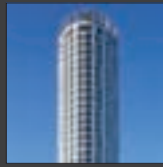




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Malaysian/UK joint venture Ecoworld Ballymore expands its London presence further with a 1700-home island development overlooking the O2

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James Parker

FROM THE EDITOR

Following what has been a turbulent summer, winds continue to blow across the industry which could cause lasting damage. Alongside uncertainty from Brexit, the shaky Government majority, and now a ban on the selling of new leaseholds, there are issues with construction supply chains, and productivity problems – particularly concerning in the light of the 250,000 homes per year target.

Rudi Klein, head of the Specialist Engineering Contractors Group, recently wrote in the FT that the Carillion saga, which saw its shares tumble, “exposed the fragility of the finances of the top UK contractors.” He said that by transferring financial risk to their supply chains, manipulating payments, and retaining cash as “security” for performance, major contractors were putting up “key barriers to improving the industry’s performance and productivity.”

This comes shortly after the belated Government response to Mark Farmer’s 2016 review, which was partly initiated as a result of the Construction Leadership Council’s concerns that productivity was being undermined by the sector’s reliance on subcontracted labour.

The Government, naturally, wants supply chains to be more productive, to ensure design quality and workmanship, and be more innovative. As ever, suggestions as to ‘how’ are scarce. In addition to training and technology, the key recommendation being proposed by the CLC is that housing be used as a “scalable pilot programme” for “changing commissioning trends from traditional to pre-manufactured approaches.” In short, it should try a major move to offsite.

Given all of the issues with the supply chain, and delivery of housing in general, are the winds blowing from the offsite community likely to shake up many traditional housebuilding supply chains? Could we see it perhaps replaced by something, if less lucrative for some, perhaps more robust and reliable? The CLC however only gives glimpses of how it thinks that the “longer term collaborative relationships” that it sees as possible from pre-manufactured approaches could be formally rolled out.

It says Government should promote the use of offsite solutions via “conditional” investment in PRS, more pre-manufactured social housing, or direct commissioning. It thinks the Government should also consider “planning breaks” for off-site developments, perhaps an admission that the Housing White Paper and the MMC-oriented £1.7bn Accelerated Construction Programme will not be enough.

Maybe we will have to wait until Legal & General begins turning out homes on a daily basis from its new factory to see things really begin to change across the industry.

James Parker

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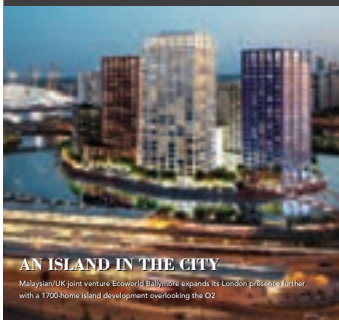
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ON THE COVER



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AN ISLAND IN THE CITY
Malaysian/UK joint venture Ecoworld Ballymore expands its London presence further with a 1700-home island development overlooking the G2

London City Island
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Sajid Javid proposes leasehold ban

A consultation paper has been released by Government which proposes a ban on the sale of leaseholds on new homes.

Entitled 'Tackling unfair practices in the leasehold market' the paper considers measures to tackle what DCLG says are "unfair and unreasonable" abuses.

Ground rents are renowned for rising at high rates, often doubling every decade. This rise is inviable for many homeowners, and such rates make the property increasingly difficult to sell.

Under the new proposals announced by Communities Secretary Sajid Javid, leaseholds on new build houses would be outlawed, along with hopes of dramatically reducing ground rents.

As the trend for new build housing being sold as leasehold has accelerated in recent years, Javid commented: "Enough is enough," calling the practices "unjust" and "unnecessary."

Labour MP Justin Madders described the situation as the "PPI of the housebuilding industry."

The DCLG argued the terms of some leases "were becoming increasingly onerous," citing examples such as a homeowner being charged £1,500 by the freeholding company to make a small change to their family home, a family home which is now impossible to sell because the ground rent is expected to hit £10,000 a year by 2060, and a homeowner who was told that buying the lease would cost £2,000 but the bill came to £40,000.

The proposals only apply to England, and are undergoing an eight week consultation.

THE INDUSTRY REACTS

While some commentators in the industry agree that Sajid Javid's call for the ban is a step in the right direction towards tackling the housing crisis, others feel that a complete ban on leaseholds is going too far, and that setting out fairer rules should be considered instead.

The House Builders Association (HBA) – the housebuilding division of the National Federation of Builders (NFB) – suggested that leaseholds can still be a "legitimate model of ownership" for housing, but that

everything "depends on how properly this model is managed."

Rico Wojtulewicz, policy advisor for the HBA, explained how they might work on BBC Radio 5 Live: "An HBA member in Sheffield offers 249-year leases with ground rent charges of £100 annually, increasing them by £100 every 30 years. Ground rents can be legitimate for the adoption of roads, sustainable drainage costs, maintenance of common spaces, or lighting on a site. However, there needs to be clarity in the process and fees need to be fair. Value doesn't end at the point of sale."

The association commented: "Rather than completely outlawing leaseholds on new-build homes, the Government ought to explore ways to make the system fairer in a manner that works for people. Looking at the model presented by HBA members would provide a good starting point."

Mark Farmer, co-founder and CEO of Cast and author of The Farmer Review, said the plans were a "step in the right direction."

He argued that leasehold agreements and

ground rents "artificially distort a housing market that is already struggling with issues surrounding affordability."

"Banning developers from selling new-build houses on leasehold agreements to drive additional revenue may help recover some of the confidence that the public has lost in the sector. Without action on this and the parallel housing quality debate, there is a real risk of buyers starting to move away from new build stock, which would be a disaster for housing supply."

Ian Fletcher, director of real estate policy at British Property Federation welcomed the Government's consultation on the subject.

He warned however that it is important to distinguish between houses and flats, "where the use of leasehold in flats is very common, but irregular in new build houses."

"Traditional freehold owners of leasehold flats have been aghast at the use of leasehold in houses, which is in most cases wholly unnecessary and inappropriate. The motivation seems to have been to raise



WITHOUT ACTION ON THIS AND THE PARALLEL HOUSING QUALITY DEBATE THERE IS A REAL RISK OF BUYERS STARTING TO MOVE AWAY FROM NEW BUILD STOCK, WHICH WOULD BE A DISASTER FOR HOUSING SUPPLY

Mark Farmer, co-founder and CEO of Cast and author of The Farmer Review

unreasonable ground rents and, for the sake of home owners, the Government is right to clamp down on housebuilders who have been abusing this form of tenure, and with it their customers.”

He added: “The Government has also announced improving the process for recognising tenants’ associations. It is something we have long-supported. Tenants’ associations have rights of scrutiny over the running of their buildings, but with buy-to-let and other types of non-resident owner it is often difficult to make contact with the people who would have a vote in such circumstances. Making that process easier has our support. We would also support changing the threshold of votes needed to form a tenant association, from the 60 per cent in current guidance, to a simple majority.”

Anne Baxendale, Shelter’s director of communications, policy and campaigns, said it’s “good to see the Government upholding commitments from their Housing White Paper,” but that it’s important to remember this is only “one small piece of the puzzle when it comes to our broken housing system.”

She had strong criticism for the current situation, saying the housebuilding system is “failing families all over the country, many of whom are being stuck with ever

increasing charges on expensive, and often second-rate, new homes.”

“While the leasehold system can help make sure new homes are properly serviced, it’s clear it has been abused by developers who are using this to get something for nothing. Ground rent charges should be transparent and fair, and it’s vital that families hit by unjust charges are compensated.”

Christopher Grady, partner and residential development specialist at Weightmans LLP said an outright ban would be “difficult to manage” and noted that developers have already been addressing the issue.

He said: “The volume housebuilders I work with are moving away from the leasehold model to prioritise freehold sales. They’re also taking steps to make leasehold terms more customer centric for those sales still in the pipeline – such as extending the length of leasehold agreements or ensuring ground rent reviews are index-linked.”

Grady implored Secretary of State Javid to “consider that it will take time for major changes to work through the system.”

“In the short term there will be many cases where existing arrangements still require houses to be sold on a leasehold basis,” he continued. “There are also circumstances where long-lease sales are

necessary – particularly where the development land is purchased on a long lease and the housebuilder does not own the freehold.”

He said that he hoped the consultation will consider the benefits that leasehold agreements can offer buyers, “such as where there are costs involved for managing community spaces which are incorporated into the lease and easier to manage.”

“In that respect there’s an argument for the Government to focus on the terms of the leases as opposed to a blanket ban.”



Communities Secretary
Sajid Javid

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Deal signed to build 50,000 affordable London homes

A £1.7bn deal between City Hall and London's councils and housing associations has been announced, which aims to build almost 50,000 affordable homes to buy and rent over the next four years.

The investment will see 49,398 affordable homes, with new homes for each of the 32 London boroughs and the City of London. They will be delivered by 44 housing providers, both large and small, as well as nine London councils.

Of the total, 17,500 will be for rents around social levels, and just under 32,000 will be for a combination of the Mayor's new London Living Rent and Shared Ownership.

Housing associations are being given the flexibility to swap homes between London Living Rent and Shared Ownership, depending on local circumstances when homes are completed. Sites have already been identified and bought for almost half the 50,000 homes, meaning delivery can get underway immediately.

The Mayor of London, Sadiq Khan, commented: "I want to see everyone playing their part in tackling the housing crisis in London, because it is simply unacceptable that Londoners continue to be priced out of their city.

"We know that solving the housing crisis is not going to happen overnight, but I very much welcome so many housing associations and councils matching my ambition by committing to build the new and genuinely affordable homes Londoners so desperately need."

The allocations also include eight new

strategic partnerships between the Mayor and housing associations, L&Q, Hyde, Genesis, Clarion, Network, Notting Hill, Optivo, and Peabody. They are prepared to build new homes at scale, and will deliver at least 60 per cent affordable housing across their portfolio of sites. These partnerships will deliver 38,500 genuinely affordable homes.

Paul Hackett, chair of the G15, said: "The commitment from London's housing associations is an unprecedented level of ambition to build the homes the capital needs. The partnership with the Mayor is the biggest that London's housing associations have ever committed to, reflecting the urgency of the housing crisis and our strong relationship with city hall."

Jasmine Whitbread, chief executive of London First, commented: "With the average monthly rent now at £1,700, businesses are increasingly worried about their employees being priced out of the capital. As the Mayor gets to grips with the reality of housebuilding, it's great to see him making good on the promise of tens of thousands of affordable new homes."

She warned however that "London's housing shortfall hasn't been addressed for years," saying that to catch up to the volumes necessary, "the Mayor has to keep up a drumbeat of housebuilding across the capital, otherwise we risk losing the people we need to stay competitive."

All homes will reportedly be built to the highest standards, and are expected to meet the design and sustainability standards set out in the London Plan.

Prime property market fails to see bounce post-general election

June's election result has so far failed to deliver an upward trend in the prime property market, according to analysis from Garrington Property Finders, which said this bucks the trend of the previous five general elections.

This has been most acute in London, where the annual change in prime property prices per square foot fell by 7.1 per cent last month, slumping from a 3.3 per cent increase in May to a 3.8 per cent decrease in June. Transactions are down too, with the number of prime properties sold in the capital during June slipping by 15.8 per cent compared the May figure.

While June data for the rest of England and Wales has yet to be published, the capital's prime market is widely regarded as a bellwether for the UK's prime market as a whole.

Garrington's analysis of official Land Registry data found that across England and Wales, sales of prime property rose by an average of 26 per cent in the two months following each of the past five general elections.

Jonathan Hopper, managing director of Garrington Property Finders, commented: "The prime market tends to be the most sensitive to political and economic uncertainty, and the current dose of both is clearly having a cooling effect, especially in London.

"Britain hasn't had a minority Government since 1974, so the fragility of the new Government's mandate and ongoing concerns over Brexit are pushing the market into uncharted waters.

"Where London leads, other regions tend to follow, and as the post-election fizzle spreads out from the capital, the next few months will provide some strong buying opportunities for prime buyers across the country."



Prices forecast to rise after Brexit slowdown

Average property prices are forecast to rise over coming years despite a recent slowdown in the market, which has seen house price inflation falling from 7 per cent in 2016 to 3.7 per cent driven by uncertainty around Brexit.

According to PwC's latest UK Economic Outlook average UK house prices could rise by as much as £8,000 in 2017 to £220,000, with the forecast for 2025 reaching over £300,000.

PwC believes that housing transactions, which tend to be more volatile than prices, are where the uncertainty caused by Brexit has manifested itself most strongly. Year-on-year, the number of transactions have been negative for 12 consecutive months.

The London property market has reportedly been the most severely impacted by economic and policy uncertainty, and the recent changes to stamp duty. Price inflation in London in the first four months of 2017 was around 4 per cent, compared with around 13 per cent for the same period in 2016.

PwC projects the capital's housing market will continue to slow, with only 2.8 per cent and 3.8 per cent growth on average in 2017 and 2018 respectively.

Elsewhere in the UK, the east and southern regions of England are predicted to continue to grow above the UK average, but Northern Ireland and the north east will continue to lag behind. While the average house price across the UK has grown by 17 per cent since mid-2007, over a quarter of all local authorities are still below the 2007 peak.

Richard Snook, senior economist at PwC, said: "There is a huge disparity in how sub-regional housing markets have performed since the recession. The local authorities that have experienced the greatest falls in house prices since 2007 are

all based in Northern Ireland, while London dominates biggest risers, with all boroughs experiencing price growth of over 50 per cent."

PwC's analysis has also found that London's housing market has seen a structural shift recently, as house price growth has moved outward from the capital. Growing unaffordability in London, coupled with policy reform, has seen house prices in prime central boroughs slow, while prices in the outer boroughs and the commuter belt have risen.

Over the last two years, house prices in the outer boroughs have risen nine per cent faster than inner boroughs, while growth in the fastest growing cities within the commuter belt (including Basildon, Luton and Slough) exceeded those in London by 4 per cent in 2016.

Research also found that UK GDP growth will slow from 1.8 per cent in 2016 to around 1.5 per cent in 2017, and 1.4 per cent in 2018. PwC puts this down to slower consumer spending growth and the drag on business investment due to ongoing political and economic uncertainty regarding Brexit.

While UK economic growth held up better than expected in the six months following the Brexit vote, growth slowed in the first half of 2017 as inflation rose sharply, squeezing household spending power.

John Hawksorth, chief economist at PwC, commented: "Brexit-related uncertainty may hold back business investment, but this should be partly offset by planned rises in public investment. Fiscal policy could also be further relaxed in the 2017 Autumn Budget, to offset the ongoing squeeze on household spending power.

"There are still downside risks relating to Brexit, but there are also upside

possibilities if negotiations go smoothly and the recent Eurozone economic recovery continues. We expect the UK to suffer a moderate slowdown."

Report finds construction falling behind on diversity

Research has found that just 6 per cent of construction companies in the FTSE 350 have executive committees which are over 25 per cent female, making the sector 19 points below the average.

Women Count 2017, the second annual report by the Pipeline, has been released, tracking and analysing the number of women on executive committees of FTSE 350 companies.

Construction companies were also seen to have below the average proportion of women executives that operate in P&L roles, 27 per cent compared to 35 per cent across the FTSE 350.

Electricity, oil, gas, steam, waste and water appeared in the top quartile for companies with at least 25 per cent women on executive committees, in P&L roles and on main plc boards. According to Pipeline, diversity success in other STEM based jobs gives hopes for construction companies.

Analysis also showed the demonstrable economic benefits for companies who have women in more senior roles. Net profit margins almost double in companies with at least 25 per cent females on their executive committee compared to those with none.

Pipeline claims that if all FTSE 350 companies performed at the same level as those with at least 25 per cent females on their executive committee, the impact could be a £5bn "gender dividend" for Corporate UK.

Commenting on the findings, Donald Brydon, chairman of the London Stock Exchange Group, said the report "continues to confirm that companies with greater gender diversity perform better financially."

He added: "It is therefore concerning that the percentage of women on executive committees has stagnated at 16 per cent for the second year," he continued. "It is clear that companies will have to do more systematically to meet the Government's target of 33 per cent by 2020."



Government urged to create National Housing Fund

Think tank ResPublica, working with housing management consultancy PCA has called on the Government to create a National Housing Fund to boost the supply of new homes around the country.

Backed by a consortium of housing associations, the report – ‘A National Housing Fund to build the homes we need’ – attempts to show “how £100bn of repayable investment over a decade could transform the country’s housing offer, providing tenants with certainty through long-term tenancies and the opportunity to buy the home they rent at a future date.”

The authors argue that, as the “case for austerity recedes in the public and political consciousness, this model could produce both the homes the country needs and a significant boost to public finances.

The report proposes that Government joins a number of leading housing associations in the creation of a National Housing Fund that would utilise Government borrowing capacity to deliver at least 40,000 new homes annually, as well

as “boost public finances by £3.4bn, create 180,000 new jobs in the construction sector, support the growth of small and medium sized builders, and grow the wider construction industry through repeat investment.”

Collectively, the report envisages that housing associations and Government would hold a 50 per cent stake in the fund. The associations would manage the properties and government would provide the funding, through the raising of Government bonds. The rental income of the Fund would in turn meet the cost of the Government’s interest payments until the loan is repaid, and over time, the net rental income would generate surpluses that can be reinvested into building more homes.

Managing director of PCA and report author, Philip Callan said: “Historically, low borrowing costs can provide the mechanism to deliver the homes we need. Our report focuses on the practical steps that Government can take to deliver many more

homes. All of our proposed actions are in their control. What is needed now is the political will and leadership to make it happen.”

Developers only build at a rate that they know they can sell, and as a result production over the last 35 years has average at 150,000 homes against the Government’s target of 200,000. Every year this target is missed, demand is pushed up and ultimately so too are house prices and rents, with one in seven households nationally already spending 50 per cent of their income on housing.

The National Housing fund is intended to provide some of the certainty that the development market needs. It would contract to buy homes on existing and planned schemes, speeding up developments and enabling smaller developers to rapidly increase their output. The proposals seek to utilise Government borrowing powers for a time-limited period while generating “significant returns to the public purse” in the process.

Lord Kerslake, former permanent secretary at the DCLG, added his view: “This is a big and ambitious proposal that alongside other measures, would have a material impact on the supply of new housing. It deserves serious consideration by government and the sector.”



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RESI Conference

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www.resiconf.com

Health & Housing

14 – 15 September, Belfast
www.cih.org/events

NHF Annual Conference & Housing Exhibition

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

British Homes Awards

21 September, London
www.britishhomesawards.co.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

London Build Expo

25 – 26 October, London
www.londonbuildexpo.com

RCI Show

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

Women in Housing Conference

2 November, Manchester
www.womeninhousingconference.co.uk

Women in Housing Awards

2 November, Manchester
www.womeninhousingawards.co.uk

WhatHouse? Awards

17 November, London
www.whathouse.com/awards

Homes

22 – 23 November, London
homesevent.co.uk

Construction SMEs sector growth slowing

The SME construction sector grew at a slower rate in the second quarter of 2017 than in the first three months of the year, according the Federation of Master Builders (FMB).

FMB however revealed that Q2 2017 was the 17th consecutive quarter of positive growth, which means that the construction SME sector has been growing for more than four years (since Q2 2013).

Almost one in two construction SMEs predicted rising workloads in the coming three months, with just 9 per cent predicting a decrease in activity.

Research also showed however that 60 per cent of construction SMEs are struggling to hire bricklayers, 57 per cent are struggling to hire carpenters and joiners and 47 per cent are struggling to hire plumbers. Almost two-thirds expect salaries and wages to increase in the next six months.

Brian Berry, chief executive of the FMB, said: "Rising material prices and salaries could be starting to dampen growth among construction SMEs. However, it is encouraging to see that the sector continued to grow despite the snap general election."

He offered a reminder that the construction SME sector is "particularly vulnerable" to any dips in consumer confidence that might come from periods of political uncertainty. "It may be that a number of home owners decided to delay any big spending decisions on new extensions of loft conversions while the election campaign was underway – this would account for the slow-down in growth seen in the quarter of 2017."

Berry continued: "Almost two-thirds of construction firms expect wages and salaries to increase over the next six months, and this is in contrast to stagnant wages elsewhere in the economy. Rising salaries are undoubtedly the result of the escalating construction skills shortage – construction workers know their worth and are demanding higher wages."

He concluded: "With Brexit on the horizon and worrying talk of the so-called 'Tier-2' immigration system replacing the free movement of people, the construction industry urges Ministers to bear in mind their strategic housebuilding and infrastructure targets before pulling up the drawbridge on EU migrant workers."

190 new homes for Ashford



190 additional homes have been approved by Ashford Borough Council between 2018 and 2024, on top of the 159 homes that are being delivered between 2015-2019.

The Kent authority has reportedly delivered 186 homes through its Housing Revenue Account (HRA). The HRA is a separate account into which rent paid by tenants into the council's housing stock is saved. The money is exclusively for the management, maintenance and repairs of these properties, and where possible it funds the construction or acquisition of more council properties.

Of those 186 properties, 149 have been council-built through grant funding (the council has successfully bid for over £11m of Homes and Communities Agency funding since 2011), 30 are empty properties that have been brought back into use, and the remaining seven are previously owned council properties sold under the right to buy legislation that have been bought back.

According to the council, over 40 per cent of all rural local needs homes built in Kent are built in the Ashford Borough. Furthermore, 782 affordable homes have been built or brought back into use by the council in the last five years, plus an extra 153 built through a PFI initiative at Stanhope.

In February 2016, Ashford was the first authority in the South East to be viewed by government as being 'Housing Business Ready'.

The council is working with housing associations to bring other developments forward which it has nomination rights on. Full consultation, as well as consultation through the planning process, will take place in areas where its small-scale proposals are put forward.



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 **Polypipe**

RICS survey says staff think pay gap will shrink

Nearly half (46 per cent) of construction workers predict the gender pay gap will be less than 15 per cent by April 2018, according to a OnePoll survey commissioned by the Royal Institution of Chartered Surveyors (RICS), who also argued more needs to be done.

With the ONS stating the national average pay gap at 18.1 per cent in 2016, RICS claims its findings suggest the construction sector is likely to be leading the way in closing the gap.

More than one in 10 respondents think that there will be no gender pay gap at all by April 2018, which marks the end of the UK Government's mandatory gender pay reporting period. However, this positive sentiment was absent in the capital, with Londoners working in the construction sector predicting an average pay gap of 21 per cent.

Despite a positive outlook towards the pay gap, the study noted the work necessary to achieve parity. 30 per cent of women surveyed think sexism holds them

back from pursuing senior roles in construction, while 38 per cent of men believe their skills are better suited to the sector than women.

Chief executive officer of RICS, Sean Tompkins said that while the sector's optimism over the gender pay gap is "great to see," the findings highlight "that achieving gender equality in the construction sector requires significant commitment from organisations."

"Encouragingly," he continued, "there is a collective agreement from over a third of both men and women across the industry that companies are not doing enough to attract females in the sector."

"The findings reveal that is primarily the responsibility of individual organisations, to invest in schemes and nurture more inclusive cultures that support women to hold more senior roles in the construction industry."

Tompkins concluded: "People often come at tackling diversity from the perspective of it being an issue to be



addressed. RICS believes it should be approached from the other way round; diversity and an inclusive culture where you feel entirely comfortable being yourself in the workplace, has to be embedded as part of your business strategy and DNA, because you simply cannot afford to not have a diverse workforce today and for the future. Increasingly, clients will expect it, and to win the war for talent you will need a diversity of role models."

42 per cent of those surveyed believe the companies need to invest more in training their existing female employees. Equally, those in the sector want to see businesses investing in the future pipeline of talent to build a diverse workforce, with 40 per cent recognising that companies need to invest more in encouraging young girls to pursue a career in construction, so that more women enter the profession.



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McCarthy & Stone awarded for digital innovation

McCarthy & Stone was presented with the Digital Construction award at the 2017 Constructing Excellence in London and The South awards, in a recent ceremony at The Lancaster London.

At the 27th annual awards, the retirement housebuilder picked up the award for 'Datum' – a digital information system created by the housebuilder that is "redefining how the company operates".

Designed to manage and distribute information, and incorporated into its BIM platform, Datum is part website and part database, building information model and digital cost tool.

Datum has been instrumental in aiding collaboration and the sharing of live information for the housebuilder, which in turn has sped-up workflow. Following its successful adoption in London and the south east, this single 'cloud-based' library of repeatable elements, components, and building data will be rolled out across the company's nine regional operations, with a clear aim to standardise, dramatically improve cycle times and provide cost certainty – and thus, to increase margins over the coming years.

Commenting on the win, Jadon Silva, group product & development director for McCarthy and Stone said: "Ensuring we are at the forefront of digital construction is a priority for McCarthy and Stone, in what is a milestone year for the company as we celebrate our 40th anniversary. We are therefore completely thrilled that our innovative approach has been recognised at an industry level – and in what is an increasingly competitive field."

Constructing Excellence is a not-for-profit organisation that seeks to improve



industry performance through collaborative working across the whole sector, including all parts of the demand and supply chain, all disciplines, professions and trades. Comprising 15 categories, the Constructing Excellence in London and the South East awards recognise outstanding companies and projects that have delivered improvements in all-round performance through collaborative working and a real desire to make a difference.

Bovis Homes opens new national training centre

Bovis Homes has launched a new dedicated staff training centre at its Thames Valley regional headquarters in Reading.

The Bovis Homes Training Centre, which was officially opened by chief executive Greg Fitzgerald, will act as a "focal point" for learning and development initiatives delivered by the company for its staff.

The training centre will host a range of staff development programmes including company inductions, IT training and a range of customer services courses, as well as health and safety and CITB-accredited courses. It will also be used to offer training to contractor partners as part of a wider company initiative to "fully engage with the construction supply chain."

The centre can host as many as 24 delegates at a time, and is equipped with interactive technology including Microsoft Surface Hubs, designed to encourage collaborative working.

Discussing the new centre, Bovis Homes head of talent Roger Morton said: "This is an exciting step for Bovis Homes and is a real commitment to the development of our people and to our goal of delivering the very best quality homes and service to our customers."

Explaining its place in the firm's history, he continued: "Bovis Homes has a proud history of supporting and training our people, going right back to 1936 when the Bovis School of Building was set up, taking 100 trade apprentices and management trainees. We still offer opportunities to apprentices and this latest initiative will ensure that we will continue to bring on talent to support the building of the quality new homes that this country needs."

Avant Homes pedals, paddles and climbs its way to £5,000



A team from Avant Homes has raised £5,000 for Muscular Dystrophy UK after taking part in the second annual Pedal, Paddle, Peak 2017 challenge.

Starting in Penrith in the Lake District, the endurance challenge requires participants to complete a 15 mile bike ride followed by a two mile canoe race and then a climb up England's second highest peak, Helvellyn.

The course is completed with a further 15 mile cycle to the finish. The route takes teams on a scenic tour around Ullswater Lake.

The Avant Homes team consisted of Sean Berry, John Pearce, James Peace and Graham Dawson, who are all from the technical department. The team finished in fourth place with a time of seven hours and 13 minutes, winning the award for the most charitable funding raised.

Commenting on the challenge, John Pearce, senior technical architect at Avant Homes said: "This was undeniably a tough course to complete but we all thoroughly enjoyed being put through our paces and are really pleased to have been able to raise so much money for this well-deserving charity."

Krishan Solanki, challenge events manager at Muscular Dystrophy UK commented: "We are thrilled with the response to this year's Pedal, Paddle, Peak challenge and every team should be applauded for their efforts. Avant Homes showed steely determination every step of the way and we were delighted to award them with the trophy for most funds raised by a team in this year's event."

Pedal, Paddle, Peak was launched in 2016 with over £27,000 raised for Muscular Dystrophy UK. The 2017 event has already raised over £30,000. The charity provides vital information, advice and support to help people live as independently as possible.

INDUSTRY MOVERS



Aman Dalvi OBE

Henley Homes Group

Henley Homes has appointed Aman Dalvi OBE to its board of directors.

Awarded an OBE in 2000 for services to housing, Dalvi joins Henley's board of directors with over 30 years' experience in the industry. His most recent position was corporate director of place at the London Borough of Tower Hamlets, a role which covered planning and regeneration. Dalvi spent nine years leading on place-making for the local authority, which has the largest development programme in the country.

Prior to this, Dalvi was chief executive of Gateway to London, a 10 year economic development programme set up with the support of the Mayor of London. He has also held roles as chief executive of a Housing Association and held board positions at the Olympic Park Legacy Company and English Partnerships, the national regeneration agency.

In his new position, Dalvi has responsibility for assisting the Board and the CEO in developing Group strategy and effective business partnerships with key stakeholders.

Joseph Donkor, chief operating officer, comments: "Aman's wealth of experience across the housing sector will be invaluable to Henley, as we continue our expansion plans to deliver more quality homes across London and the south east and beyond."



Adam Osliff & Tracy Calvert

Story Homes

Story Homes, has committed to further enhancing its customer experience with the appointments of a head of customer experience and communications and a quality assurance project manager.

Having expanded into Scotland, the North East and the North West in recent years, the Carlisle-headquartered developer has promoted two of its existing employees into the new roles. With significant investment already made into developing a market-leading "customer journey" for both new and existing customers, the team will work closely with Story Homes' customer service managers and production departments to ensure that customers' expectations are exceeded when they purchase a Story home.

Tracy Calvert, who has been part of the company's brand department for four years, now leads the new department as head of customer experience and communications. She is joined by Adam Osliff, quality assurance project manager, who has worked as part of the site-based production team at Story Homes for 13 years and will be focused on ensuring that all office-based and site-based teams consistently deliver a high quality product and service.

Devonshire Homes

A new managing director has been appointed at west country housebuilder, Devonshire Homes. Tony Lane has taken the reins at the firm.

Lane joins from Galliford Try, where he was pre-construction and development director. He delivered a range of complex projects across the residential, commercial and regeneration sectors in his 27 years at the firm.

At Devonshire Homes Lane will lead on identifying land opportunities and be responsible for overseeing operations from land purchase through to customer service.

BPF

Paul Brundage, executive vice-president and senior managing director (Europe) at Oxford Properties has become the president of the British Property Federation (BPF). Brundage succeeds David Sleath, chief executive of SEGRO, who stood down as President at the BPF's annual Summer Reception.

The BPF has also appointed Helen Gordon, chief executive of Grainger, as its new junior vice-president. Gordon will take over the role from Landsec chief executive Robert Noel, who becomes the BPF's vice-president.

Brundage commented: "I am privileged to take on the role of BPF president."



David Jones

Duchy Homes

Duchy Homes has strengthened its senior management team with the appointment of David Jones as group chief executive.

Jones has worked in the housebuilding industry for over 40 years holding senior positions at Ideal Homes, David Wilson Homes and Bellway. In his new role at Duchy Homes, David will be responsible for overseeing the Group's divisions in Yorkshire, the North East, North West and newly launched West Midlands division.



Craig Hart

Rippon

Rippon Homes has recruited a new construction director designate to aid its continuing success and drive forward business growth.

Craig Hart has a wealth of experience after working for a variety of housebuilders, starting out as an apprentice bricklayer as a teenager and working his way up to construction director.



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Sarah McMonagle,
director of external affairs
at the Federation of
Master Builders

PROJECTS
CAN STILL BE
FUNDED
FROM MORE
THAN ONE
S106
AGREEMENT,
BUT NOT FOR
MORE THAN
FOUR
SCHEMES.
SIMPLE? NOT
REALLY

THE INDUSTRY ADVOCATE

THE CIL: NOTHING IS MORE (UN)CERTAIN THAN TAXES

Taking over Brian Berry's regular column slot this month, FMB director of external affairs Sarah McMonagle gives a qualified welcome to the Community Infrastructure Levy (CIL) Review.

As the famous saying goes "Nothing is certain, except death and taxes". For housebuilders and developers, development taxes (in all their forms) have been, for a long time, an inescapable fact. Unfortunately, certainty regarding the extent of these charges is the one thing that's conspicuous by its absence.

Few would argue that, in recent decades, the demands for developer contributions have crept steadily upwards – this is particularly the case as the pressure to provide affordable housing has grown. The Federation of Master Builders (FMB) has long expressed concerns about the level of expectation for funding which is placed on these contributions. In particular, we have pointed to the impact this has been having on the economic viability of smaller-scale development.

The reality is that we probably have to recognise that some form of developer contributions will always be a 'fact of life'. The way that our planning system works to massively increase land values by the granting of planning permission, means that there will always be overriding pressure for the Government to claim back some of this gain for the provision of social goods (e.g. affordable housing, schools, infrastructure). In theory, it should be land prices not builders' margins that take the brunt of it, though as we know it doesn't always work like that. The question is, what is fair and how is this best raised and administered?

The set of policies we currently have is a rather strange hybrid in which the older Section 106 (S106) – which is negotiated on a site-by-site basis – sits awkwardly alongside the newer Community Infrastructure Levy (CIL) – a general levy set on a per metre square basis across a planning authority, although different rates may be applied according to areas or uses.

The introduction of CIL meant S106 was scaled back so that it only applies to affordable

housing and 'site-specific' infrastructure. The idea is that CIL funds more general infrastructure requirements. In order to prevent 'double-charging', infrastructure to be funded by CIL must be listed in a 'Regulation 123 List'. S106 monies should not then be used to fund these projects. Infrastructure can still be funded from more than one S106 agreement, but under so-called 'pooling restrictions', not from more than four developments. Simple? No, not really.

The FMB argued successfully that the introduction of CIL and the gradual extension of S106 demands to even the very smallest of sites was reducing the number of small sites coming forward, and making the economics of small scale development increasingly difficult. The Government listened and introduced the 10 unit threshold for affordable housing and pooled S106 contributions. Although there is still unhelpful ambiguity around this policy, we believe the change in policy will make a significant difference in terms of tilting the balance back in favour of small scale development and enticing more SMEs into the market. For those building below this threshold, CIL should now be less of a problem.

Generally though, there has been widespread dissatisfaction with how CIL works. The Levy was supposed to provide developers with certainty and transparency and be easy to administer. In reality, the administration of CIL has been complex and bureaucratic. The intersection with S106 and pooling restrictions is murky and has given rise to numerous complications, particularly on large sites, while none of the uncertainty and delay associated with S106 agreements has disappeared.

So, it was not too much of a surprise when in November 2015 the Government set up a 'CIL Review' panel. However, the Review's findings were not released until the publication of the Housing White Paper in February of this year.

Even then, the White Paper simply said that the Government would examine options for reforming developer contributions and will respond at the 2017 Autumn Budget.

In a nutshell, the CIL Review recommended a new system in which general infrastructure needs are met through a low level 'local infrastructure tariff' (LIT) applied to all development with few, if any, exceptions. The Review suggests a square metre charge based on the calculation of between 1.75 per cent and 2.5 per cent of the sale price for a standardised 100 square metre three bedroom home, divided by 100. For sites above 10 units only, it recommended that local authorities be allowed to negotiate additional S106 agreements to fund infrastructure made necessary by that development. This is in line with the wishes of volume housebuilders that wanted greater flexibility around infrastructure provision on larger sites. The Government is now in the process of thinking through its response.

The FMB is broadly supportive of the recommendations of the CIL Review. We strongly support the retention of a threshold for S106 demands. If the tariff still payable on those smaller sites is set at a relatively low level, it should not

remove too many sites from viability. We are strongly urging the Government to make this tariff payable at the point of sale or at the point of completion to ease the cashflow problems that many smaller building firms face.

The arguments made in favour of S106-type arrangements for the largest sites make sense, but there are some tough questions to ask about those smaller sites still above the 10 unit threshold. Here, further standardisation and simplification of S106, as urged by the Review, would be

welcome, but we really need to concentrate on affordable housing contributions. Government needs to recognise the increasing difficulties (for both the developer and housing provider) of providing a very small number of affordable units on quite small sites and move towards a more rationalised system with greater use of commuted sums.

While we accept that death and taxes may be as inevitable as they ever were, development taxes shouldn't be as dysfunctional as they are currently.



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John Elliott, managing director of Millwood Designer Homes

HOUSEBUILDERS MUST OFFER MULTI-GENERATIONAL LIVING

John Elliott of Millwood Designer Homes looks at why it is so important that housebuilders look at expanding into the market of multi-generational living, to offer families new homes with greater flexibility.

With modern family life changing, as younger generations save for a deposit of their own and older generations move back in with their children, multi-generational living is becoming increasingly popular in Britain.

Recent research compiled by the NHBC Foundation shows that more than 1.8 million households in the UK contain two or more adult generations. My understanding is that, this significant rise in recent years has been largely down to the number of adults over 25, who continue to live in the family home with their parents.

Multi-generational living is becoming more appealing to homebuyers due to the benefits it offers for all involved. As well as the social benefit of living together, splitting bills costs, helping with childcare and providing support for older family members are among several 'pros' to having more than one generation living under one roof.

At present, only 16 per cent of families believe

their existing house would be suitable. I believe there is definitely an expanding market for multi-generational homes, one which more homebuilders should be tapping into.

At our bespoke Lavender Fields development in Isfield, East Sussex we are currently selling a selection of large five and six bedroom family homes, which have been carefully designed to provide luxurious yet practical living spaces, ideal for modern family life. The layouts include self-contained areas such as private home-offices or workshops featuring kitchenettes and a WC and generously sized bedrooms, complete with en-suites for privacy.

In other countries, multi-generational living is recognised as improving wellbeing and contributing to an effective use of housing stock and the UK must follow suit. As housebuilders, we have been presented with an excellent opportunity to design new homes with flexible layouts to suit a range of living circumstances and generations throughout a lifetime.

MORE THAN
1.8 MILLION
HOUSEHOLDS
IN THE UK
CONTAIN
TWO OR
MORE ADULT
GENERATIONS



Haddonstone launch the Gibbs Range of Classical Porches

A traditional Victorian red brick home in a small village in rural Northamptonshire has had its entrance facade transformed with a new Gibbs Classical Porch. The Gibbs Range of Classical Porches is designed by Hugh Petter, of Adam Architecture and inspired by the Georgian architect James Gibbs (1682-1754).

Manufactured by Haddonstone, the Gibbs Range of Classical Porches provides a classically inspired entrance that is sympathetic to the local vernacular architecture of many homes and properties. This allows a housebuilder or developer to enhance a property with a design from a top architect without the need to spend a fortune on architect fees.

Suitable for both new and historic buildings, the Gibbs Range is conceived around the two oldest and most widely used Orders – the Doric and Ionic. Over the centuries, generations of Classical architects have adapted the proportions of these two Orders to suit a variety of situations.

A unique matrix of interchangeable components has been devised to offer architects, designers, builders and homeowners the opportunity to build elegant architectural porches for any situation; that use the rules, geometry and proportions of Classical architecture; and at an affordable price. The Gibbs Range includes both elaborate and more restrained details so that the character of the porch can be finely tuned to each home or project.

ABOUT ADAM ARCHITECTURE

Adam Architecture is one of the leading practitioners of traditional and progressive architecture and contextual urbanism in Europe. The practice has offices in Winchester and London and is run by six directors; Robert Adam, Nigel Anderson, Paul Hanvey, Robbie Kerr, Hugh Petter and George Saumarez Smith. The team of around 80 staff across both offices are highly skill and experienced. Adam Architecture's portfolio of projects, across the UK and overseas, include: new town and country houses; conversions; renovations and extensions, largely for private owners; historic buildings; commercial and institutional buildings, such as hotel, healthcare and office buildings; residential developments; masterplans, and new urban designs; ranging in size from small village extensions to major new developments.

ABOUT HADDONSTONE

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porticos, balustrades and window surrounds to gate piers, fireplaces and landscape ornaments.

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NEW DEVELOPMENTS

L&Q's PRS homes overlooking the US Embassy

With sweeping views across the new US Embassy in west London, L&Q @ The Residence feels more midtown New York than Nine Elms.

Reminiscent of the famous Chrysler Building in the art deco-inspired design, stylised arches adorn the exposed brickwork facade of L&Q's newest private rental sector development, just minutes from the River Thames.

Located within central London's largest regeneration zone Nine Elms, the project comprises 114 one, two and three bedroom apartments, each with its own balcony or terrace. It will form part of the housing association's ambition to deliver 25,000 PRS homes over the long term.

Tenants will enjoy access to a residents-only roof garden, with amazing views across the River Thames and US Embassy. Membership to a gym, located on site, will also be included within the residents' monthly rental payments.

Each home is equipped with integrated kitchen appliances and



laminated wood flooring along the hallway and throughout the living and dining rooms. With all bedrooms carpeted and featuring pendant lighting, the master suite also enjoys built-in wardrobes and an ensuite bathroom.

Erdal Kacar, operations manager for PRS comments: "We are thrilled to be launching a large number of new homes for private rent within one of the country's most exciting regeneration areas." Once a collection of warehouses and industrial buildings, more than 20,000 new homes are currently being built within the riverside location, with substantial office and commercial space set to transform the Nine Elms area.

Island life, in the city

As featured on the front cover of this issue of Housebuilder and Developer, new homes are being released at London City Island, a development on the Leamouth Peninsula by Malaysian/UK joint venture Ecoworld Ballymore.

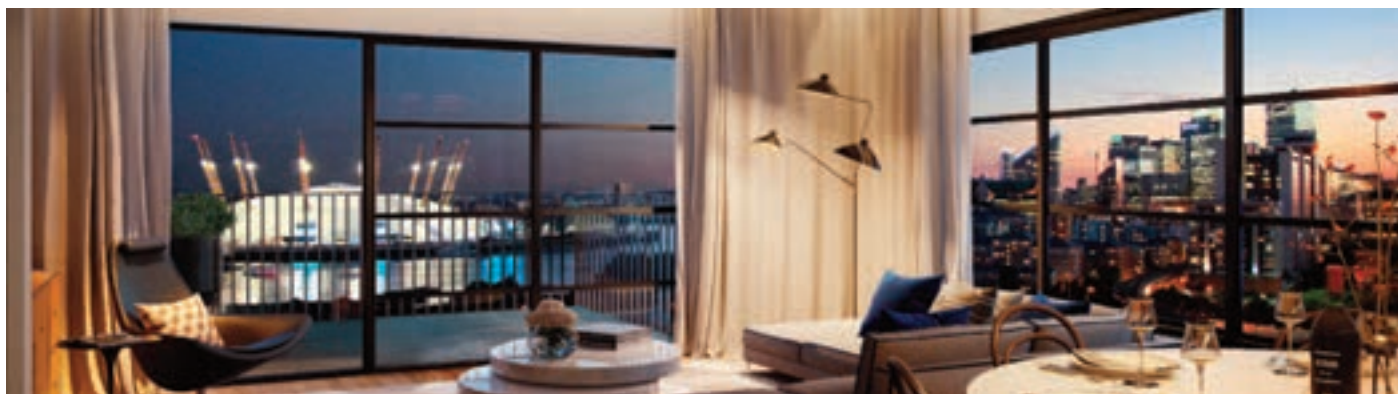
A total of 37 new units will form part of the 1,700 homes on the 12-acre site. The properties benefit from alfresco spaces and a central location, with views of The O2, Canary Wharf and the City.

A 260 ft red footbridge spans the River Lea, an important link that will allow residents to reach Bond Street in 20 minutes via the Jubilee Line and DLR at Canning Town.

The London Film School, the English National Ballet and the English National Ballet School have already been announced as future residents of the island, with Ecoworld Ballymore hoping the site will become a 'hub' for the arts.

John Mulryan, managing director of Ballymore Group, commented: "We are delighted to announce the release of new residential units at London City Island.

"Having welcomed a vibrant mix of residents and new tenants, we are confident in the development's position as a place to invest and call home."



CASE STUDY

The hanging gardens of Battersea

Vauxhall Sky Gardens has been completed in the development hotbed of Nine Elms, west London, one of Europe's largest regeneration schemes. The 36-storey tower features eco-friendly facades and 'floating' gardens.

Taking inspiration from the Hanging Gardens of Babylon, Caddick Developments and Frasers Property have just finished their first London excursion.

Vauxhall Sky Gardens is intended to become a landmark of the Nine Elms regeneration area, comprising 194 private apartments, two penthouses, as well as 35 affordable flats and six shared ownership homes.

2,000 square metres of outdoor space is included in the development, with two Babylonian-style 'hanging gardens' open to all residents.

Split over a 36 storey tower and an eight storey block with an interconnecting podium, the property also includes seven floors of commercial office space, totalling over 4,000 square metres.

All of the homes feature their own private internal winter garden as well, with the layouts optimised to offer the best views of London.

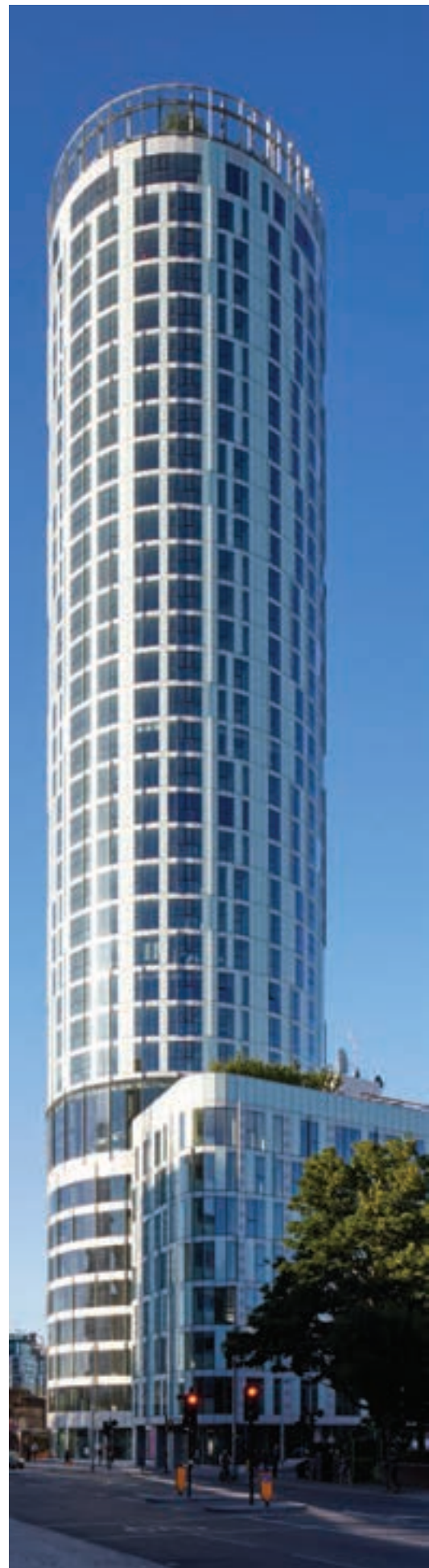
Thermal glass facades surround the property, which reportedly enables the building to use around 50 per cent less energy. The panels turn passive glass facades into active transparent solar collectors, while at the same time controlling the energy flow through the building envelope.

The project has been designed by award-winning architects, Carey Jones Chapman Tolcher, with Yoo Design providing the interiors.

Tim Tolcher, director at Carey Jones Chapman Tolcher architects, enjoyed the opportunity to design a landmark building, "wrapping figments of wonder and modernity around a structure that will hopefully become a much-loved part of the London skyline."

He said that being able to include so much nature in the middle of a London

**THERE'S SOMETHING
PRETTY AMAZING ABOUT
HAVING THIS MUCH
GREENERY IN SUCH A
DENSELY URBANISED PART
OF LONDON**





development “is a key part of its appeal.”

John Caddick, chief executive of Caddick Developments, echoed these thoughts: “There’s something pretty amazing about having this much greenery in such a densely urbanised part of London.”

He continued: “We’re delighted that such an ambitious concept has proven so popular, and we know that residents will be able to enjoy not only the views, but the wider benefits of Nine Elms’ regeneration.”

Chief executive at Frasers Property UK, Simon Lear described what sets the project apart from other towers. He said: “Sky gardens in Vauxhall is one of the first sites to be developed in the Nine Elms regeneration area. There is a real energy in this part of town, and the team is delighted that Mace have now finished the tower.”

Lear explained further, “The tower provides residents with two sky gardens overlooking Westminster and Chelsea, a 24-hour concierge service and a state of the art communal gym overlooking the gardens.”

The Vauxhall Sky Gardens concept encouraged Caddick Developments to set up Moda Living, a build to rent venture with Generate Land, another Yorkshire-based developer.

All of the properties in the Vauxhall Sky Gardens development have now been sold, meaning it is already a success.

“WRAPPING FIGMENTS OF WONDER AND MODERNITY AROUND A STRUCTURE THAT WILL HOPEFULLY BECOME A MUCH-LOVED PART OF THE LONDON SKYLINE”

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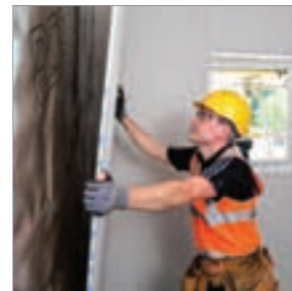
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www.british-gypsum.com/gyproc-habito

Could micro homes take off?



There's a new trend in the housing market that's quickly gaining momentum – **Micro homes**. Starting to pop up around the country, these small, one-bedroom flats are designed to solve the space shortage issue in major towns and cities.

They're also being dubbed as a great option for first time buyers and those hoping to gain additional income by renting out a room in their house. Popular property developers are already offering these houses, including the option for a sliding wall within the house design, enabling you to easily convert it into two bedrooms.

andre.jackson11755@gmail.com

Helifix Dixie micro-piles support Chelsea garden



Best Show Garden at the 2017 Chelsea Flower Show was awarded to the M&G Garden, for which **Helifix** supplied some unseen, but critical, components. The garden featured monumental blocks of limestone of varying sizes and the two largest stone clad steel towers, at 8m and 5m high,

required temporary foundation support. The main garden contractor, Crocus, contacted Helifix who supplied 12 Dixie micro-piles which were rapidly installed. The circular, hollow section, piles were simply screwed vertically into the ground, using a hydraulic drive head, at the specified spacings and calculated torque, with no excavations or spoil removal.

sales@helifix.co.uk



Manufacturing firm Collecta opens new factory

Collecta, one of the UK's leading manufacturer of Acoustic & Thermal Insulation has officially opened its new 60,000ft² manufacturing and distribution facility in Rochester, Kent. The Mayor and Mayoress of Medway, Councillor David and Mrs Denise Wildey, opened the facility on Tuesday 4th July. Joined by Southern Divisional Sales & Technical Director Lee Baxter, the Mayor and Mayoress met General Operations Manager Paul Yates, factory workers and office team before having a short tour of the factory. The move has enabled the company to increase production capacity and has already resulted in 10 new jobs being created. The company's reputation for quality and customer service has been earned over the past 24 years. In 1997 the company relocated from Sutton, Surrey to its first facility in Kent, employing just four members of staff working from a small 5400ft² warehouse. Over the next few years the firm occupied four different units, until 2004 when they moved from Maidstone to a 29,000ft² unit in Rochester. The whole work force played its part in the seamless move from the old facility, which was carried out without any loss in production or delays in dispatching customer's orders. Paul Yates (General Operations Manager) and his team should be very proud of their hard work and professional approach.

01634 296677 www.collecta.co.uk

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London Construction Awards



British ventilation manufacturer **Vent-Axia** is delighted to announce that it is a finalist in the London Construction Awards 2017. Its revolutionary Sentinel Kinetic Advance Mechanical Ventilation with Heat

Recovery (MVHR) has been selected for

the final line-up in the 'Product Innovation of the Year' category of these prestigious awards. The revolutionary Sentinel Kinetic Advance is a new breed of MVHR ventilation system that's perfect for new build residential homes, care homes and student accommodation – speed of installation, good Indoor Air Quality (IAQ), energy efficiency and connectivity.

0844 856 0590 www.vent-axia.com

Bathroom support



A new solution is being brought to market to enable stylish options to support people as they begin to need additional care in daily life. **Closomat** can now offer a complete package to create a bathroom that can be easily and simply altered to accommodate assistive technology as the occupant requires. It can minimise- or

eliminate- care support provision, optimising independence and dignity. The package can be accessed as a whole, or by individual components. The Closomat accessible bathroom focuses on the new look Vita range of wash & dry (bidet) toilets.

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

Bathroom specification in one easy guide



The complete **Twyford** Collection of quality bathroom products is now available to view in a new brochure dedicated to the brand. Presented in an easy-to-use format, the brochure spans 100 pages. A handy reference tool for specifiers looking to incorporate the latest design trends into their bathroom projects, the brochure details each of the Twyford brand's series at a glance, making it simple to

find the most suitable solution. From the contemporary Galerie and cost-effective e100series, through to the space-saving e200 and accessible all™ series, the Twyford brochure details each series in depth. Other innovations highlighted include the brand's revolutionary Rimfree® toilets.

01926 516800 www.twyfordbathrooms.com

Snickers 'FLEXIWork' Clothing



While Fabric, Functionality and Fit have always been hallmarks of **Snickers'** working clothes, it's the innovation and technology in the design of FLEXIWork garments that really sets them apart from other brands. They're designed for fast-paced working environments with body-mapping designs that ensure superior freedom of movement on site. There's Waterproof

Jackets, Fleece, T-shirts and Hoodies plus WorkTrousers made from a durable, stretch and rip-stop fabric and polyamide reinforcements. All these clothes are packed with comfort and functionality, specially designed for professional craftsmen who are always on the go.

info@snickersworkwear.co.uk

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Mapei launch new training video for Ultralite adhesive

Mapei has launched a new training video for Ultralite adhesive. The video shows the step-by-step installation technique for installing large format tiles on to a wall and floor space. The range of Ultralite adhesives are one-component, high-performance, high yield, flexible and lightweight. Jason Brunt, Mapei's Product Manager for Ceramic products commented "At Mapei we understand the reluctance for the installer in fixing these materials, but with good practices and the right adhesive we should all embrace advancement and change." "With no vertical slip, a long pot life and a long open time, very low VOCs and up to 80 per cent higher yield than standard adhesives, Ultralite adhesives have been specified for a range of commercial and residential projects. As shown in the video, the adhesive is easy to apply by trowel for installation of ceramic, stone and thin porcelain. Bill Harrison, Senior Technical Advisor for Ceramics at Mapei commented: "We at Mapei are very aware of the greater technical expertise required in fixing such large format, thin porcelain tiles. We are therefore proud to provide the necessary Ultralite products to enable the fixer to overcome any installation issues and have confidence in what they are being asked to achieve." View the video now @MapeiUKLtd social media.

0121 508 6970 www.mapei.co.uk



X-Wood cladding creates superb refurbishment

Freefoam Building Products are proud to release a new case study featuring the PVC foiled X-Wood cladding range. This beautiful property in rural Leicestershire originally featured white wood windows and a wood clad annex. The present homeowners decided to update the windows and refurbish the annex area to create an easy to maintain, long lasting facade that met the same high standards as their home. After receiving samples of several colour options the Anthracite Grey finish was selected to tone in with the brick work and roof. It's easy wipe clean surface and high quality performance qualities matched the homeowner's selection criteria exactly. The X-Wood cladding range is an innovative PVC-U exterior cladding that looks and handles like wood but without all the usual maintenance issues associated with timber with a subtle woodgrain finish designed to bring a refreshing new look to the exterior of any refurbishment or new build project. Freefoam have used their manufacturing expertise to design and produce an attractive high performance cladding comprised of three different layers – a heavy duty through coloured plastic foam core, covered with a durable plastic skin and then coated with market leading Renolit film which creates a hard wearing, stable material with a beautiful subtle woodgrain effect finish.

01604 591110 www.freefoam.com



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Profile 22's Flush Tilt-Turn window is specially designed to avoid the overlapping of the framework that is often synonymous with PVC-U systems. The sash is neatly positioned inside the frame of the window to create an elegant and sleek 'flush' appearance. The functionality of the window has all round locking, is internally glazed and opens inwards providing excellent security and weather tightness. From apartment buildings to housing, to hotels and offices, to hospitals and universities, applications for the Flush Tilt-Turn window are endless. The window allows for a generous flood of natural light and ventilation.



air, has added a new ultra-slim minimal frame sliding door to its range – the **air 20SL**. The door meets demands from architects and homeowners, looking for ever-slimmer sightlines on doors but still wanting the extreme performance and security that **air** is known for. "We've seen the demand for more glass and less frame growing over the last few years," explains Jay Patel, Brand Ambassador for **air**. "**air 20SL**, offers the solution. The sightlines are an impressive 20mm. The profile has been specially designed so that the door can be hidden in the plaster line, giving a moveable glass wall and more room for captivating views."



For over a decade, **Kloeber** has offered homeowners and developers a range of bespoke glazing solutions, helping them select the perfect doors and windows for their projects. The award-winning company has a vast range of high-end products including bifold doors, sliding doors, French and front doors. They also offer windows, rooflights and fixed glazing elements. **Kloeber** specialises in providing its clients with the full package, from the initial meeting and showroom visit to liaising with architects and builders involved. They can also offer a detailed site survey to guarantee the perfect installation service.



JELD-WEN, one of the UK's leading manufacturer of timber windows, doors, and stairs, is putting its inspiring range of Made to Measure products and expertise at the heart of a new campaign, supporting house-builders to bring projects to life with custom designs. Running throughout 2017 the campaign showcases JELD-WEN's complete range of Made to Measure solutions, which can be selected to achieve premium properties with real standout. Ensure your next development is even more inspirational by incorporating custom timber windows, external doorsets, patios and staircases manufactured by JELD-WEN.



Made to inspire

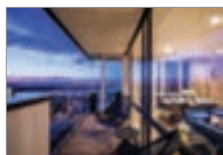
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To find out more visit
www.jeld-wen.co.uk
 or call **0845 122 2892**
 to discuss your specific project requirements.



£1m landmark Berkeley Homes Project



Astraseal Commercial completed the latest Waterfront phase of Berkeley Homes' landmark Royal Arsenal Riverside development in Woolwich using windows and doors fabricated in the innovative REHAU GENE0 6 chamber fibre composite system. Berkeley Homes

switched to REHAU GENE0 from the aluminium and timber composite systems – thermal, acoustic and security benefits of the Passivhaus certified and fully recyclable GENE0 window system. The 86mm GENE0 system is among the most energy efficient profile systems available – with Uw values from 1.1 W/m²K for low energy houses to 0.73 W/m²K for Passivhaus installations without the need for high specification glazing.

01989 762600 www.rehau.co.uk

Introducing frameXpress Ltd

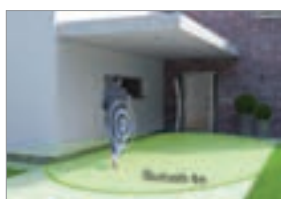


frameXpress Ltd is a leading trade fabricator with an established reputation for excellence, supplying premium windows, doors and conservatories to the building industry and self-building sector. The range includes a diverse range of 'A++' rated high performance pvc-u window, door

and conservatory products with aluminium options as well bifold doors and Guardian Roofing available. BSI industry standards, 16 colour foils, Composite doors, Secured by Design accreditations as well as tailored solutions make the portfolio a popular choice for builders and self-builders.

01952 581100 www.frameXpress.co.uk

App-Based product enables hands-free operation



Schueco BlueCon is an access control module that uses Bluetooth wireless technology to enable a Smartphone to communicate directly with the door, causing the latter to open at the approach of an authorised user. The Smartphone app will activate the door lock as soon as the user comes

within four metres of the door. The convenience of this in everyday life – for example when a person is laden down with shopping – means Schueco UK expects BlueCon to prove very popular with end-users. If the Smartphone is lost, unauthorised access can be prevented.

01908 282111 www.schueco.com/web2/uk

The spectrum of design possibilities



Eurocell has expanded its standard colours range to include new 'on-trend' finishes; popular colours such as Cream, Rosewood and Anthracite Grey are all available from stock. New made to order colours include a taupe, Windsor, and the greys Kensington, Balmoral and Buckingham. The colours have

been added to selected items within the Eurocell range, such as Modus and Eurologik window profiles, roofline and finishing trims. Eurocell range of external cills and end caps, which are available in three sizes and are colour matched to a wide range of window systems within the industry.

0300 333 6525 www.eurocell.co.uk



The future of wood

One of the UK's largest independent timber and panel products distributor **James Latham**, now offers the next generation of timber and panel products through all nine of its nationwide panel depots with both Accoya® and Medite®Tricoya® Extreme. Sourced from fast growing sustainable forests, Accoya® wood, which spans eight decades of research, is a certified softwood which uses Accsys' proprietary wood acetylation technology to deliver exceptionally high levels of performance, stability and durability. Boasting a 50-year guarantee for exterior use and 25-years when used in the ground, Accoya® wood offers all kinds of new possibilities and solutions for outdoor projects which may involve challenging and demanding applications. The design and application possibilities offered by Medite®Tricoya® Extreme – a high technology wood – sees the marriage of acetylated wood fibre with the manufacturing technology of Medite MDF. Characterised by its durability, dimensional stability and reliability, and offering Medite®Tricoya® Extreme inspires creativity and discovery in environments where humidity and weather are usually concerns. The potential applications for Medite®Tricoya® Extreme are far ranging and are particularly well suited in areas where wood would not traditionally have been considered.

www.lathamtimber.co.uk



Tall, dark and handsome – That's Dekordor 3D Black

A leading internal door manufacturer **Vicaima** has extended its standard colour scheme to include 3D Black to its stunning collection of Dekordor 3D door models. With a choice of plain horizontal, grooved or by incorporating aluminium inlays in five contemporary designs, Vicaima have captured the trend towards a darker and more luxurious finish. Dekordor 3D, with its horizontal embossed finish creates an innovative and thoroughly modern door appearance which is ideally suited to a multitude of applications from homes to hotels and from offices to community buildings. The highly tactile surface and visual impact created by Dekordor 3D has proved to be a key reason why it is often selected to make a big impression, especially as an entrance door and frame system to apartments or hotel rooms. The Dekordor 3D collection is available in a choice of four contrasting face finishes including, Black, Grey, Oak and Camel. In addition to which, groove and inlay models can provide extra embellishment with vertical and horizontal designs allowing plenty of diversity. All doors are FSC certified for environmental peace of mind and can be supplied with a range of performance specifications comprising fire rated, acoustic and security, which includes Secure by Design to Part Q requirements.

01793 532333 www.vicaima.com

Glass Juliette balconies meet their Romeo

Juliette balconies are increasingly being specified for new buildings and added to existing dwellings, for practical and decorative purposes. The main advantage of a Juliet balcony is that it enables a French window or patio door to be chosen instead of a conventional window, filling the room with light, increasing ventilation and creating a greater sense of space in smaller rooms. The balcony itself provides a safety barrier by means of the balustrades or railings and does not generally require planning permission, which accounts for its rise in popularity to a large extent. In addition, unlike a bolt-on balcony or other types which have a deck, they do not need the foundations of a property to be re-evaluated to accommodate them. This makes them a more widely used solution for refurbishment and renovation construction projects.

Juliette balconies fall under Part K of the Building Regulations Act 2000 which stipulate that gaps in any railings must not be more than 100mm and that the top of the balcony must be at least 1100mm from standing floor level. A railing that doesn't conform to these regulations

is not up to British Standards and is deemed unsafe.

Traditionally, Juliet balconies were made from steel and usually painted black, with vertical bars. Clamped to a building's external facade, they could often be ugly or solid looking structures that did little to compliment the look of the building while disturbing the view from the inside with obtrusive ironworks and railings.

CRL large range of architectural hardware and railing systems include the graceful Juliette Balcony that features on sleek, clean design and are easy to install. The system comprises of just a 48.3mm diameter cap rail to secure the glass in position (12mm to 25.52mm thick) and four Balcony Connectors. Manufactured from 316 Grade Stainless Steel for peace of mind and maintenance-free, CRL's Juliette Balcony System is available in a choice of a Brushed or Polished Stainless Steel finish. The system has been tested to a width of 2400mm.

For further information call, email or visit the company website.

00 800 0421 6144
www.crlaurence.co.uk




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With a wide choice of front, internal and garage doors to choose from, **Urban Front** offers high performance, functional style and individual design. Handmade in Buckinghamshire they are shipped all over the world. Urban Front work closely with architects and designers to achieve flexible design including flush doorsets, oversized doors up to 1.5m wide x 3m high, fully glazed doorsets and doors suitable for large and small developments. Doors can be ordered to work with home automation, fitted into glass curtain walling and can be finished in a variety of hardwoods, RAL colours or metal finishes like Bronze.



The ZEROplus range from **Zero Seal** are products that are specified by architects and used for door openings.

The company sells everything except the door! Not just door seals to seal it, but hinges to hang it, stays to limit it, bolts to bolt it, intumescent to fireproof it, panic bolts to exit it, louvres to ventilate it, windows, vision frames and porthole windows to let light through it, closers and floor-springs to close it, and door handles to operate it.

To request a copy of Zero Seal's 260 page catalogue, please visit the company's website at www.zeroplus.co.uk



A leading social housing fenestration partner **Nationwide Windows Ltd**, has returned from exhibiting at Europe's largest housing event, CIH Housing. As well as having a stand dedicated to social value, the team got involved with the prestigious Housing Heroes Awards, sponsoring the Development or Maintenance Team of the Year category. Managing Director, John Whalley comments: "This was our first time at CIH and we're delighted that we took the decision to support the event. Most of the work Nationwide Windows & Doors undertake is within the social housing sector – 10s of 1000s homes every year."



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Options available include Light Oak, Antique Oak, Mahogany, Walnut, Chestnut and Ebony; the choice of lighter and darker colour stains helps to bring the door to life in different ways and gives you the opportunity to find a perfect finish for any home.

These beautiful precision-engineered natural timber doors are a great way to add real style and value to any property. To find out more information please visit Garador's website or by calling.

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TAKING TO TABLETS

Colin Yates of Workmobile explains why housebuilders need to embrace digital technology for the future health of their businesses.

We are undoubtedly living in a new, digital era, where innovative technology is constantly changing the way we interact and go about our daily activities. Devices we carry in our pockets are becoming increasingly more powerful, and new technology like virtual reality is altering how we engage with our surroundings.

Businesses across a whole host of sectors, from retail to healthcare, are exploring how this sort of technology can revolutionise the way they operate. But the story is surprisingly different within the construction and housebuilding sector.

The number of new builds built between 2015-16 has risen slightly to 189,000, but this is still not enough to meet the estimated 220,000 new homes needed. To meet the rising demand for properties, the Government is calling for the housebuilding sector to embrace new technology, such as Building Information Modelling (BIM), a collaborative process of building using computerised models.

But, according to research by 'Big Five' accountancy firm KPMG, just 8 per cent of construction companies would class themselves as 'cutting-edge' innovators, and only a third regularly use technology. A similar number have no mobile strategies in place at all. This figure is surprising, given that a large proportion of housebuilders operate remotely from various sites, and would consequently benefit from mobile processes that would allow them to work and connect with colleagues from any location.

So, what are the barriers holding back adoption? Cost is usually cited as one issue, but there are ways to begin implementing beneficial technology, while still keeping costs down.

CLOUD TECHNOLOGY

A housebuilding project will often involve people from several disciplines with differing skill-sets, from architects and admin teams to builders and electricians. Not only this, but workers will usually have to juggle different tasks. So, to stay on top of developments at each individual stage of building, everyone involved in the project will need access to a range of information while working remotely. For this reason, data capture and document management plays a huge role in the process, ensuring everyone

is kept in the loop, work is carried out in a compliant manner and projects meet the required standards.

Before mobile technology was readily available like it is today, it could be a logistical nightmare to ensure that communications reached every aspect of a project. However, the development of cloud technology has allowed everyone to keep precisely to the same agenda. Saving information and work documents remotely to a cloud application gives all parties working on a project instant access to essential information, such as plans, drawings and work schedules. These applications can be accessed via mobile devices, like smartphones and tablets, making it much simpler for data to be relayed between those onsite and those based back in the office.

For example, architects who have designed a building can digitally share their plans with builders and contractors, including photographs or videos to clearly show how the finished result should look. This data can then be uploaded to a platform hosted in the cloud and instantly accessed by everyone involved in the project. Work can be sequentially actioned straight away, and results recorded and signed off quickly. This is good news, given that the housebuilding sector is coming under increasing pressure to work more efficiently and cut costs, while still maintaining a high productivity level and operating in a safe and compliant way.

DIGITAL DATA CAPTURE

For builders working onsite, and without regular access to a desk, juggling mountains of paperwork is far from ideal. Documents can easily be lost, damaged or incorrectly filed. And when document management is poor, this can mean incomplete audit trails, time wasted on searching for information, miscommunication, and even the failure of the project. It can also lead to endless compliance issues that put the business at risk of legal action. This could cause potential penalties or mean they are unable to invoice for completed work.

So, is it possible to completely eliminate the need for physical paperwork and reduce or remove these issues completely? The simple answer is yes. There are various cost-effective, digital applications that are now available to simplify the data capture process and allow information to be collected



ACCORDING TO A SURVEY ONLY A THIRD OF BUILDING FIRMS CURRENTLY USE DIGITAL TECHNOLOGY

quickly and more accurately. With these mobile solutions, everything can be stored remotely in one place and backed up, so documents are safe, secure and can be managed more efficiently.

Data capture services help to reduce user errors, prevent damage and loss, and can save businesses money – on average over £2,000 per employee per year. As a result, this helps to increase productivity, improve operational return on investment and streamline workflows. By replacing traditional paper forms, field workers can easily collect, monitor and share data via their mobile device, such as report forms, timesheets, locations, photos and signatures. Some data capture apps can also give organisations live updates when the status of a job changes – such as when a specific task has been completed. This can help digitally record the exact progress of a project, making it easier to report back to clients or project managers.

Adopting readily-available forms of technology, such as cloud computing, smartphone devices and data capture services, can greatly benefit the housebuilding sector and help bring it up-to-date. Embracing this cost-effective technology will not only help firms to remain competitive and agile, it will also lead to greater compliance and more efficient ways of doing business.

Colin Yates is chief support officer at WorkMobile

Purevision slimline models



Charlton & Jenrick is pleased to announce the launch of the slimline versions of its popular Purevision stoves. New models are available in the new slimline format are the PV5W, BPV5W (Black) and the Classic CPV5W (pictured). The new versions keep the same look, design and feel but benefit

from being shallower and in the case of the Classic stove also shorter. This was after feedback from their customers who love the look and performance of the Purevision stoves but were looking for a more universal fitting stove that would fit into more situations.

sales@charltonandjenrick.co.uk

Conventional and Balanced Flue Gas Stoves



Paragon branded efficient, realistic high quality gas flame technology is now available in a freestanding stove design both for conventional and balanced flue systems. The new Paragon gas stove models are manufactured with heavy-duty, seam-welded steel bodies and doors in keeping with high quality solid

fuel originals. Conventional flue models can be fitted into Class one, Class two and Pre-cast flues and come complete with an innovative closure plate system. BF models have a rear mounted "through the wall" flue system. For more information or to arrange a display please **Charlton & Jenrick**.

sales@charltonandjenrick.co.uk



DRU expands Maestro gas fire range with new XTU model

DRU has released a new addition to its Maestro collection of contemporary gas fires. Maestro 75XTU is an eye-catching three-sided gas fire that can be installed with a false chimneybreast and stone hearth or as part of a room-dividing wall. It features the impressive DRU dynamic burner system, which generates exceptionally high and dense flames, together with the exclusive DRU Eco Wave app, allowing the owner to control the flame pattern and gas consumption from a tablet or smartphone. With the fire being constructed almost entirely from glass, its appeal is further enhanced by the use of Clear View non-reflective glass, which renders the glass almost invisible. The balanced flue system of Maestro 75XTU means that it can be located anywhere in proximity to an outside facing wall, making it one of the most versatile gas fires in the DRU range. The addition of the DRU PowerVent® extended and motorised flue system means that it can be installed in previously inaccessible locations, such as high-rise apartments, hotels, restaurants and much more. And with versions available in natural gas or LPG, it is compatible with urban or rural properties. Maestro 75XTU is now available from approved DRU fireplace retailers throughout the UK. For further information about DRU gas fires, visit the website.

0161 793 8700 www.drufire.com



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THE IMPORTANCE OF ACCURACY

Neil Sanders of F. Ball and Co. reveals why accurate moisture testing and management is key to preventing flooring installation failures.

Unmanaged subfloor moisture is one of the most common causes of failure in a flooring installation. Over time, excess moisture can cause irreparable damage to any type of floor covering. If excess moisture isn't tested for, or correctly dealt with, damp can cause adhesives to de-bond, carpet underlays to rot, wooden floors to warp, and resilient floor coverings to blister, ultimately causing the installation to fail. Usually, this may only be resolved through costly remedial work.

The first stage of any flooring project, whether installing a floor covering in a new building or refurbishing an existing floor, is to take the time to thoroughly assess the composition and condition of the subfloor before specifying the correct subfloor preparation products. Excess subfloor moisture in particular, when left untreated, may also promote the growth of mould, which can cause certain floor coverings to discolour and risk further damage to the floor covering. This can easily be avoided by using modern, waterproof surface membrane systems.

MOISTURE TESTING

There are a number of options of moisture measurement tools that can be used to test the moisture levels in a subfloor. Small, hand-held meters which use a non-invasive, pinless radio frequency can be used to detect moisture directly in materials and below wall and floor coverings such as tile, wood and vinyl. Moisture measurement systems can be used for surveying buildings, inspecting a home, drying a building after a flood, or testing concrete moisture for a flooring application.

A calibrated digital hygrometer is a moisture measurement method used to assess subfloor moisture levels as a measure of relative humidity (RH), and will indicate

whether a moisture management system is necessary. It incorporates a thermo hygrometer that indicates both relative humidity and air temperature to provide an accurate measure of the moisture levels present in a subfloor.

Measurements should be repeated at various points across the floor as necessary. Once enough time has passed to allow the entrapped air to reach moisture equilibrium with the subfloor, the hygrometer can be switched on and a reading taken.

The readings from the hygrometer should inform the next steps taken. If the readings indicate RH levels of less than 75 per cent (or 65 per cent for wood flooring installations) no further steps need to be taken, as the subfloor is sufficiently dry for the installation to continue as planned. However, if the readings are above 75 per cent or 65 per cent respectively, a waterproof surface membrane must be installed before proceeding with the installation.

There are a number of options available should protection against excess moisture be required. Contractors can use a waterproof surface membrane or loose-lay isolator membrane to provide a barrier between excess moisture in subfloors and floor coverings, impeding the passage of damp.

WATERPROOF SURFACE MEMBRANES

Leading waterproof surface membranes come in the form of a one-part, two coat water-based system and a two-part single coat system. Waterproof surface membranes impede the passage of residual construction moisture and rising damp from affecting subsequent floor covering installations. This allows for the early installation of floor coverings in fast track building programmes.

A one-part, two-coat waterproof surface membrane system can be used to isolate moisture where RH values are up to 95 per cent. The technology behind these systems means that when cured, a waterproof film is created over the surface of the subfloor, effectively suppressing any excess residual construction moisture. Each coat of the waterproof surface membrane will be dry within 30 minutes, after which the flooring installation can proceed without delay.

Such a system can be used to isolate residual construction moisture where Relative humidity values are up to 98 per cent. They can allow for the early installation of floor coverings in fast-track new build programmes, without having to wait for the concrete subfloor to dry, and provide excellent moisture protection to areas subjected to high levels of damp, or



**OVER TIME, EXCESS
MOISTURE CAN CAUSE
IRREPARABLE DAMAGE**

where a large amount of excess moisture is present.

ISOLATOR MEMBRANES

Alternatively, a loose-lay isolator membrane can be laid directly onto the subfloor to provide a barrier between moisture and the floor covering. Loose-lay membrane systems are also ideal for use with heritage floors, because the membrane allows a new floor to be adhered to its upper surface while protecting the floor beneath. By acting as a base to receive resilient floor coverings and carpet tiles, loose lay isolator membranes allow durable new floors to be installed and easily removed at a later date, so buildings can be returned to their original state.

An isolator membrane is an impervious loose lay separator sheet designed to be laid over damp or contaminated subfloors prior to the installation of a wide range of sheet vinyl, linoleum, rubber floor coverings and bitumen backed carpet tiles. It provides a moisture barrier over damp subfloors and provides a protective barrier over floors that cannot be prepared by traditional methods due to surface contamination, such as oil, grease or paint, without the use of extensive mechanical surface preparation techniques. The membrane has nodules on



the underside to create an airspace allowing vapour to travel to the edge of a room, into a dry wall, or a ventilated area, where it can safely escape.

Unmanaged moisture can cause adhesives to debond, wood floor coverings to warp and other flooring failures that

compromise the aesthetic appearance or cause the flooring installation to fail. Accurate moisture testing and management is the best defence against flooring failures.

Neil Sanders is technical director at F. Ball and Co.

The go-to site for flooring fanatics



All Things Flooring is a quirky, new, online hub for B2B decision makers, currently attracting a lot of interest in the world of flooring. The lively, interactive site is the one-stop-shop for flooring advice, news, ideas and inspiration from industry leaders across the globe. Managed by **Flowcrete**, All

Things Flooring features a range of engaging and informative posts, such as 'Five Questions With...' a monthly, interactive post that shares the knowledge and industry expertise built up by members of Flowcrete's team over many years in the resin flooring industry.

01270 753000 www.allthingsflooring.com

Designer Contracts is recycling winner again



Designer Contracts has been named 'Take Back Partner of the Year' by Carpet Recycling UK for the third time. The company initially trialled a recycling scheme, in conjunction with CRUK. The scheme works by diverting 90 per cent of its fitters' unfitted carpet into felt underlay. What isn't turned into under-

lay is used in the equestrian sector for arena flooring. This innovative scheme saves a staggering 250 tonnes of waste going to landfill every year. The company has recently invested £40,000 in a baling machine that helps to recycle 70 tonnes of cardboard and 20 tonnes of plastic every year.

enquiries@designercontracts.com



CRL Stone has launched tiles to match with the vanity tops

Following the success of Ceralsio porcelain surfaces, **CRL Stone** has launched tiles to match with the vanity tops. Surfaces in the bathroom needs to be water-proof, easy to clean and hard wearing. Ceralsio meets all these requirements. Durable and non-porous, Ceralsio is the ideal material for bathroom tiles, available in two thicknesses – 6mm for wall cladding and 10mm for floor tiling – and a large choice of tile sizes from 30 x 30cm to 150 x 300cm. Totally impermeable, porcelain is completely stain and scratch resistant, making it a suitable choice for the family bathroom, kitchen, downstairs cloakroom or master en-suite. Because it is a non-porous surface, the build-up of bacteria or mould is prevented, while no extra care or special products are needed to clean it. A mild cleaning product is all that is required to keep the surface looking as good as new. Available in 25 colours, Ceralsio tiles tap into the latest trends in interior design, offering a natural palette that will work in harmony with the bathroom furniture. Team the porcelain flooring and wall tiling with a vanity top made from the same durable material for continuity of design throughout the bathroom. For more information, please call or visit the website.

01706 863 600 www.ceralsio.co.uk

Polypipe gives landmark Rolls-Royce development forward momentum

Polypipe has supplied a complete infrastructure solution to a high-profile development at Rolls-Royce Watnall Road site in Hucknall, Nottinghamshire.

The area is being developed over the next seven years with a new road network central to the plan, which is being renovated for multiple purposes. The finished scheme will include a school, commercial buildings with warehouses and up to 900 new homes in a project backed by Rolls-Royce and scheme developer Muse.

Polypipe worked with main contractor Galliford Try to supply the main drainage and sewer infrastructure across the 150 acres of land. In addition, Polypipe has also supplied Ridgiduct cable protection to enhance the security and safety of the electricity and utilities networks.

The holistic approach that Polypipe brought to every aspect of the project ensured that the main contractor switched to using plastic systems ahead of the originally specified traditional materials, for speed of installation and ease of use.

To provide the land assigned for homes with necessary infrastructure, Polypipe supplied



Polysewer and Ridgisewer structured wall sewer pipes and fittings, and surface water drainage system Ridgidrain to assist with excess surface water discharge. Ridgigullies and Connection Saddles were also used to help connect the drainage systems together.

For the sewer system, 340m of 150mm Polysewer and 250m of 450-600mm Ridgisewer were installed for both surface water and foul sewers for adoption by the local water company. Over 80 Ridgigullies were installed to capture surface water, which are connected to Ridgidrain pipes to direct surface water to local natural watercourses. To complete the systems, Connection Saddles were also used to connect smaller Polysewer pipes to Ridgisewer, and Ridgidrain to Ridgistorm-XL.

The project design was underpinned by extensive use of Ridgistorm-XL large diameter pipe, with the stiffness classification intelligently engineered by Polypipe technical team to meet the differing ground conditions across the site.

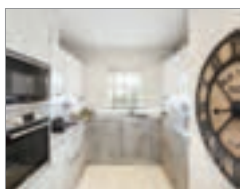
As part of the site's impressive surface drainage water infrastructure, Polypipe was able to produce over 800m of Ridgistorm-XL, in diameters ranging from 750-1050mm. Each section of pipe was engineered to a specific length that met the exact requirements of the project. The final system allows for high volumes of water to be discharged into local watercourses.

In addition to the drainage infrastructure, over 20km of Ridgiduct has been supplied and installed to help protect the power lines, street lights and clean water systems. The advantage of this approach is that housing and building developers will be able to connect the new homes and commercial units to these pre-installed networks.

Polypipe Civils' role in the project is due to be completed in Summer 2017.

01709 770 000 www.polypipe.com

Gaia warms up Berkeley development



Berkeley Homes is now employing Gaia's underfloor heating system across its Woodhurst Park development of 750 homes at Warfield in Berkshire. The underfloor heating provides hidden added comfort and, by dispensing the need for radiators, Berkeley is able to free up wall space to create crisp,

useable and appealing interiors. As well as supplying all the necessary components of the underfloor heating systems, Gaia's own specialist teams are undertaking the installation, testing and commissioning on site. Gas boilers are used at Woodhurst Park with the water flow in the under-floor heating system controlled by Gaia manifolds and thermal actuators.

info@gaia.co.uk

Grundfos the over and above pump provider



Mention the name **Grundfos** and most people will think heating circulators. However, there is much more to Grundfos than this and today. Although these include the well-known Grundfos UPS2 and ALPHA3 heating circulator ranges and the SOLOLIFT range of macerators that have become increasingly

popular in recent years, today Grundfos can supply a range of additional pump 'specialists' that can meet a host of other specific demands, this includes a comprehensive range of shower booster and universal head shower booster pumps. The latest kid on the block is the WRAS approved Grundfos SCALA2. Each unit is a fully integrated water booster pump that will provide the perfect water pressure to up to eight water outlets.

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Tooling range extended by Pegler Yorkshire



Pegler Yorkshire, a leading UK manufacturer of VSH XPress fittings has expanded its range of tools to meet the demands of the marketplace. The XPress Press Power Tools range offers a variety of tooling to support press-fit installations from 12mm to 168.3mm and sprinkler systems. In addition, the range includes the popular combined package of AC0203 with 15-35mm jaws in a single case. The improved range of press tools provide greater performance whilst being lighter and

easier to handle. Incorporating an 'X' symbol, visible on the pressed fitting, the range of tools provide an instant visual aid to indicate the joint has been pressed offering continual reassurance.

uk.sales@pegleryorkshire.co.uk

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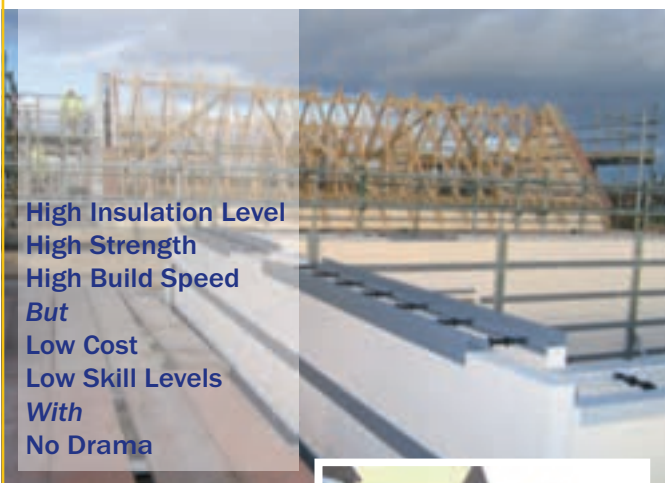
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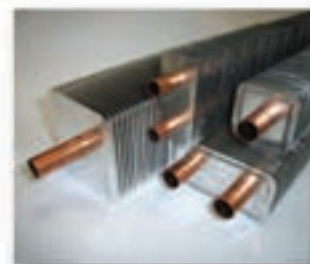


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and spout which is 360° rotational for ease of use. Seen here is the PROSTREAM which comes in five exciting up-to-date, modern finishes, Chrome, Brushed Nickel, Graphite, Matt Black and Urban Copper.

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Brochure app innovation from BLANCO



A new app from **BLANCO UK** makes downloading and sharing the company's kitchen sink, tap and appliances brochures easy. The free, simple-to-use app gives the trade instant access to BLANCO's extensive range of kitchen taps, kitchen sinks, induction hobs, extractor hoods and accessories. Once downloaded within the app, the product brochures provide detailed up-to-date information, specifications and inspiration, allowing additions to be made to customers' kitchens based on the latest innovations and cutting-edge design.

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STREET SMARTS

Chris Hodson trade association Interpave discloses how precast concrete paving can help to meet planning requirements while adding kerb appeal to a development.

The use of segmental paving to create a hard surface can be traced back over 6,000 years, and precast concrete paving continues this tradition today. But, unlike extracted materials such as stone and clay, precast concrete block, flag, kerb and related paving products are fully engineered and manufactured under modern, controlled conditions. This consistently ensures accurate joint size, colour, texture, slip/skid resistance, and other performance characteristics. Because of this, precast concrete paving can offer a unique level of predictability with consistent, trouble-free performance over the longer term.

PLANNING REQUIREMENTS

Precast concrete paving helps to meet local and national planning demands for high quality external space, improving appeal to house purchasers as well.

For example, the National Planning Policy Framework (NPPF) seeks safe and accessible developments, containing clear and legible pedestrian routes with attractive public space, and design codes are used to deliver high quality outcomes – covering landscape, layout, materials and access. Intended to augment the NPPF, guidance such as the Manual for Streets

continues to inform the development of local policy and design codes for external public spaces.

Summarised from these guidelines, the key requirements for paving materials include visual appeal and the ability to deliver distinctive local character, with a capability for visual or tactile differentiation between distinct areas. Paving should be durable and maintainable, with reliable product supply, safe and accessible to all, with consistent slip and skid resistance characteristics and good drainage to avoid standing water. Sustainability – in the widest sense – is essential, as is compatibility with Sustainable Drainage Systems (SuDS).

VISUAL APPEAL

Precast concrete paving is uniquely placed to satisfy these demands. Distinct modular units with varied colours, textures and shapes break up areas, providing a visual interest not possible with formless materials such as asphalt. In recent years, manufacturers have transformed this concept, moving away from the simple, regular patterns and colours of the 1970s and 1980s. Today, precast concrete paving offers an extensive palette of styles, shapes, colours and textures can be used to meet



PRECAST CONCRETE PAVING OFFERS HOUSE-BUILDERS AN EXTENSIVE PALETTE OF STYLES

current urban designs, matching – and often exceeding – the visual qualities of materials such as stone.

In terms of design potential, pigment technology today allows for a much wider choice of colours, ranging from vibrant or muted tones, to mixes that can emulate other materials. Surface treatments can also

be applied to paving blocks, flags and kerbs to give different textures, some exposing the inherent aggregates. Surfaces can be honed for a flat finish, polished, shot blasted to look weathered, or tumbled for a more rugged, naturalistic appearance. Combining these attributes with the range of shapes and sizes available enables designers to select paving styles, whether traditional or contemporary, that can enhance any development.

SUSTAINABLE PAVING

Precast concrete paving from reputable manufacturers is often demonstrably sustainable in every sense. As well as a low environmental impact, with such products frequently achieving a host of 'Green Guide' A+ and A ratings, precast concrete paving may be to be locally manufactured, making a vital contribution to the economy and community.

Local material sourcing and product supply is also a key element, and equivalent paving products shipped into the country bear a substantial CO₂ emission load over those locally supplied.

Concrete block permeable paving is a key SuDS technique, helping in the fight against flooding and pollution. It can also supply a controlled flow of clean water to other SuDS features for amenity use in the

PRECAST CONCRETE PAVING FROM REPUTABLE MANUFACTURERS IS OFTEN DEMONSTRABLY SUSTAINABLE IN EVERY SENSE

landscape or recycling. It is one of the most space-efficient SuDS components available and does not require any additional land-take, making it an ideal solution for urban areas. In fact, it can handle runoff from roof drainage and adjacent impermeable surfaces around double its own area.

EASILY REINSTATED

The ongoing availability of a complete range of products and accessories in a single, predictable material is also essential over the long-term. Organisations working within the UK's framework of established standards and regulations can easily achieve this aim. Precast concrete paving can be simply reinstated following excavation works, to access services for example, leaving minimal evidence with any replacement product readily available. It is also worth remembering that all these benefits of precast concrete paving are often available at an economic cost – in both initial and whole-life terms.

The key to cost-effective design with precast concrete paving products is to optimise their modular nature, by dimensioning areas to minimise cutting and combining compatible products to avoid it. As with any construction operation, detailing of edges, insertions, level changes and junctions within paving should not be left to site operatives, but resolved by designers.

Inevitably, installation quality is key to the success of any project and Interpave, along with its sister association Interlay, supports NHSS30: 'The Quality Management of the Installation, Maintenance and Repair of Modular Paving'. It assures the installed quality of modular paving products by providing an industry benchmark and a foundation for ongoing improvement, while highlighting the importance of a suitably trained workforce.

Chris Hodson is consultant to trade association Interpave

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Brett Martin meet revised standards



Brett Martin Plumbing and Drainage is now offering a new range of high-performance Adoptable Access and Inspection Chamber Assemblies which are designed to meet the requirements of Sewers for Adoption (SfA7) whilst offering specifiers and water authorities a robust, cost-effective and superior drainage solution. Following the revised performance criteria and installation standards for all adoptable drainage networks, Brett Martin's new range of Adoptable

Access and Inspection Chamber Assemblies, carrying the BSI Kitemark KM 635998, are tested to EN13598-1 and satisfy both the requirements of Sewers for Adoption 7 and Building Regulations Part H1.

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RIGHT AS RAIN

Rainwater systems might not be seen as the most exciting part of a project, but as well as playing a critical role in safeguarding a home from the elements, they also make a real difference to its aesthetics. Hayley Lowry of Brett Martin explains.

A high quality rainwater system is a crucial element of every home, and should provide the maximum protection possible from heavy or constant rainfall. Adequate allowance must be made to prevent rainwater and moisture from entering the property and building fabric, as condensation and damp will severely compromise its strength, durability and longevity.

THERE IS NOW A STRONG CASE FOR COST-EFFECTIVE HIGH-QUALITY PRODUCTS MADE FROM PLASTIC

In the past, rainwater systems were not normally considered as stylistic elements of a building, and were usually specified to blend in discreetly. However, recent trends show that they can make for a distinct feature of a building, or enhance other key building features or colour tones. Ensuring

the right products are used can make a significant difference in terms of the time taken to install them, their overall performance, and of course the way they look when in place.

For modern homes, PVCu often wins the day for its versatility, low cost and ease of installation. However, some contemporary-style homes opt for steel and aluminium for their sleek, streamlined looks. In traditionally styled homes, the cast iron look is usually favoured, although copper can be an option, particularly in barn conversions.

CLASSIC LOOKS

To meet the growing industry need for cost-effective, high-quality products that deliver proven performance over the long term, there is now a strong case for high-performance rainwater systems made from plastic. Offering affordability, ease of installation, durability and low maintenance, new and innovative gutter and pipework systems can offer a traditional appearance without the price tag of cast iron. At a fraction of the price to buy,

install and maintain, they can replace an aluminium or cast iron rainwater specification to help with budgets and meeting schedules – exceeding both the builder's and the client's expectations.

Real cast iron products are heavy and time consuming to work with as they need to be cut to size using grinders before being primed, sealed and finished on site. Manufactured with modern plastic materials, lightweight rainwater systems are quicker, easier and safer to install, helping to offer huge efficiencies in terms of onsite installation costs. Once installed, these rainwater systems are low maintenance when compared to cast iron, as they aren't vulnerable to rusting or corrosion, and do not require regular sanding, priming or repainting to protect them from the elements.

COLOUR IT GREY

Once associated with gloomy, bad weather, the modern and fresh anthracite grey colour has become a growing trend, offering the perfect neutral tone to any project, being compatible with many other colours and

natural building materials such as stone and wood. A testament to its popularity is that anthracite grey is now the nation's favourite shade of grey on not only rainwater systems but also doors and windows. Products now available in this key shade allowing specifiers and their customers to capitalise on the growing market trend. Anthracite grey perfectly complements other building accessories or roofing components, and its versatility and sophistication has led to its popularity across both contemporary and traditional style homes.

MAKE IT EFFICIENT

A necessary part of any building's operability, rainwater products are legally required to be in good working order under Part H of the Building Regulations. However, research by the BRE (BRE Repairing and Replacing Rainwater Goods 1997) found that a common problem for contractors – and a regular reason for damaged or badly performing rainwater systems – is the prevalence of wrongly sized gutters and inadequately spaced fascia brackets and rainwater pipes.













Often driven by price, these faults are a false economy, as the original need to keep costs down will inevitably lead to high repair and maintenance costs. It is possible to



bypass this problem by designing the rainwater system correctly without unnecessary cost in the first place, by ensuring the components of the rainwater system are sized and positioned correctly. For example, a larger gutter capacity may demand a larger, more expensive downpipe, but it may also result in fewer downpipes, and subsequently, less underground drainage, producing a dramatically lower overall cost.

Whatever the style of home, a correctly specified and installed rainwater system will stand the test of time. Integral to the overall aesthetics and the performance of the building itself, rainwater systems must not be an afterthought, but should be considered as a key part of the design process.

Hayley Lowry is marketing manager at Brett Martin

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A LINTEL CONTRIBUTION TO FABRIC FIRST

Catnic's Richard Price offers a philosophy of designing and constructing homes where individual components and systems contribute to, rather than compromise, the overall building performance.



'Fabric first' remains the optimum way for housebuilders and developers to create homes that are liveable while meeting increasingly stringent energy performance legislation. Renewable technologies such as solar PV and ground source heat pumps are 'nice to have' but for many housebuilders and developers their cost, in both design and practical implementation, still precludes them from many specifications.

However, a fabric first approach, one where the building does the work without relying on more expensive 'bolt-on' technologies such as these, can ensure new homes meet the highest demands of the current Fabric Energy Efficiency Standard, Part L and SAP compliance.

Achieving this requires careful specification. It is an equation in which the sum of the parts equals the final outcome: a truly energy efficient home that is structurally sound and both cost effective and logical in its construction. Within this approach, no one component or system will compromise another.

Such an equation is a balancing act, between high performance components and systems and the potential thermal bridges they create. A key example is the steel lintel.

We cannot achieve structurally sound homes, cost effectively, without them. Indeed the steel lintel has become the byword for architectural achievement in the modern construction agenda. However the legislative landscape of increasingly demanding energy efficiency standards, combined with the sophisticated measurement of energy wastage through the building envelope, has highlighted a need for improvements in the psi values of lintels. It has prompted the introduction of a new type of lintel on the marketplace, one that is designed with a thermal break.

While steel lintels do provide a means to build homes quickly, safely and effectively, they also have the potential to directly convey heat from the inside to the outside of a building. In other words, without careful and knowledgeable specification, steel lintels have the potential to create thermal bridges that may compromise the energy performance and therefore the fabric first approach of a new building.

In fact, any material, component or system that forms a bridge linking two structural features – such as roofs and walls, or walls and floors, together – stands to risk the unwanted transfer and dissipation of heat.

THERE WAS A NEED FOR IMPROVEMENT OF THE PSI VALUES OF LINTELS

The need for energy efficiency improvements has given rise to more sophisticated methods of measuring heat loss. Heat lost through the building fabric, for example through walls, roofs, floors and doors and windows, called U-values, is measured in W/m^2K . Psi values measure heat lost at the junctions between these elements, for example at window heads, window jambs, window cills, corners, walls and floors as well as the walls and roof of a building at its eaves, and they are measured in W/mK . The total fabric heat loss of the structure is calculated as the sum of the U-value multiplied by the area plus the sum of the psi value multiplied by the length of the building.

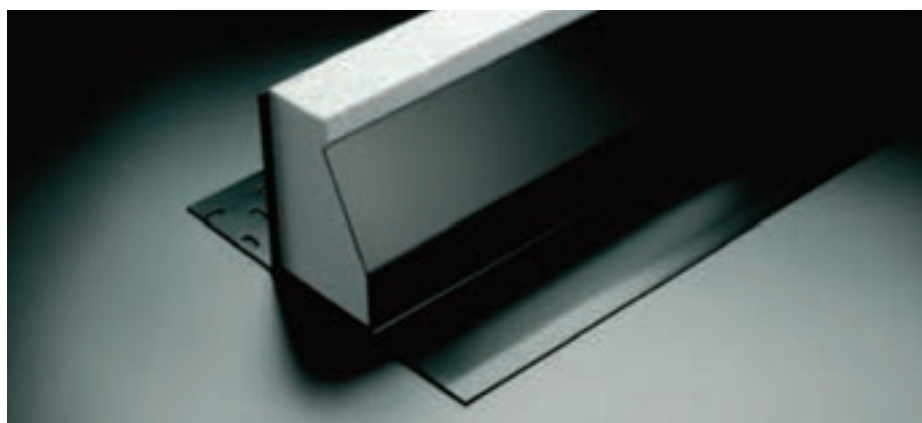
For housebuilders and developers this requires close collaboration with manufacturers of systems and components. Working together they can fully understand individual performances and how building products might be designed together, to ensure the outcome embraces a fabric first

philosophy efficiently and effectively.

A trusted lintel manufacturer can provide free lintel scheduling and technical support to housebuilders and developers to ensure the optimum lintel specifications are in place. Of course, all lintels from a reputable manufacturer can be used and will certainly comply with the Building Regulations. However, the psi value of all lintels specified must be taken into account when it comes to calculating heat loss and obviously, the lower the overall psi value, the better the resulting total fabric heat loss of the building will be.

Housebuilders and developers can derive lintel psi values from a number of sources. It is possible to work from the default values taken from BRE IP 1/06 or ACDs, these are the ones found in SAP calculators and really they present the worst case scenario, so are best avoided. Alternatively, it can be worthwhile looking to the lintel psi values that the insulation and block manufacturers include with their typical thermal details. However, by far the best option is always to use the psi values provided by the lintel manufacturer themselves.

Further to this it is possible to achieve improved lintel psi values by using lintels without a base plate (removing the potential for additional thermal



bridging) and thermally broken lintels within cavity wall constructions. A lintel that incorporates a complete thermal break between the inner and outer leaf of a cavity wall will deliver the best possible thermal performance.

With a flat top providing a consistent junction with the cavity wall insulation, the reliance on site workmanship is removed and ensures the actual performance of the junction meets the design expectations. The specification of a lintel like this has added cost, time and logistical advantages because it can be installed in the same way as a traditional steel cavity wall lintel onsite.

The replacement of traditional lintels within typical housing designs can result in significant heat loss reductions for housing developments. By utilising thermally broken lintels, which offer the same benefits of a traditional cavity wall lintel, yet deliver industry leading psi values of 0.02 to 0.05 W/mK – in turn means that steel lintels can support a Fabric First approach to building design, with no compromise to energy performance.

Richard Price is technical director at Catnic

Glass balconies add style to coastal location

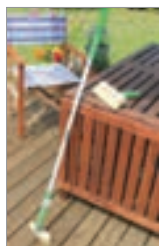


A development of luxury apartments on the scenic coast of Yorkshire has specified **Neaco's** range of contemporary balconies and balustrade. The complex of 32 properties includes balustrade to terraces, glass Juliet balconies and walk on balconies with Neaco's aluminium grille

flooring. The aluminium balustrade and rails feature a black powder coated finish which complements the tinted glass panels. Neaco's grille systems are designed to provide a large foot contact area – typically between 74 per cent and 100 per cent on balcony applications – whilst enabling efficient drainage of rainwater. .

sales@neaco.co.uk

Osmo introduces a new range of tools



Eco-friendly wood and finish specialist, **Osmo UK**, introduces a new range of quality tools to its impressive portfolio of products, including an innovative Osmo System Telescopic Handle. The assortment of tools aims to aid users in creating a premium finish to their Osmo projects and ease product application. Osmo's new offering of tools includes a wide selection of the highest quality brushes, rollers, scrapers, mops, pads and machines,

each of which are specially designed to provide the perfect criteria for the intended appearance or effect that is desired. Whether users are looking to preserve, add a washed effect or highlight, there is a tool for it all.

info@osmouk.com

Sapphire Balconies star in office conversion



Sapphire's innovative balcony solutions have a starring role in the transformation of a number of disused office building's into apartments following the relaxed 'change of use' planning requirements – part of the Government's strategy to build homes on brownfield sites. Ash House is

one of these which included converting former offices into 41 highly desirable apartments in the Surrey town of Staines-upon-Thames. Sapphire supplied 34 offsite-manufactured projecting balconies as well as some Juliette balconies. The Senior Technologist overseeing the project for CDA was impressed by Sapphire's product quality and end-to-end service.

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