thickness that allows the replacement, or addition, of balconies to an existing building, by connecting cantilevered steel balconies to the reinforced concrete slab. It minimises thermal bridges at concrete-to-steel connections on cantilever balconies and transfers negative moments and positive shear forces. This offers a number of different options for integrated, energy-efficient building renovation and guarantees enormous scope for design.



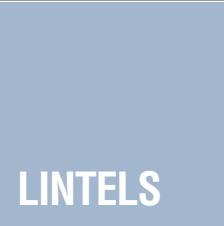
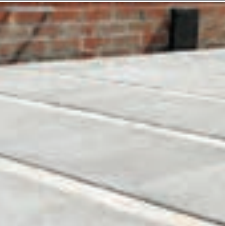








The RKS also provides LABC registration, the highest level of BBA Certification and easily meets the necessary Building Regulations.

For your free copy of the new Thermal Bridging Guide and/or the Schöck Specifiers Guide – call Schöck or visit the website.

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Work in progress at Sudbury Hill

 <p>McCann fpmccann</p>	 <p>LINTELS</p>	 <p>BEAM & BLOCK FLOORING</p>	 <p>HOLLOW-CORE FLOORING</p>	 <p>STAIRS & LANDINGS</p>	
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LG's Therma V High Temperature heat pump can deliver hot water at up to 80 degrees C for cascade dual refrigerant cycles of R410a and R134a and up to 65 degrees C for single refrigerant high temperature systems. The new high temperature version of the unit is ideal for projects where replacement of an

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Designer Contracts at Housing 2017



One of the UK's largest flooring contractor, **Designer Contracts**, will showcase its latest products and service offering at the Chartered Institute of Housing 2017 Conference and Exhibition. Following a

successful event in 2016, the company is returning to Manchester to present its portfolio of floorcoverings, curtains and blinds, showhome and design services and furniture and lighting. A supplier for Procurement for Housing, Designer Contracts combines the buying power and delivery of a national business with local knowledge and customer service. The company works with a number of social housing and local authority organisations and with 12 regional depots across the UK.

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Affordable homes benefit from acoustic floor



Profloor Levelling System from the A. Proctor Group has once again been specified to enable a level finished floor to be installed on uneven concrete floors. The Lincoln Court development consists of 22 new affordable homes available.

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Regardless of snap elections and Brexit, there's a bigger underlying issue at the heart of our economy – the British housing market remains chronically undersupplied, and has done for the last two decades.

Various figures are bandied around, but many agree that around 300,000 new homes need to be built each year to cope with demand, even if net migration were to fall substantially.

There has been some improvement. In 2015-2016 almost 190,000 net additional homes (including 164,000 new builds) were created, but even this is 15 per cent below the 2007-08 peak. With still only about half the necessary homes being built each year, this situation is only likely to worsen before it gets better.

For the past decade, SME housebuilders and developers have had a particularly tough deal. Between 2007-2009, with the financial crash heavily affecting businesses, a third of small companies ceased building homes.

Over half the country's new builds are built by just seven PLC housebuilders, who have the scale, finance and synergies to dominate. It's a tragedy that, along with the usual challenges of red tape and bureaucracy, many lenders simply shut their doors to small and medium housebuilding companies, scared of their own shadows and that of the regulator. LTVs (loan-to-value mortgages) have been wound back, and policy U-turns continue to be a problem.

300,000 NEW HOMES NEED TO BE BUILT EACH YEAR TO COPE WITH DEMAND

Decision making in the UK is slow, inefficient and dysfunctional, and time drags on – time delays being a housebuilder's number one enemy. Now we have the rising cost of imported materials (thanks to the drop in sterling) and the fear that one in four construction workers could be lost from a 'hard' Brexit. With short term sentiment fluctuating as every piece of Brexit news is aired, it's plain to see that housebuilders are continuing to face some challenging circumstances, and it's the job of land and build funding companies to help them as a strategic partner.

The Government continues to meddle with the sector by way of its tax and regulation obsession and recent changes to stamp duty, including a second home buyers tax. It's in this sort of environment where housebuilders and developers in need of finance, must seek out a fast, flexible and compliant alternative to the mainstream lenders that are of poor quality and are often inefficient.

LENDING A HAND

With UK builders failing to keep up with demand, Mark Holden of Go Develop offers his view on how financiers can help SMEs reach Government targets.

Most banks simply don't understand the essential partnership of developer and funder. From a 'computer says' mentality to an over-reliance on a less-than-perfect credit records, hurdles such as these can leave a great new build project dead in the water, with banks applying the selective amnesia that they are so well known for.

Since the credit crunch, mainstream lenders have been slow to return to small-scale development finance, if they have returned at all. Many focus on a developer's history as the be all and end all – ignoring both the merits of an individual build project and the fact that even the best developers can have setbacks over the years.

For specialist funders that know

property and ignore macro-economic noise, the playing field looks different. Free of the capital restrictions and overhead costs that banks have to contend with, they can offer tailored financing that fits.

The possibility is there to select companies who offer unique solutions to funding, such as supporting their partners with 100 per cent LTV full funding for all land and build costs. The best companies will cover all a developer's soft costs and SDLT.

It is important to choose a reputable company that can consistently guarantee funds on time, with a fast and fuss free nature that's easy to do business with. This ensures developer partners can do what they do best: crack on and develop.

When working in partnership with a



dedicated property financier there's just one, close relationship, one set of legal fees, and one survey fee, keeping things simple and efficient. No long-winded inter-creditor agreements and red tape – just a one-stop funding solution.

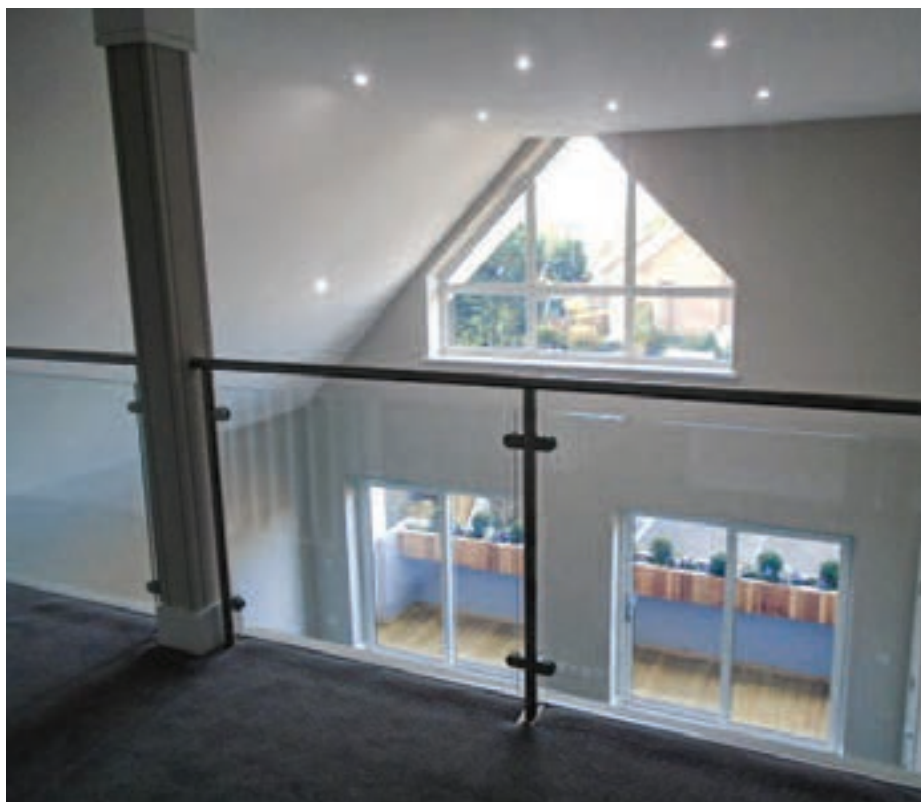
Making things easy for its partners and keeping its criteria simple is the mark of a good financier. Some of the better companies, for example, focus on experienced new build developers, preferably with planning in place and a target GDV of £2m-£15m.

A project can then be swiftly appraised and a profit share agreed, usually with developer partners keeping the lion's share of profits and allowing them to expand their operations, stretch their capital over multiple sites and secure more brand flags in the ground.

Helping to return the number of housebuilders in operation to 2007 levels could equate to boosting the housing supply by 25,000 homes per year. It's vital to cut through the lenders doing U-turns, cut through the macro-economic noise, and be certain that in these uncertain times, housebuilders and developers can use an investor's money to make more for themselves.

Mark Holden is MD at Go Develop

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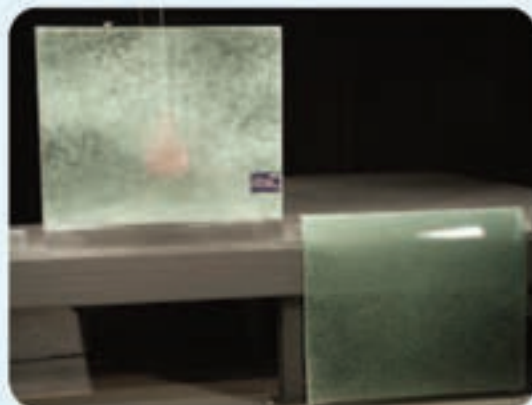
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DE-MYSTIFYING CONDENSATION

Will Goodenough of Whitesales discusses the various causes of glass condensation and misting in properties, to help developers avoid the issues.

Both misted glass and condensation are far from uncommon problems. They have plagued homes, buildings and glazings of all sorts for generations, caused by a host of external factors. Although damp is a common problem with single-glazing, modern layered insulated glazing has experienced its own share of condensation, despite the best efforts of manufacturers. This old issue is slightly more complex than people often think.

Condensation or window misting implies one significant thing – lack of thermal consistency in a building's structure. As thermal images demonstrate, many buildings suffer from gaps in their thermal bridges, holes through which energy escapes, causing conflicts of temperature and depositing condensation on the surfaces. These thermal gaps often exist in the form of windows or wall-floor connections. In minor instances, condensation collects and forms damp or just looks ugly. In rare cases, cavities between layers of glazing can gradually fill with water and need replacing entirely. So why does this occur so often, and what can be done to combat it?

CAUSES OF CONDENSATION

The direct cause of condensation is probably familiar from science lessons at school, where moisture in the air cools and collects on a surface. There are a number of factors however that impact the ways in which moisture forms on surfaces, and where exactly it manifests. Double glazing is particularly prone to condensation, but

CONDENSATION OR WINDOW MISTING IMPLIES ONE SIGNIFICANT THING – LACK OF THERMAL CONSISTENCY IN A BUILDING'S STRUCTURE

the placement of moisture and on which face it forms can help you to deduce what your particular problem is, and how to deal with it quickly and effectively.

INNER CONDENSATION

Condensation forming on the internal face of the window can usually be put down to one or a combination of several factors: surface temperature of the glass, external temperature and climate, internal air temperature, internal humidity and the

internal ventilation rate. All of these factors (except, of course, the external climate) can be controlled and modified if need be. It is often advisable to try to collect water from the source as soon as possible to avoid condensation and damp problems. Keeping a building well-heated and ventilated will help to prevent condensation, as will warm edge spacer bars, which work to regulate the temperature of the thermal cavity.

OUTER CONDENSATION

At first look it may give the impression of poor glazing, but condensation forming on the outer edge of a window suggests entirely the opposite. Outer condensation is caused by a few external factors: the heat being passed from the interior through the glass (which, itself, is caused by the temperature differences between the internal and external surfaces), heat exchange by convection with the external air and heat loss by radiation. Studies have shown that in overcast weather, heat exchange by radiation is fairly minimal, but in clear conditions a considerable amount of heat is lost to the sky.

The higher the quality of the thermal insulation (measured in U-values), of the



window, the less heat that transfers to the external surface, meaning that the external surface is almost always significantly colder, causing outer condensation. Quite contrary to what some may assume, outer condensation is in fact indicative of highly efficient glazing, and is nothing to worry about.

SANDWICHED CONDENSATION

This is the condensation that really causes hassle. Internal or external condensation can be mopped and polished, but it is when moisture somehow seeps its way into the cavity between the two layers of double glazing that annoyance is caused. It looks unsightly, is virtually inaccessible and cannot be remedied by any simpler means than having windows removed and replaced. In extreme cases, this space can fill up with water.

Unfortunately, traces of moisture between the layers of a double-glazed window are a sure sign that sealings have failed and that the glaze is no longer air- or water-tight. Take care to consider the conditions: temporary inner condensation can be caused by periods of high humidity or particularly cold weather, or in bathrooms and kitchens where short bursts of humidity are expected. However, should you notice condensation between layers



that is still there after some time, or when conditions have changed, it is likely that they need replacing. Once sealing has given way, the whole window will decay quite abruptly, so it is important that any instances of moisture are monitored and acted upon.

CONDITIONS

Very often, condensation comes down to conditions, some of which are controllable and others which are not. But in any case, the only time condensation becomes a

real issue for glazing is when it is sandwiched between the layers, at which point nothing but replacement can solve the problem. In the meantime, give a bit of extra consideration for the temperature and conditions of the building. Maintain both comfortable heat and ventilation to sustain thermal efficiency, keeping air and heat flowing.

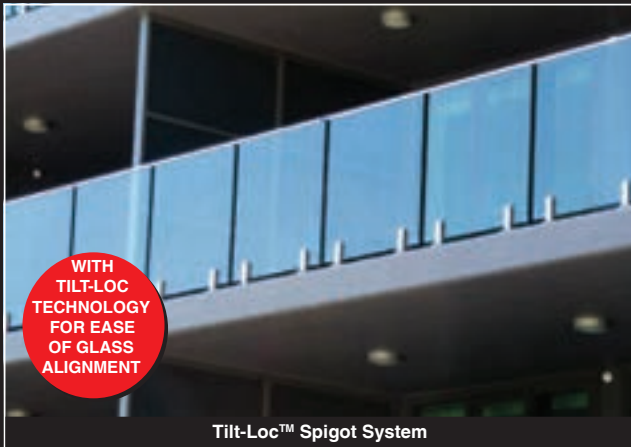
Will Goodenough is key account manager at Whitesales

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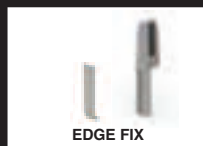
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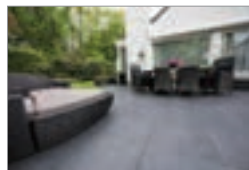
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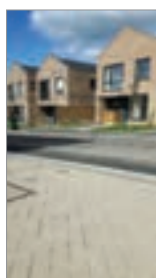
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Brett Landscaping has introduced GeoCeramica®, a new product range which integrates porcelain with an innovative pre-bonded drainage mortar base. This brand-new development in paving vastly increases the ease-of-installation and long-term durability of porcelain paving in the UK market. Inspired by nature, GeoCeramica® is available in four beautiful variations, each coming in several colours to provide maximum design flexibility from the driveway through to the garden. GeoCeramica® paving in 40mm is ideal for use on patio's whilst the 60mm thickness allows for its use on driveways.

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Charcon, the commercial hard landscaping division of Aggregate Industries, has supplied a complimentary range of precast concrete flags, blocks and kerbs to Evolution Gateshead for its renowned multi-million regeneration project: Gateshead BIG. Gateshead BIG is the UK's largest residential regeneration programme outside of London. Drawing from its extensive range of flag and block paving, Charcon was able to recommend an appropriate and cost-effective palette of over 10,600m² of hard landscaping materials.

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Polypipe launches Elegance Colour as more homeowners repair rather than relocate

The UK's leading manufacturer of plastic piping, rainwater systems and underfloor heating, Polypipe, is looking to add colour and vibrancy to the rainwater market with the launch of its Elegance Colour range.

As more homeowners opt to invest in home improvements over moving, due to the rising costs of admin charges and stamp duty, Polypipe's new eye-catching rainwater collection is ideal for brightening the exterior of any refurb home or new build development.

Elegance Colour is the only high quality rainwater guttering system available in 11 vibrant colours across three collections, providing architects and developers with the chance to add an extra feature to their designs.

Elegance Colour provides a choice of distinct hand-applied colours incorporating Anti-Chip Technology, which can be supplied in a cast iron or matte finish. The rainwater collection, which includes colours such as Chartwell Green, Brilliant Blue and Pastel Pink allow a property to stand out from the rest of the street.

Each system is available in the classic Sovereign and contemporary Square profiles to cope with the level of rainwater a home may be



exposed to.

Furthermore, Elegance Colour is manufactured from modern PVCu, is resilient, light and easy to install and will not be weathered by heavy rain or years in the sun, ensuring high performance many years after installation. The range comes with a 10-year guarantee providing buyer peace of mind, while the guttering and downpipes are 100 per cent recyclable, ensuring minimum impact on the environment when they are finally replaced.

Paul Jackson, Elegance Colour Product Manager, Polypipe, comments:

"We wanted to bring some new thinking to rainwater systems, which are often installed as a

necessity rather than a differentiator. The Elegance Colour range is simple way to add a finishing touch to new design, and we have provided a range of colours and styles suitable for any project.

"Each product is manufactured to Polypipe's market leading standards, and the range comes with a number of quality assurances for reliability, performance and longevity with a selection of quality fittings and fixtures. The most difficult decision will be deciding which colour to use to add a unique look to your design."

Information on the full range of products can be found by visiting the website.

For information on adding Elegance Colour to your projects please email Polypipe.

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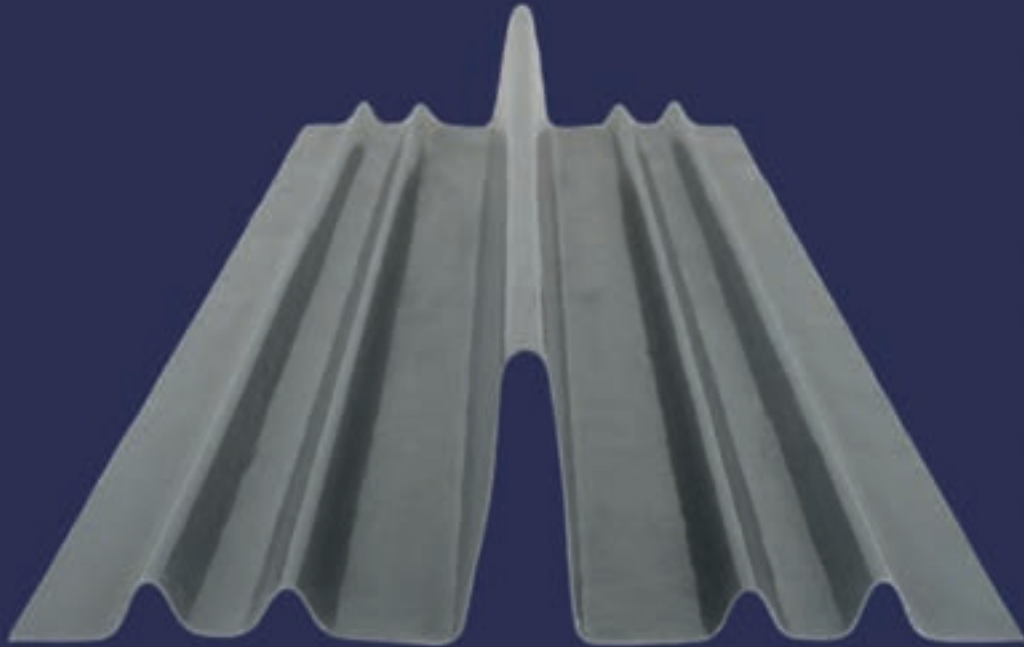

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Following widespread problems associated with use of mortar on roofs, publication of a new NHBC Technical Standard and an update to BS 5534 in 2015 prompted a dramatic increase in dry fixing of ridge, hip and verge. The downside is that such market conditions tend to attract suppliers keen to capture quick market share and, inevitably, this brings with it variations in quality.

The absence of a British Standard governing these products will finally be addressed later this year when BS8612 is published. Its overriding aim will be to prevent cheaper products being marketed without technical data to corroborate performance and long-term effectiveness.

Ultimately, product selection is the roofer or builder's responsibility but awareness of those which minimise risk of premature failure and unplanned maintenance can only be a good thing for all concerned.

This is particularly important given the fact that, in a short space of time, the widening choice of dry fixing materials has effectively encouraged a 'commodity' approach to procurement. The result has been an increase in the number of complaints and failures.

It is worth emphasising at this point the extent of problems associated with mortar fixing prompted British Standards and the NHBC to decide that it could no longer be relied on as a sole means of fixing. Complaints to housebuilders may continue to attract media attention but tend to focus on deficiencies of particular companies rather than products. Less well known is the fact that the number of claims under the NHBC Buildmark warranty had reached such a level that underwriters felt the cost was no longer sustainable. With evidence suggesting that the upward trend was set to continue something had to be done.

Being aware of the consequent boost to sales that such a move was bound to provoke, the decision to produce a British Standard specifically for dry fixing was only a matter of time. It will cover ridge, hip and verge products, but will not extend to valleys and eaves. Even so, manufacturers will have to conform to specific aspects of technical performance in relation to features such as durability and weathertightness. Just as importantly, greater transparency is likely to be required in terms of supporting technical data and it is also likely that the type and quality of accessories such as mechanical fixings will be specified.

The problem for homeowners, landlords and contractors alike however is that, for now at least, it's impossible to know which products can be relied on.

THE TRUE COST OF POOR QUALITY

Graham Copson of Klober explains the reasons behind the introduction of a new British Standard for the increasingly popular method of dry fixing.

Despite this, some elements which often separate better products from the rest can be checked with relative ease.

THE WIDENING CHOICE OF DRY FIXING MATERIALS HAS EFFECTIVELY ENCOURAGED A 'COMMODITY' APPROACH TO PROCUREMENT

A good example of this is the backing used on a ridge or hip roll, as only the highest performing adhesives will bond securely to dusty surfaces and withstand severe weather. A backing such as Butylon, which is used on the Roll-Fix ventilated dry ridge/hip manufactured by

Klober, is designed to bond immediately to provide instant protection. Any adhesive which can't do this is at risk of early failure as it will be affected by rain and wind while curing.

With some manufacturers providing little or no information on the projected design life or testing of their products this is all good news. At the moment, the only certain way to be sure of performance is to look at what has stood the test of time.

This is not to say that all lower cost products should be avoided. However, it is legitimate to examine the likely means by which the cost has been reduced as the risk will undoubtedly be greater. Of course, there will always be pressure in the supply chain to keep costs as low as possible but for those whose main selling point is price it may have been achieved through the omission of components from kits, 'cro' clips to secure small tile cuts on hips being a good example.



A ridge or hip kit should include all the accessories a roofer needs to fit a given length of tiles, something which also provides a simple means of product comparison.

A high proportion of dry fix sales are replacing use of onsite silo mortar and for merchants such products present clear potential for continued growth. It should be in their interest to ensure the products they supply are ones that contractors will keep coming back for but at the moment, they have an unenviable task.

The development of features such as universal seals for use with round or angle ridges/hips adds further differentiation in terms of quality but it is clear that an absolute definition of what is required to guarantee lasting performance is needed.

For the moment, with demand for such products at an all-time high in the UK housebuilding sector, the reputation of dry fixing is not being helped by products available on the market which are being sold with little more than a promise of performance.

Graham Copson is technical manager at roofing solutions manufacturer Klover



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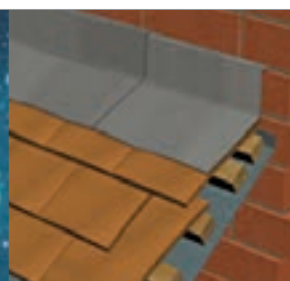
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Rubik's cube roof solved by Contour Roofing and Sika Sarnafil

Following NFRC Roofing Awards win, Sika Sarnafil Registered Contractor Contour Roofing, has once again been recognised for its outstanding work, making the shortlist in the Single Ply category.

With the success, Ewart Grove, a London residential new build, Contour was called on again by client Paul Simon Homes to offer a premium waterproofing solution for Cheltenham House. Another new build project in London, comprising of 11 luxury apartments, the entire roof and vertical works are shaped like a Rubik's Cube – a puzzle that was no match for Contour Roofing's problem solving skills.

Originally specified with metal cladding, the client wished to replicate this look for less cost, while achieving a beautiful finish. Jonathan Woods, Managing Director at Contour, once more proved that Sarnafil's single ply membranes can accommodate the most complex builds.

Contour worked closely with Sika Sarnafil to generate a bespoke specification with Sika Sarnafil's recently launched Self Adhered membrane in lead grey, and décor profiles to emulate metal seams.



Custom-made Sarnametal details were cut and fabricated to accommodate the various angle changes on the roof, including vent grills to the base of the cube.

Sarnafil's new spray-applied adhesive Primer 610 was quickly and carefully applied to all the vertical areas, to accommodate the application of the Self Adhered Membrane. The weight of each drop proved extremely challenging, and had to be secured with a peelstop, and fixed at every point with stainless steel SFS fixings. The décor profiles were installed with upmost precision and careful measurement, creating symmetry and uniformity.

Jonathan Woods explained: "Every single detail on this project has been carefully planned before application of the products.

Coupled with the wealth of experience invested by our contract manager and award-winning fitters, the project was finished to perfection.

"Sarnafil advised us to use the new Primer 610 and Self Adhered membrane and helped us to understand the product with demonstrations at its training academy and our offices. Change is always tough, certainly with experienced fitters, but we insisted that the Self Adhered membrane was paramount for the success of the roofing works at Cheltenham House.

The product is quick and easy to use and leaves a beautiful finish to any application it's used on."

Carly Tang of Paul Simon Homes said: "After the huge success of Ewart Grove, we reached out once more for the services and expertise of Contour and again they did not disappoint. We were able to offer a project well under budget and on time, thanks to the hard work of the team and the innovative Sika Sarnafil Self Adhered product."

01707 394444 gbr.sarnafil.sika.com

Klober's new wall and underfloor vent range



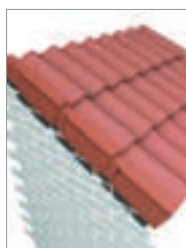
Roofing accessory manufacturer **Klober** has introduced an extensive range of wall and underfloor vents for both new build and refurbishment projects. It includes through-the-wall and drill vent sets, weep and face-fit vents, interlocking

airbricks, liners, extensions, converters and ducting for either background ventilation or that required by heating appliances and central heating.

For plumbing work, products are supplied with elongated spigots. All conform to the relevant Building Regulations and British Standards and, where appropriate, are BBA, BRE or IAB certified. They come with a 10 year guarantee and are available in up to five colours.

01332 813050 www.klober.co.uk

Marley Eternit launches Universal Dry Verge



Marley Eternit has launched a ground-breaking new Dry Verge system that will make it quicker and easier for contractors and housebuilders to fit to NHBC and British Standards, whilst offering outstanding performance and durability. Unlike anything else on the market, the new Universal Dry Verge is compatible with all three major interlocking tile types - large standard, medium format (15" by 9") and large format thin leading

edge, as well as Marley Eternit's own Lincoln clay interlocking pantile. This means contractors only need to buy and carry one type of dry verge for use with the majority of manufacturers' interlocking tiles.

info@marleyeternit.co.uk



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 www.bpdstore.co.uk. For more information please contact Protect or visit the website.

0161 905 5700 www.protectmembranes.com

Home automation is growing rapidly in popularity. A recent study by management consultancy McKinsey found that the global market for such systems has grown 31 per cent over the past three years and is expected to see explosive growth. Advances in technology mean that smart home systems are now available to the mass market, giving more homeowners than ever before the ability to control heating, lighting, curtains and even doors with their smartphones.

For housebuilders and developers, smart home systems can add significant value. They can also make properties more desirable to buyers due to their potential to save energy, along with enhanced controls that can add an air of luxury to a home.

WHAT DO YOU NEED TO CONSIDER?

Before investing in a smart home system, housebuilders and developers should consider several factors.

Firstly, what functions do potential buyers want and what systems provide this? Home automation can include control of lights, heating, blinds, air conditioning and door communication from anywhere in the world.

Not only can these be controlled individually, but occupiers can also create scenes, for example 'movie night,' where lights are set low and blinds closed, or a 'morning scene,' where the bathroom and breakfast room are already warm when you get up in the morning. Some systems are geolocated to automatically adjust lighting, temperature and curtains to the times of sunrise and sunset. It is important to know the options available and the abilities of the system you're investing in.

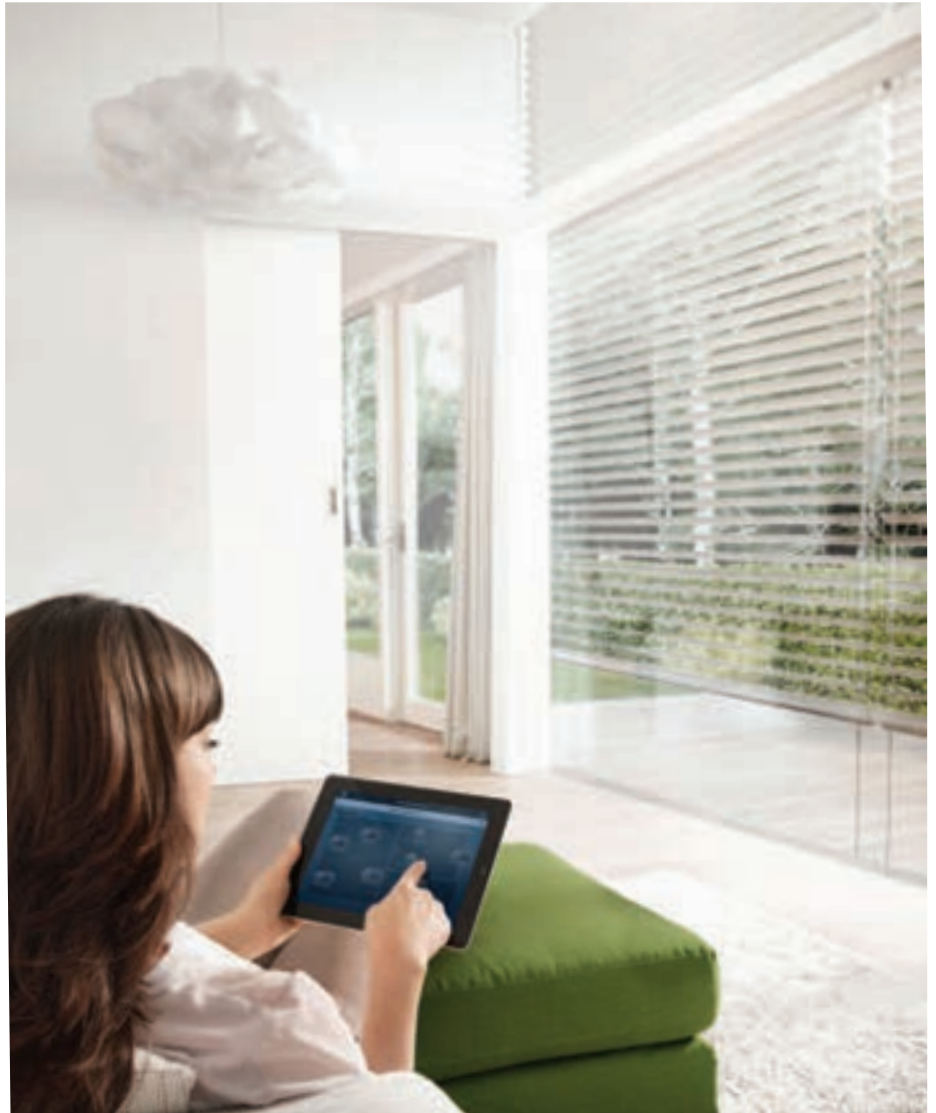
Secondly, how easy is the system to install and use? In the past, smart home systems called for specialist contractors with in-depth knowledge. Nowadays, a new generation of systems is available. These are designed to be quick and easy to install, conducted by electrical contractors rather than specialists. This has significantly reduced the cost and complexity of installation.

Once installed, a straightforward handover to homeowners is important to

**HOME AUTOMATION
INCLUDES CONTROL
OF LIGHTS, HEATING, AIR
CONDITIONING, BLINDS &
DOOR COMMUNICATION
ACCESSED FROM
ANYWHERE IN THE WORLD**

SMARTEN UP

As smart home systems enter the mainstream, Dean Reddy of ABB advises housebuilders what to look for when considering smart building technology.



minimise the need for 'hand-holding'. This means that developers and their contractors can shift their focus onto the next project.

To achieve this, occupiers should feel confident, controls should be easy to understand and support should be easy to access if needed.

Thirdly, home buyers may want to add new devices and functions in the future so it's important to ask how future-ready the system is. Does it have the ability to adapt and grow without significant rewiring? Will the manufacturer continue to offer support and add new functions and devices in coming years?

CLARENDON HOMES

Clarendon Homes, a housebuilder and developer based in Kent, gave a smart home system a trial on a development of 14 three to five bedroom detached houses after a suggestion by its electrical contractor, Darren Faulkner.

Having attended a half-day training workshop in Kent, Faulkner had the confidence to carry out the installation across the entire development of 14 houses in little more time than would be required for a normal project.

The system can integrate up to 64 smart home devices, which is ideal for properties with up to five bedrooms. It is

commissioned on a tablet app or laptop, where the contractor uses simple drag and drop controls to create a house layout and position smart home devices inside it.

Not only is it intuitive for electrical contractors to install, but it is also easy for customers to pick up using a similar controller app via their own smartphone, tablet or over the web. Some products allow you to control lights, blinds or curtains and heating from an app with just a swipe of a finger or through voice control.

Reporting on his experience of installing the smart home system for Clarendon Homes, Faulkner found that the handover to home buyers went smoothly, with new homeowners able to understand the system quickly and able to access support through a help button.

Following the success of the trial project, Clarendon Homes gave the go-ahead to roll out smart products across all of the properties in their portfolio.

ENERGY SAVING AND WOW FACTOR

Other housebuilders are also seeing the benefit of smart home systems. For example, in Poland, smart products were a key selling point for the developer of a new housing project called Ossowska 85 near Warsaw, featuring 24 homes. The energy savings and lower bills were a differentiator



when selling the homes and the products also gave a 'wow factor' during viewings.

Developer Maciej Piorkowski was impressed with the systems' fast installation, which saved valuable time during commissioning, an important factor for projects where cost control is a priority. He said the products offered him "a modern and cost-efficient home automation solution that [he] can promote as a key benefit of the homes."

A WIRELESS FUTURE

Smart home technology is evolving fast, so it's worth knowing about recent additions and future trends.

One manufacturer's update is a wireless product that can be used to extend existing schemes or deliver new projects without the need for re-wiring. Security is a top



priority for the wireless version and to support this, each installation has its own randomly generated encryption key.

Another recent innovation in smart systems is the addition of a weather station, so that homes can adapt to the weather automatically.

Voice control has already been added to many systems, and in the future gesture control will allow occupants to change light settings with a sweep of their hand.

As our world and homes become more integrated with technology, it is important that smart home technology matches home buyers' expectations of functionality and ease-of-use, and that systems should be able to grow with the needs of buyers.

Dean Reddy is ABB's product marketing manager for building automation

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Build right for Smart Home Technology

Over the last couple of years, home technology has been referred to in a number of ways: smart home, home automation, custom installation and the integrated home.

To give a simple definition, it is the integration of technology in the home. This includes a wide range of features, such as entertainment systems, multi-room audio, lighting control, smart security, heating systems, blind control and so on. The majority of people now use some sort of technology in their life, for lifestyle and / or work. Thanks to iPhones, iPads and other devices, we as a society have never been more in tune with technology. Home technology provides a multitude of benefits to us.

The benefit of integrated home technology is that all integrated technology can be controlled from one interface, either on control panels situated throughout the home or via mobile devices, proving the simplicity and ease of managing home technology.

From finger-tip electronic control over any aspect of your home, to pre-programmed settings that turn on your lights and unlock your doors when your car pulls in the drive, home technology is the future of 21st century homes. Capable of assisting us with everyday duties to bespoke requests, home technology is becoming the norm for homeowners up and down the country, with more and more new house buyers expecting their property to be technology ready.

Today's integrated home allows you to control, conceal and operate electronic systems within your home as never before – this is the world of CEDIA, the leading global authority for home technology professionals, who can make this a reality.

Infrastructure is king

CEDIA® has recently sponsored and contributed to the latest Publicly Available Specification (PAS) by the British Standards Institution (BSI) titled, 'Design and Installation of Telecommunications and Broadcast Infrastructure within the Home'. A credible and useful tool for developers, the PAS includes all the latest technical standards and regulations required when designing and installing a smart home wiring infrastructure.

As market leaders in the home technology industry, CEDIA has been working with the BSI to create a document that outlines the recommendations for designing and installing a domestic wiring infrastructure for both single residential dwellings and most homes with multiple occupations. Based on the requirements outlined in BS EN 50173 and BS EN 50174, 'Design and Installation of



Telecommunications and Broadcast Infrastructure within the Home' provides the latest technical guidance and recommendations for integrators working on new build properties to meet the changing and increasing requirements of designing and installing a domestic wiring infrastructure that supports a connected, integrated home.

How CEDIA can help

Although this code of practice outlines the fundamentals of the required infrastructure for an integrated home, CEDIA members are fully equipped to design and deliver more bespoke systems, dependant on the needs of a developer. All CEDIA professionals are trained in the latest technologies, design, project management, and installation techniques. Working with a CEDIA member is the best assurance housebuilders have that the final system will meet their expectations, without any unexpected set-backs.

Build a relationship with a home technology professional

To ensure the best service from design to installation, it's important to build a relationship

with a home technology professional from the get-go. CEDIA members are the best informed and trained in the latest technologies, design, project management and installation techniques. CEDIA members understand that technology in the home is becoming more and more valuable, and will specify a system and infrastructure that most suits your development.

CEDIA Finder Service

CEDIA offers a Finder Service on its website, which allows clients to locate their nearest home technology professional. Users can search CEDIA member companies by postcode, services, and certification. This will provide you with enough information to start the conversation. You can find your CEDIA member via www.cedia.org/find-a-edia-professional

01480 213 744
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SET IN STONE, ON A BUDGET

Chilstone Architectural Stonework dispels the myth that incorporating stonework into a development is a costly and time-consuming process.



Replacing damaged or crumbling stonework can be tricky, and adding stonework details to a property can prove costly. Not only do you have to match the colour to avoid unsightly differences that can 'glare out', but you must also find a way to match the details if you want to restore stonework. Hand carved stone is expensive to buy and

labour costs can mount up. This begs the question, how do you blend in new work in a discrete and cost-effective way?

Cast stone is essentially a mixture made from reconstituted stone, but because it doesn't start off solid and is shaped in moulds, it has several flexible uses that many housebuilders don't think of. Some companies use skilled craftsmen who hand

finish their products, so you don't have to skimp on details and can create a fine texture, almost identical to Portland stone.

RESTORATION

When restoring a property, some craftsmen can take an impression from existing stonework and cast a mould for a new addition to replace the damaged piece. Cast stone can be coloured to match the shade of your existing stone and it weathers to blend in naturally. Hever Castle in Kent has used this method to repair its statement staircase after the balustrading was damaged by a fallen tree in the famous 1980s storm. Hever needed something substantial, but didn't want to close the staircase for the many hours labour needed to hand carve the details from natural stone. Kew Gardens also used this method to replicate some long forgotten stone urns.

REPLICATION

Garden ornaments can be cleverly resorted in this way too. The Temperate House at Kew Gardens is a famous example, with the urns that adorn the roof edge appearing as though they have been there for several decades (pictured right). They haven't been there for as long as many assume however. The original urns were removed and placed in storage during the Blitz, for fear of falling stone damaging Kew and its staff. After the war the urns remained in storage, forgotten until one gardener rediscovered them. Sadly, many urns had been stolen in the years that had passed and only a few remained intact.

Kew Gardens approached a cast stone company in Kent to create moulds from the remaining urn and replicate them to line the roof edge once more, restoring the temperate house to its pre-war glory.

This method has been used in many ways, including the restoration of Victorian style window surrounds to a mismatched terraced house, whose previous owners had replaced the feature windows in the 1970s with something now ugly and dated. The neighbouring houses were used to make the mould, creating smart new Victorian style stonework on the house front to match the rest of the street.

ANTIQUING

Cast stone can be made to look old. Garden designer John Everiss used this

CAST STONE CAN BE COLOURED TO MATCH THE SHADE OF EXISTING STONE ON A PROJECT

method to age the stonework in his People's Choice Award-winning Artisan Garden for the 2016 RHS Chelsea Flower Show. He wanted his 'temple' creation to look like it had always been there and would stand for many years to come. Using a mixture of paint colours, soot and antiquing spray, over a few weeks the stone darkened to the right shade for his powerful and enthralling statement garden at Chelsea. He even had the cast stone piece engraved to make his message more striking.

STEEL REINFORCEMENT

Exploring reinforced cast stone components, combining style with strength, can prove to be a key addition to transform building plans. They can make archways weight-bearing and open up many different design possibilities. Cast stone components can interlock or be made bespoke, designed using CAD drawings.

Talking to cast stone manufacturers early in the process can really help with building solutions and save hours of work. Most are happy to offer free quotations and work with architects and builders. From classical designs to contemporary lines, they often have a set of established moulds that can be adapted or incorporated effectively

to save money and time, maximising your budget.

FINISHING TOUCHES

Simple coping and pier caps can add longevity and a stylish finish to walls and gate posts, adding kerb appeal and channelling rain away from brickwork to extend the life of your wall. Stone window sills and door surrounds can make a home appear polished and increase the value cost-effectively. New builds in villages or

semi-rural spaces can make a quality statement and add to the local ambience. Adopting a classical design using stone sills, door surrounds and porticos can add stature to a build that stands it apart.

While natural stone will always have its uses, it is worth considering cast stone a practical alternative for homes and gardens, large and small.

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