



Brian Berry: growth in the self-build market will be good for housebuilders



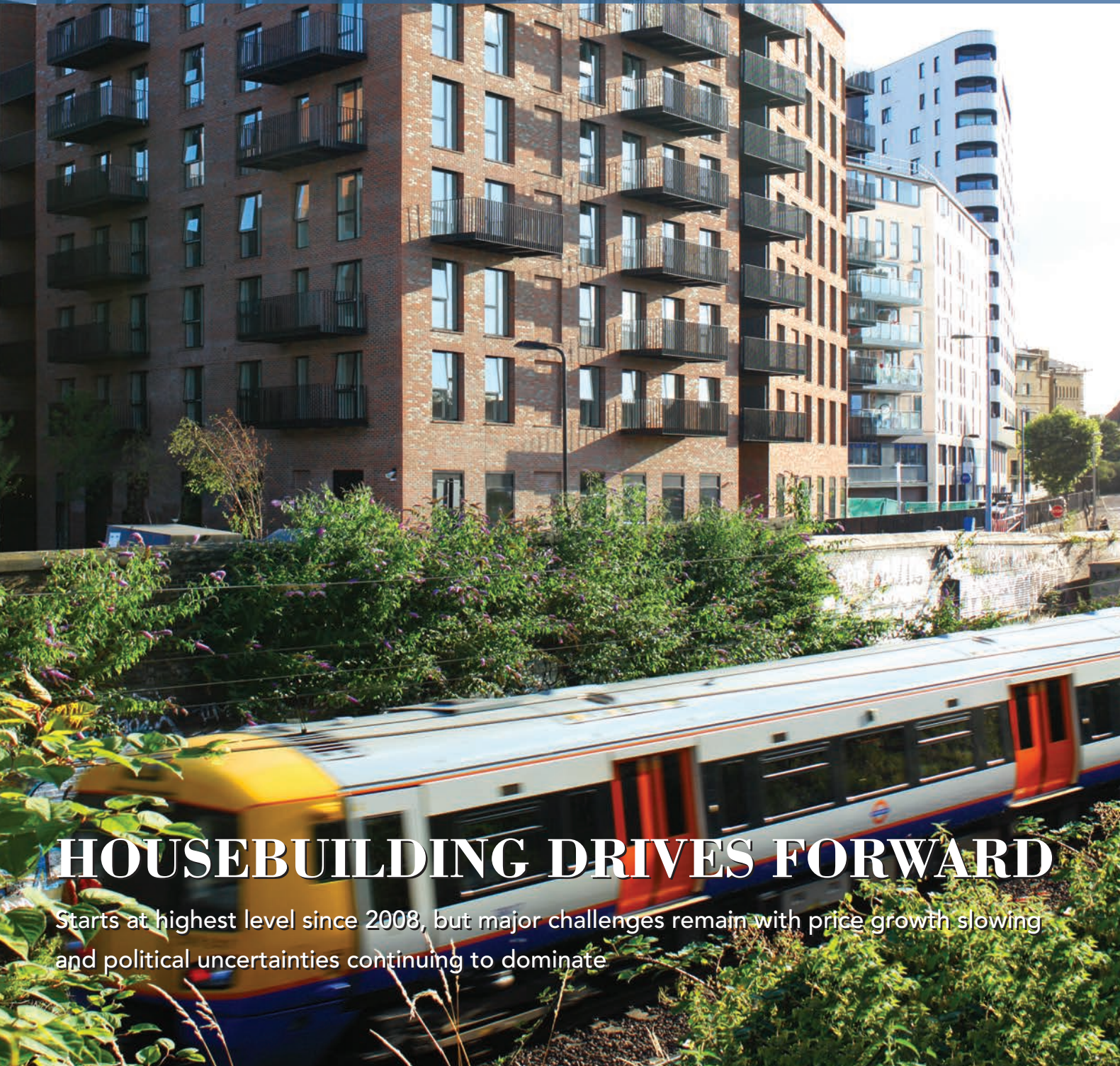
JV delivers homes quick for Alice in Wonderland scheme in Daresbury



Patrick Mooney: Improvements can be made without waiting for Grenfell inquiry

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HOUSEBUILDER & DEVELOPER



HOUSEBUILDING DRIVES FORWARD

Starts at highest level since 2008, but major challenges remain with price growth slowing and political uncertainties continuing to dominate

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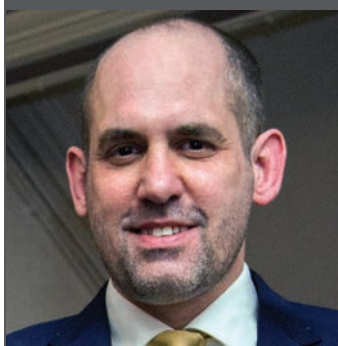
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James Parker

FROM THE EDITOR

The Purchasing Managers Index results for August reported a strong rise in housebuilding activity, defying materials cost rises, increasing concerns around Brexit and labour, and poor performance across construction. Industrial and commercial sector work is dropping off, so why does housebuilding keep doing so well?

One answer of course is that demand is never going to abate, we are way short of the 250,000 homes per year target. But there is also inherent resilience in the housebuilding sector shown by the recent figures, and commented on by the FMB's Brian Berry recently. Despite concerns rising over the cost of imported materials as the pound stays weak, housebuilders have absorbed a drop in margins, and not yet passed it onto their customers.

This was the finding of the Construction Products Association's most recent Construction Trade Survey. While 88 per cent of main contractors said they had seen materials costs rise in Q2, almost half "opted to keep tender prices unchanged, leading to a fall in margins". Despite this, Q2 was the 17th consecutive quarter of growth for the industry, led by housebuilding. This has to mean that major housebuilders are working lean and mean to squeeze out profits where they can, as well as working smart to ensure they only build where it's most financially sensible to do so.

But how much longer can this last? If the pound continues on its weaker trajectory for the foreseeable future, as many predict, then materials imports will become more expensive. Eventually either housebuilders put up their prices, or are forced into a break-even or worse situation, seeing their profits drop as prices fall. That has echoes of the last recession and will not be where they want to look for savings.

In a comment piece on page 20 of this issue Lisa Richardson of Knauf Insulation quotes ONS figures that 62 per cent of UK building materials are imported from the EU, rising costs are only going to be exacerbated if tariffs are imposed after a 'hard' Brexit. One commentator from the surveying side of the business (Andrew McFarlane of DM Hall) recently said that many UK suppliers are "actively seeking alternatives to traditional markets" to combat the price increases. Will this mean more UK product manufacturers getting a look in? Or with firms such as brick suppliers struggling to absorb energy price increases will it be more cheap imports from far-flung corners of the globe, flooding the market with inferior, but labelled 'equivalent' alternatives?

Price rises of up to 35 per cent in essential construction materials have been reported this year, and components such as plasterboard and insulation are reportedly rising at their fastest rate in 25 years. If this pattern continues, something will have to give.

James Parker

HOUSEBUILDER & DEVELOPER

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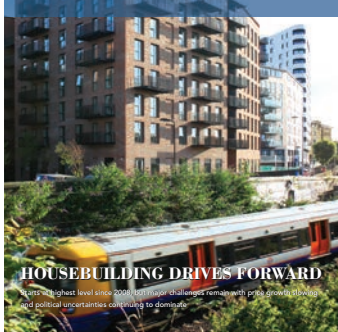
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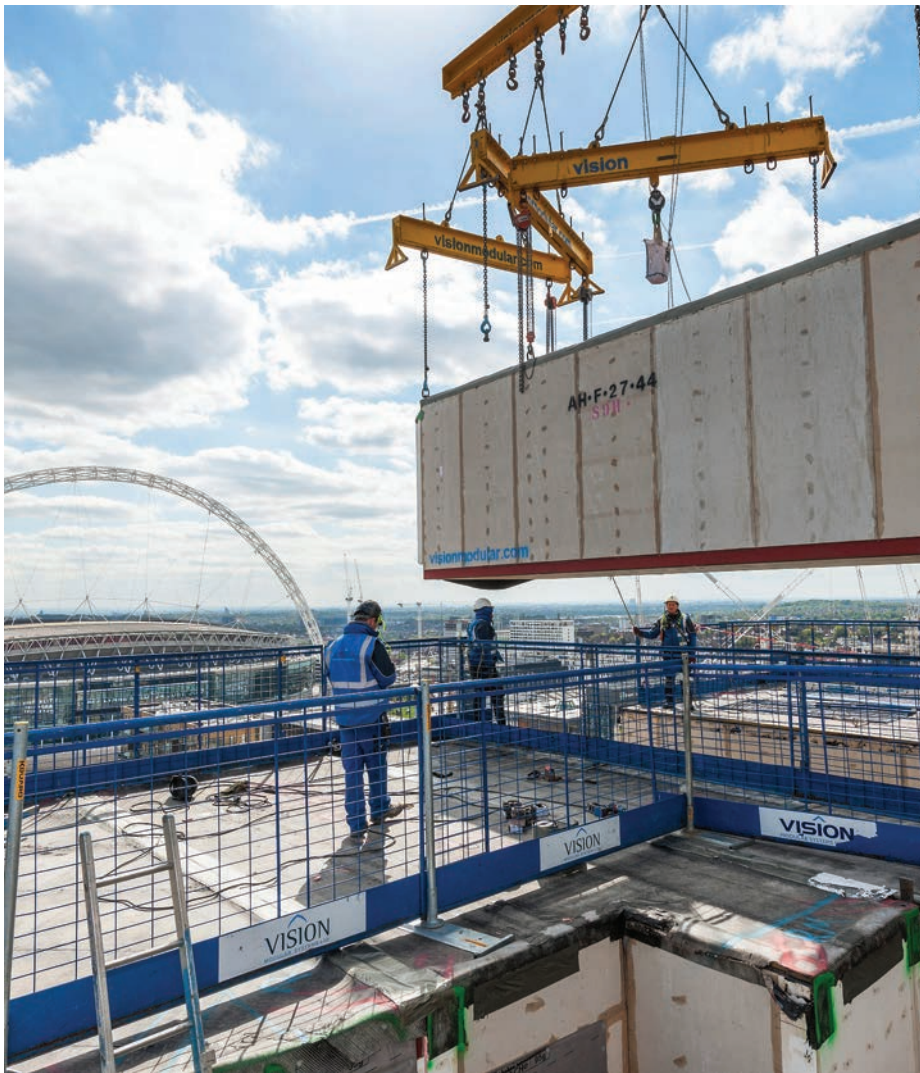
09.17 HOUSEBUILDER & DEVELOPER



HOUSEBUILDING DRIVES FORWARD

Home's highest level of growth in 2017 as demand remains with price growth, although the political uncertainties are causing to dampen.

Project: Dalston Lane, Hackney
Architect: Waugh Thistleton
Structural Engineer: Ramboll
Structural Frame Provider:
B & K Structures



Offsite manufacturing hailed as saviour of London's housing crisis

Factory-built homes could provide the answer to London's housing crisis, according to a recent report from the London Assembly Planning Committee.

Authored by the Planning Committee's chair, Nicky Gavron, the report, titled 'Designed, sealed, delivered: The contribution of offsite manufactured homes to solving London's housing crisis' recommends that the London Mayor provide

"clear and strong leadership" in raising the awareness of offsite manufacturing's (OSM) potential, and that he work towards defining and adopting a Manufactured Housing Design Code. He should also look at the potential of using TfL-owned land to stimulate the OSM sector, and set up a dedicated OSM-specific procurement framework for the capital.

London needs 50,000 new homes a year

to meet its growing demands, and to reach this target, an innovative approach could be vital, the report says. In the 1970s, prefab housing contributed significantly to supply, but the report suggests the new model of factory manufactured homes is 'light years' ahead of previous examples.

The Committee argues in the report that builders and manufacturers are producing offsite manufactured homes that are characterised by high quality, digital design, precision engineering and eco-efficient performance. It states that the wide variety of homes that OSM now produces can meet the needs of families with children, older people and single households, and that the business model could be particularly suitable for rental accommodation at all income levels. OSM buildings can reportedly also be built and occupied in half the time of conventional buildings, requiring fewer vehicles to transport materials to site.

The report's author Gavron believes that traditional construction techniques will only take us so far in the 'huge task' of meeting London's housebuilding target.

She said: "Offsite manufactured housing is an innovative, forward-looking and exciting way to close the gap. These buildings are high quality and outstanding in terms of performance. Their construction is more environmentally-friendly than traditional construction methods, and they are a far cry from their prefabricated predecessors.

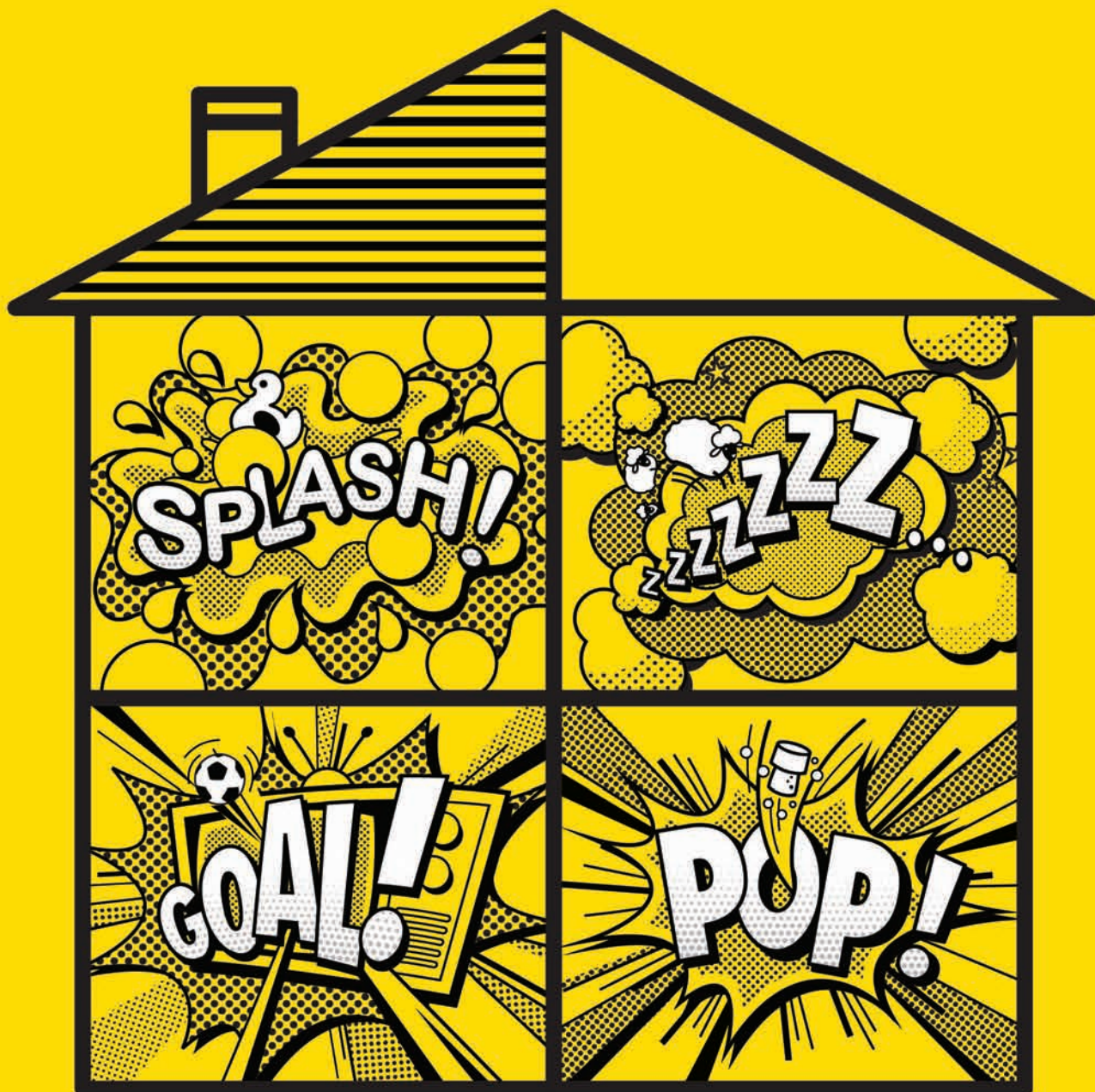
"Few will disagree that using vacant public land to build homes quickly and with less pollution and disruption could be great news for London, tailored to demands at every price point."

Gavron hailed the manufacturing technique as a "once in a generation" opportunity to work collaboratively with investors, developers and policy makers, concluding: "The Mayor is ideally placed to respond to the report's recommendations and call to action."

Mark Farmer, chief executive of Cast Consultancy, agreed, saying: "This timely report sends an unequivocal message to the Mayor of London that now is the time to show strong political leadership to establish a mainstream precision manufactured housing market in the capital. It could underpin ambitions not just for housing, but wider economic growth."

OFFSITE MANUFACTURED HOUSING IS AN INNOVATIVE, FORWARD-LOOKING AND EXCITING WAY TO CLOSE THE GAP – THESE BUILDINGS ARE HIGH QUALITY AND OUTSTANDING IN TERMS OF PERFORMANCE

Nicky Gavron, 'Designed, sealed, delivered: The contribution of offsite manufactured homes to solving London's housing crisis' report author



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Mayor announces fast-track planning guidance

New planning guidance for London has been announced by London Mayor Sadiq Khan, aiming to deliver faster planning permissions by bypassing burdensome viability assessments.

In order to qualify under the new Supplementary Planning Guidance (SPG), developers must deliver a minimum of 35 per cent affordable housing on non-publicly funded land, and 50 per cent on public-owned land.

Developments will need to begin within two years, and failure to meet any expectations will result in financial modelling scrutiny. Developments that do not meet the affordable thresholds will also face further scrutiny as they near completion, with financial details in the application being published online for public viewing. Any unexpected profits will be reinvested into more affordable housing.

Mayor Khan explained the scope of the scheme: "This investment will work hand-in-hand with the new approach for developers that I'm introducing today, which will allow them to benefit from a fast track through the planning system if they offer more affordable housing and get building quickly.

"I'm determined to ensure we don't have a repeat of what happened at Battersea Power Station, with developers unacceptably reducing the number of

affordable homes on site after planning permission was granted."

Ian Fletcher, director of policy (real estate) at the British Property Federation, agreed with the proposals.

He commented: "We think the Mayor is right to seek to build as much affordable housing on public land as he can, to the extent that it is also delivering the infrastructure needed and the communities and people want to live in."

"On private land," he continued, "affordable housing obligations are often one of many developer contributions, and for the sake of all involved it is important that the process is fair, time and priority conscious, and well-informed."

Rico Wojtulewicz, policy advisor for the House Builders Association, believes the new guidance doesn't go far enough however, and reminded the Mayor that more diversification is needed.

He said: "This SPG focuses on developers who fall short of affordable expectations, rather than enabling those who typically meet them.

"If the Mayor has any real ambition to tackle the affordable housing crisis in our capital, then supply must be diversified.

"This cannot be achieved by simply tackling the burden of viability negotiations, and the planning process in its entirety must be fixed."

Housebuilding records highest activity levels since 2008

The number of new build starts has surged to the highest level in almost a decade.

The latest housebuilding data shows that 164,960 new homes were started in the year to June 2017, up 13 per cent on the previous year, and have increased by more than three-quarters since the low in 2009. More than 153,000 new homes have been completed during the same period, showing an increase of 11 per cent compared with the year before.

Housing and Planning Minister Alok Sharma commented on the figures: "Building more homes is an absolute priority for this government. These figures are proof that we are getting Britain building again, with new housing starts reaching record levels since 2009.

"It's vital we maintain this momentum to deliver more quality homes in the places that people want to live. Our housing White Paper set out an ambitious package of long-term reforms to do just that."

The figures demonstrate strong growth in housebuilding right across the country, with Gloucestershire, South Derbyshire and South Norfolk amongst the strongest areas in delivering high levels of starts.



£1m funding secured for Virtual Reality research



An industry consortium has secured funding to pioneer virtual and augmented reality in construction.

Government body Innovate UK has awarded £1m to a consortium led by Soluis Group to develop an Augmented Worker System which will enable the “intelligent design, construction, maintenance and whole-life value of buildings, supporting construction and infrastructure growth”.

It is hoped the Augmented Worker System will also realise significant value from Building Information Modelling (BIM) the project is targeting a 25 per cent reduction in cost, 25 per cent reduction in waste, and an increase in productivity of 30 per cent for projects.

Soluis Group will work with partner organisations, including Pinnacle Business Solutions, Carbon Dynamic, the Advanced Manufacturing Research Centre and the Advanced Forming Research Centre.

The consortium will also be supported by key industry organisations that will comprise a steering group, such as AECOM, Doosan Babcock, Laing O’Rourke, Autodesk and Microsoft.

The Government said that because the construction sector is key to the UK’s economy, “with considerable opportunities for growth,” it has been investing through its Digital Built Britain (DBB) programme. Through the implementation of DBB, the Government hopes the industry will be able to deliver faster builds to a higher quality, with fewer defects and in a more sustainable manner. The challenge for the industry is meeting the DBB BIM level mandated by the government, but the Augmented Worker System is hoped to provide augmented virtual reality to improve the construction process at every stage, ensuring these standards are met.

The Augmented Worker System has been designed to improve five key areas of construction: Co-design, digital job guidance, progress monitoring, safety guidance and asset management. This intends to allow jobs to be delivered on time, and within budget,

while providing a greater level of collaboration and communication between teams and partners on projects. Reducing the need for paper or mobile based handheld devices, the system gives workers a hands free, ‘heads-up’ solution to offer a greater level of safety, while providing real-time visualisation for staff on site.

Business secretary Greg Clark hailed the research, claiming such innovations are ‘at the heart’ of the government’s vision for a modern industrial strategy.

“The adoption of cutting-edge virtual and augmented reality technology in industries like construction will be vital in helping us identify new, smarter ways of working,” said Clark.

“This government-backed initiative will help build the UK’s reputation and expertise in the pioneering use of this technology, while helping make construction projects of the future more efficient, cost effective and productive.”

Martin McDonnell, chairman of Soluis Group, explained the background of the project: “The proof of concept project with Crossrail showed how this technology could be applied and add incredible value to the industry. Our vision was to develop this concept much further and create a set of tools that would form the augmented worker of the future.

“For a business like us,” he continued, “we could only drive this innovation a certain amount, and working with the consortium and receiving funding from Innovate UK will help us achieve this much faster and more effectively.”

David Philp, BIM director at AECOM, believes construction technology is reshaping the way companies deliver and maintain their assets.

He said: “It is increasingly helping us



place digital information into the real world in the right context, supporting and augmenting the decision making process.

“Real time access to individualised data, analytics and instructions during the construction and operational stages will greatly improve productivity, quality and also help worker well-being. Creating a framework and guidance around the augmented worker is critically important if we are to successfully unlock this value proposition.”

Infrastructure sector hits six-year low

Construction contract values for the sector have reached £2.5bn, but the figures for the infrastructure sector have reached the lowest total for more than six years.

The latest edition of the Economic & Construction Market Review from Barbour ABI highlights the levels of construction contract values awarded in July across all regions of Great Britain, which totalled £5.4 billion based on a three month rolling average, still well below this year’s peak of £6.5bn from March.

Looking across all the construction sectors in July, it was infrastructure that provided the biggest surprise, producing just £784m worth of construction contract value, a 97 per cent annual decrease and its worst performing month for more than six years. Typically one big value infrastructure project is commissioned each month, which was absent in July.

Outside of January and February this year, housebuilding figures reached £2.5bn for July - the highest value for any month since Barbour ABI began tracking the series six years ago. Furthermore, four of the top 10 biggest construction contracts agreed this month came from housebuilding.

Commenting on the figures, Michael Dall, lead economist at Barbour ABI, said: “Overall construction figures remained steady in July, thanks to the robustness of the housebuilding sector, producing another strong month.

“Across July there were 925 construction projects commissioned, but these did not fall consistently across the sectors, putting an ever-increasing emphasis on housebuilding’s robust figures to make up for the lack of investment in other parts of construction.”

UK housing market faltering

Price growth and sales activity have fallen in July, according to the RICS UK Residential Market Survey.

RICS said record-low stock numbers, political uncertainty and the aftermath of tax changes were some of the major obstacles hindering the UK housing market.

In July, the headline price growth gauge slipped from +7 per cent to +1 per cent, signalling prices were broadly flat over the period, and representing the softest reading since early 2013. According to RICS however, the national figure conceals diverging trends across parts of the UK.

House prices remain on an upward trend in some areas, led by Northern Ireland, the West Midlands and the South West. In contrast, the net balance reading for central London remains negative, with the pace of decline broadly matching that of the previous three months.

Chartered surveyors are starting to report early signs of this flatter trend permeating outside the capital, as the price balance for the south east of England fell into negative territory, posting the weakest reading for this part of the country since 2011.

In another survey question, contributors reported on sales prices in comparison to their asking price. Nationally, homes at the top end of the market (£1m+) saw the greatest deviation in agreed prices, with 68 per cent of respondents reporting sales prices coming in below the asking price. While this is not uncommon in a flatter market, 33 per cent of respondents said the agreed price was up to 5 per cent below the asking price, and 26 per cent reported between 5 and 10 per cent under.

Alongside this, RICS has reported a continued lack of momentum in sales activity, with the net balance readings for buyer enquiries and agreed sales remaining slightly negative, at -4 and -5 per cent respectively.

RICS claims that the main factors holding the market back continues to be a sustained deterioration in the flow of fresh listings, with new instructions dwindling for the seventeenth consecutive month in July. Consequently, average stock levels on estate agents' books remain close to record lows, limiting choice for potential home buyers.

Simon Rubinsohn, RICS chief



economist, commented on the survey's findings: "Sales activity in the housing market has been slipping in the recent months, and the most worrying aspect of the latest survey is the suggestion that this could continue for some time to come."

As to the reasons behind the fall in activity, he said tax changes are "only part of the story," and that a "lack of new build in the wake of the financial crisis is a more fundamental factor weighing on the market."

He said: "The flatter trend in price growth is arguably a silver lining, but there is no real indication that the housing market will become materially more affordable anytime soon."

"Hence the need for the government to press ahead with the Build to Rent initiative as well as continuing to focus on other tenures alongside home ownership, to try and address this critical issue."



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Political uncertainty hits construction outlook

Despite a strong Q2, the industry's supply chain are reportedly pessimistic about the year ahead.

According to the Construction Products Association's Construction Trade Survey of main contractors SME builders, civil engineering firms, product manufacturers and specialist contractors, all reported increases in sales, output and workloads in the quarter were driven by increased demand.

Notably however, order books were sustained by private housing and R&M work, but fell in sectors such as commercial and industrial. This was echoed throughout the supply chain, with net balances weakening for enquiries, orders and expected sales among SMEs, civil engineering contractors and product manufacturers compared to Q1.

As a result of Sterling's depreciation since the EU Referendum, the strongest cost pressures for the construction industry have been rising prices for imported materials. On balance, 88 per cent of main contractors, 87 per cent of heavy side manufacturers, and all light side manufacturers reported raw materials costs rising in Q2. In spite of this, almost half of main contractors and specialist contractors opted to keep tender prices unchanged, leading to a fall in margins.

Commenting on the survey, Rebecca Larkin, senior economist at the CPA, said:

"This was the 17th consecutive quarter of growth for the construction industry, but a cautious stance over future expectations is not surprising."

She added: "Another quarter of slow GDP growth, rising costs and a near-term outlook clouded by Brexit uncertainty have led to a fall in orders in privately-financed sectors such as commercial and industrial, and this pessimism has also spilled over into infrastructure," warning that "perhaps more conspicuous is the squeeze on margins for main contractors and specialist contractors."

"Strained margins had already been acute for some time given skills shortages pushing up construction wages. Now there's added pressure of contractors trying to avoid or delay passing on the full cost of higher raw materials prices to clients when tendering for upcoming construction projects."

Brian Berry, chief executive of the Federation of Master Builders, gave a positive take on the figures for SMEs: "Despite rising material prices and a period of political uncertainty, it is encouraging to see the SME construction sector continuing to grow."

"The industry is demonstrating significant resilience, especially when we consider difficulties in recruiting key trades such as bricklayers and carpenters, and shortages in other trades, such as plumbers

and plasterers."

He said there were a host of challenges ahead for the sector, with "the possibility of Brexit exacerbating the already severe skills shortages and the continuing upward pressure on wages and salaries this brings, meaning construction SMEs will be cautious in their optimism."



KEY SURVEY FINDINGS:

- 22 per cent of main building contractors, on balance, reported that construction output rose in the second quarter of 2017 compared with a year ago
- 30 per cent of specialist contractors reported a rise in output during Q2
- 13 per cent of civil engineers, on balance, reported an increase in workloads during Q2
- On balance, 24 per cent of SME contractors reported increased workloads in Q2 compared to three months earlier
- Main contractors reported higher orders in private housing and both housing and non-housing R&M
- 3 per cent of civil engineering firms reported an increase in new orders in Q2, on balance
- 36 per cent of SMEs and 20 per cent of specialist contractors reported an increase in enquiries in Q2, on balance
- Overall costs increased for 84 per cent of civil engineering contractors, while 88 per cent of main contractors, 87 per cent of heavy side manufacturers and all light side manufacturers reported that raw materials costs rose in Q2





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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

Housebuilder Awards

3 November, London
www.house-builder.co.uk/events

Women in Housing Conference

2 November, Manchester
www.womeninhousingconference.co.uk

Women in Housing Awards

2 November, Manchester
www.womeninhousingawards.co.uk

London Development Conference

7 November, London
www.housing.org.uk/events

WhatHouse? Awards

17 November, London
www.whathouse.com/awards

Homes

22 – 23 November, London
homesevent.co.uk

HBF Ball

1 December, London
www.hbf.co.uk/events-meetings

Decades of shortfall in London home building could be reversed

The capital has seen a record number of requests to build new homes in 2017, according to analysis from the Fifty Thousand Homes campaign.

Over 42,000 planning applications for housing have been submitted in the first six months of 2017, a 38 per cent increase on the average rates since 2010, and the highest number of applications over this period. According to the campaign, this provides London with an opportunity to reverse decades of housing deficit.

But, with more than one in three planning permissions falling by the wayside in 2016, the UK capital faces a huge challenge ahead to convert planning applications into new front doors opening.

The analysis, developed by Grant Thornton UK, which is part of the Fifty Thousand Homes campaign, found that London is currently building less than half the number of homes it needs, with construction over a full year peaking at 23,913 in 2015.

Central London appears to be building the overwhelming majority of properties, with boroughs in zones one to three building nearly 70 per cent of all the capital's new homes. Unless, however, boroughs in zones five and six dramatically step up the pace, they will miss the housing targets for 2017 set out in the Mayor's London plan by over 50 per cent.

Jasmine Whitbread, chief executive of

London First, called on the Mayor, boroughs and developers to "step up and make that ambition a reality."

"Nobody expects London's housing crisis to be solved overnight," she said, "but 2017 is an opportunity for local authorities to grant more permissions than ever before and for record breaking levels of construction to begin."

Ian Tasker, director at Grant Thornton UK recognised the urgent need to boost housing supply across the capital. He said: "The uplift in the first half of 2017, in both applications and permissions, is encouraging, but there is still more to be done. London's status as a leading global city relies heavily on businesses being able to attract local and global talent, and we need to find new ways of working collaboratively to tackle the ongoing housing pressures they face." "We have the appetite," he concluded, "now we need to focus on how we convert this into homes."

81 per cent of UK avoids new builds

A survey of 2,000 UK adults has revealed that buyers snub new-build housing developments.

Research by MFS found that homebuyers dislike the current increasing number of new builds, despite these constructions forming a core priority of the Government's housing policy.

The independent, nationwide survey found that 81 per cent of the country, the equivalent of 41.58 million people, consciously avoids new-build properties, despite living through the worst housing crisis in decades.

The research found that the majority (60 per cent) of UK adults feel that there are now too many poorly built, unattractive new builds popping up across the country. A further 41 per cent do not favour new build properties, saying that developments not only lack character, but can also be 'eyesores' within their local area.

23 per cent however said they would consider buying a newly built property as a buy-to-let investment.

The MFS data comes as a record 162,880 new homes have been built across the UK in the past year. MFS has urged the Government to prioritise the refurbishment and restoration of traditional properties across the country.



Mactaggart & Mickel Homes expands

Housebuilder Mactaggart & Mickel Homes has taken a major step forward with its expansion plans, lodging reserved matters planning permission for its first English site at Milton under Wychwood in Oxfordshire.

Mactaggart & Mickel Group already has a strong land bank in England, and has been involved in strategic land development south of the border since 2008, securing over 1200 acres across the North West and South West of England, with a further 250 acres under offer.

The family housebuilder has been building homes in Scotland since 1925, and has won over 100 NHBC awards. Most recently, the company won the Queen's Award for Enterprise for their work as part of City Legacy, developers of the Athletes' Village for the 2014 Commonwealth Games.

Ed Monaghan, chairman of Mactaggart & Mickel Homes England, said it's been an "exciting time" for the company.

"We have been delivering quality homes for nearly a century and our English strategic land business has been very successful in identifying and promoting viable sites, so building our own housing developments south of the border is the next natural step.

"We look forward to the opportunity of working with local suppliers and contributing to the local economy in the areas where we plan to deliver quality new homes."

Another detailed planning application for a second English site in East Challow in Oxfordshire is also expected to be lodged in the coming weeks.



Kier wins health and safety Gold award

Kier Living Eastern has achieved the highest accolade for health and safety performance, having been recognised with the Royal Society for the Prevention of Accidents' (RoSPA) Gold Award 2017.

The company, based in Sandy, Bedfordshire, achieved the award in the annual RoSPA scheme. Gold medals are presented to organisations sustaining high standards over consecutive years.

Nick Moore, managing director at Kier Living Eastern, commented on the award: "It is a fantastic achievement to be recognised for sustaining extremely high standards of health and safety performance, and we are incredibly proud to have been singled out by RoSPA."

Julia Small, RoSPA's head of awards and events, said: "The RoSPA Awards are the most prestigious in the world of occupational health and safety, and held in high regard around the world, as winning one demonstrates an organisation's commitment to maintaining an excellent health and safety record.

"Achieving the standard required is no mean feat."

Colmore Tang helps children build their future

Pupils at Birmingham's St Edmund's Catholic Primary School topped off their final week of term with a visit to one of Colmore Tang's city-based sites.

The children, all from year 2, were taken on a tour inside the company's working construction site on Carver Street in the Jewellery Quarter, as part of their recent studies into cities of the world. The trip was to help them understand how and why major cities are developed for the future, and what goes on behind the scenes to bring the developments to life.

Mary O'Friel, headmistress of St Edmund's commented on the children's experience: "An important part of the learning process is being able to experience what it is you're being taught. We have been teaching the pupils about cities and how they evolve, so we wanted to show them development in action."

She added: "They certainly enjoyed seeing the diggers close up!"

Neil Walters, managing director at Colmore Tang, also commented: "We're thrilled that the pupils wanted to come down to take a look at the work we do, and I hope that it's inspired some of them to get involved in construction and development when they get a little older!"



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INDUSTRY MOVERS



Emma Hunt

Westleigh

Affordable housing developer Westleigh has appointed its first in-house solicitor.

Emma Hunt joins Westleigh's Land department as Head of Legal. She will help to support the extra volume of land acquisitions and planning applications, as the firm expands its operations into Yorkshire for the first time, as well as growing its existing coverage of the Midlands.

Hunt's responsibilities will include buying land for development and handling the transfer of affordable housing to housing associations. Her role will also involve co-ordinating the services provided by Westleigh's external legal partners, to ensure the legal process for each site runs smoothly from beginning to end. The role will cover both affordable housing sites and developments for private purchase.

Hunt became a qualified solicitor in 2000 and brings 16 years' experience into her new role. She was previously company solicitor for a national housebuilder.

She said: "This is a fantastic time to be joining Westleigh, with new offices now open in both Yorkshire and the West Midlands. The company has ambitious plans for the coming years and I look forward to playing my part in making them a success."

Matthew Moore, property director said: "Welcoming Emma to the firm is an important step for us. It ensures we are well-equipped to continue providing exceptional affordable housing developments."



Emma Dexter

CityWest Homes

Westminster housing provider and manager CityWest Homes has appointed Emma Dexter as its new executive director of finance.

Dexter, who is a Fellow of the Chartered Institute of Certified Accountants, joins CityWest Homes from British Telecom where she spent eight years working in a number of different senior finance roles, including group cash flow and reporting as well as planning and analysis.

Before that she held positions at a number of different accountancy firms and gained experience in financial services and business process outsourcing within industry and commerce.

Chief Executive of CityWest Homes Jonathan Cowie said: "I am very pleased to welcome Emma to CityWest. She brings with her a wealth of financial experience, much of which has been gained in customer-focused environments, so I am confident she will be a key asset to our team as we continue to deliver the best possible service for our residents and leaseholders."

Dexter replaces Aled Bath, who led the organisation's finance team as an interim executive director.

Octopus Property

Octopus Property (OP) has appointed Emma Ryan to the role of head of servicing and legal. She joins from Amicus where she spent over six years as head of redemptions and in-house counsel.

The appointment demonstrates OP's continued growth and supports the company's commitment to enhancing its client service offering. OP has also recently hired Nick McAuliffe as chief operating officer, Holly Harvey as head of marketing and Matt Foley as development credit manager in the residential development team.

WW+P

Beatrix Young has joined Weston Williamson + Partners as a senior in the studio's expanding residential team, headed up by Philip Breese. Formerly a partner at Farrells, Young brings over 15 years' experience of design management, design processes and running a team across multiple projects.

Breese said: "Beatrix brings valuable additional experience and insight to our studio at a time when transport infrastructure and housing are really starting to pull in the same direction."

Young is also a member of the Merton Borough Council and London Borough of Wandsworth Design Review Panels.



Alex Rusling

Lodha UK

UK developer Lodha UK has appointed Alex Rusling as sales manager as the company strengthens and bolsters its in-house sales team.

Rusling joins Philippa Bromley-Martin who was appointed last year. Both have a significant track record working on multiple prime new developments in Central London. He joins from CBRE London Residential, where he managed and developed tailored marketing strategies.



Andrew Royall

Hightown

Hightown has appointed Andrew Royall as development director. He has worked at Hightown since 2003 in the supported housing and development teams.

Royall will be leading a build programme that will see the housing association increase the number of homes under management by almost a quarter, delivering 1,100 new homes.



Brian Berry, chief executive of the Federation of Master Builders

GOVERNMENT IS KEEN TO EXPAND THE CUSTOM AND SELF-BUILD SECTOR AS PART OF ITS DRIVE TO DIVERSIFY THE MARKET, SUPPORT SMALL BUILDERS AND BOOST DELIVERY

THE INDUSTRY ADVOCATE

THE RIGHT TO BUILD

Brian Berry explains how SME housebuilders could benefit from working more closely with the fast-growing self- and custom-build sector.

Many housebuilders and developers, especially those operating on a smaller scale, will have had at least some involvement with custom or self-build housing delivery. The Government is keen to expand the custom and self-build sector as part of its drive to diversify the housing market, support smaller builders and boost housing delivery.

To support this aim, the Government has put in place a series of policies that are collectively referred to as the 'Right to Build'. The Right to Build package places a duty on local authorities to keep a register of those people who are looking for a plot of land on which to build a home, and a further duty to ensure there are sufficient permissions in place for serviced building plots in order to meet the demand on the Register. These are the two key elements of the 'Right to Build' idea, and together they have the potential to drive real growth in this still-emerging market.

The National Custom and Self Build Association (NaCSBA) has been one of the key forces behind the push to grow the custom and self-build sector. In order to support this drive, NaCSBA has set up the 'Right to Build Task Force'. In the Government's Housing White Paper, published earlier this year, Ministers gave their official backing to the Task Force and the Task Force then officially came into effect in June.

The Task Force aims to assist local authorities, community groups and small builders in delivering affordable custom and self-build housing projects. Over the next three years, the Task Force aims to help at least 80 organisations create more custom build homes. The Task Force is funded by the Nationwide Foundation, which aims to help increase the availability of quality affordable homes for people in need of housing.

The Task Force will particularly look to encourage projects whose approach can be widely replicated or which will deliver at pace or at scale. It will seek to match up experts with requests for assistance on, for instance, establishing and publicising area-based demand registers, sound policies to support custom build within local housing strategies and local plans, and advice on how best to bring forward

particular projects and sites. This could include advice on development finance and undertaking site viability assessments.

This advice will not be available for free. It will be made available for an initial period of up to five working days at a discounted cost of £250 per day (plus VAT) for local authorities, other public sector organisations and community groups. It will then revert to £500 per day for longer periods. The Task Force has said that advice will be provided to private sector developers and small builder on a case-by-case basis and according to need.

The FMB believes that significant growth in the custom and self-build market will expand the opportunities available to many housebuilders across the country. Indeed, in the FMB House Builders' Survey 2014, 89 per cent of SME housebuilders said that they saw potential for growth in the self and custom build market, and the same percentage said that they believed this growth would be good for their business.

This is a market which can provide many more opportunities for small contractors to engage in housebuilding, and can provide a potentially attractive new business model for some small developers to act, in whole or in part, as enablers of custom and self-build homes. In doing so, custom build could play an important role in creating new sources of supply by encouraging new entrants in to the housebuilding sector and generally boosting the health and diversity of our industry.

So far, more than 180,000 people across England have registered under Right to Build, with more people registering every day. All councils therefore need to be putting in place plans to meet this demand. Housebuilders should also be aware of the significance of this market and the policies in place designed to support it.

The FMB would encourage all housebuilders interested in this section of the market to engage with local authorities in their area, regarding how they can help deliver new obligations on this. And, if you have a solid proposal for a project you want to get off the ground, then the Task Force may be able to help.



Patrick Mooney, managing director at Mooney Thompson Consulting

MORE THAN 80 OCCUPIED TOWER BLOCKS FAILED THE COMBINED CLADDING AND FOAM INSULATION FIRE TEST

THE SOCIAL NETWORK

WHAT SHOULD WE MAKE OF THE POST-GRENFELL REACTION?

Patrick Mooney looks at the reaction so far across industry and government to the Grenfell Tower tragedy, in the context of inaction since the Lakanal House fire before it, and the continuing questions over safety.

There are lots of things we can do to address safety concerns in the wake of the Grenfell Tower disaster without waiting for the public inquiry or the independent review of Building Regulations to report on them. Many of these are practical things that can and need to be done urgently for the benefit of worried residents and concerned landlords.

At the end of July the Government announced that a review of Building Regulations and fire safety was to take place, but the reporting timescale means we will not see its initial findings until November or December at the earliest. It is unlikely that tenants will be comfortable with the timescale of the official response, and they will understandably demand meaningful actions to safeguard their lives and homes before the year ends.

Arguably, the review to be led by Dame Judith Hackitt is taking place eight years too late, as it should have happened in the wake of the Lakanal House fire in Southwark in 2009, rather than after the Grenfell Tower fire in June this year. Belatedly this new review does at least appear to meet the brief set by the Lakanal coroner, given the review's particular focus on high-rise residential buildings.

Without even a hint of irony, the Communities Secretary Sajid Javid said it was clear Building Regulations and fire safety standards need to be examined urgently. "This review will ensure we can swiftly make any necessary improvements. Government is determined to make sure we learn the lessons from Grenfell Tower fire and ensure nothing like it can happen again."

But John Healey, the Shadow Housing Secretary, was surely speaking for many people when he criticised the testing programme for being confused and slow. "It has taken more than six weeks since the Grenfell Tower fire for

the Government to release test results of just 82 of the 4,000 tower blocks around the country," he said. "Landlords still can't get other types of cladding tested and ministers still can't say how many high-rise blocks are unsafe." Healey called for the Government to expand the testing programme and publish the results in full.

CROSS SECTOR

Dozens of residential tower blocks across the country spent much of the summer with exposed insulation and in some cases a patchwork of cladding on them, while residents and owners anxiously waited for guidance and reassurance from the Government.

With more than 80 occupied tower blocks failing the combined cladding and foam insulation fire test, the housing sector needs a sharpened, visible focus on ensuring the safety of residents in the short term, before major works like the installation of water sprinkler systems can begin. The problem of what to do now affects the whole housing sector as it was revealed 47 of the blocks to fail the tests are owned by local authorities and housing associations. That means at least another 35 blocks are owned by other organisations, including private landlords.

While the brief for the Hackitt review is to focus on building regulations and fire safety, there are things we in the housing sector can urgently do ourselves to restore tenants' confidence and safety, namely to:

- Review and clarify the guidance given to tenants on what to do in the event of a fire breaking out.
- Identify funds and other resources for essential safety works and building modifications to be undertaken.
- Test the adequacy of fire risk assessments currently in use and make changes to the testing regime on a 'quick wins' basis, that do

not require formal changes in regulations or bureaucratic processes.

- Prepare a range of standard specifications for a range of standard safety works, such as retrofitting of sprinkler systems, installing secondary fire escapes, improving smoke detection and fire alarm systems and fire doors
- Establish an effective whistle-blowing system that allows any concerned person, whether they are a tenant, member of staff, or a contractor, to raise worries about possible hazards or safety breaches. This needs to be combined with a feedback process, so residents can feel their voices are being heard and acted upon.

AGENDA

We need to ensure the issue of tenants' safety is not allowed to slip down the agenda behind other issues such as how we ensure new housebuilding targets are met, or how value for money savings are delivered to fund the rent cutting regime. Safety cannot be allowed to take second fiddle again, it is much too important and the price of inactivity was tragically demonstrated in the many lives lost since the Lakanal House fire.

The terms of the reference for the

Hackitt review will only be published after the terms of reference for the wider Grenfell inquiry have been confirmed.

This is following a rather testy set of meetings between the judge, the Grenfell Tower task force (established in the main to support the council's efforts) and the tower's residents and supporters.

We know from the Government's announcement in setting up Dame Judith Hackitt's review, that it will examine the following areas:

- The regulatory system around the design, construction and on-going management of buildings in relation to fire safety
- Related compliance and enforcement issues
- International regulation and experience in this area.

Residents and landlords can take a good degree of comfort in Dame Judith's background as a former chair of the Health & Safety Executive. She will report jointly to the Communities Secretary Sajid Javid and the Home Secretary Amber Rudd.

To allow discussions with tenants to start in earnest, the Government could usefully give assurances to landlords that money will definitely be found to pay for necessary safety works. Tenants in Camden showed some understandable reluctance in

returning to their tower block homes, after their high profile overnight evacuation immediately after the Grenfell fire, while tenants in Salford have expressed worries about their high-rise homes, which some of them described as "living in a tinderbox."

DEREGULATION

Immediately after the fire in mid June, Ministers were quick to suggest that money would be no object in sorting out safety concerns and allaying residents' worries over whether they would wake up in the morning. Once the initial horror wore off, so apparently did the Treasury's commitment to pick up the bill, and the leaders of councils and housing associations were left wondering what they could afford to do on their own. Eventually the Chancellor revealed that additional financial resources could be found for councils, but other landlords want to know what help they will receive.

Leading safety experts got frustrated at the lack of meaningful progress, so one month after the Grenfell fire, they wrote an open letter to the Prime Minister, demanding that Government scraps its deregulatory approach to health and safety and treats spending on safety works as an investment in property. In a particularly damaging and stark comment on the

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WOMEN IN CONSTRUCTION MORNING TEA

cutting red-tape approach first espoused by David Cameron and George Osborne when they were running things in Downing Street, the letter's authors wrote:

"Arbitrary rules were imposed to establish deregulation of health and safety, such as a requirement to abolish two health and safety regulations (and more recently, three) for any new one adopted.

"This mind-set has meant that, even when it was recommended and accepted that mandatory fitting of sprinklers would make homes or schools safer, this was rejected in favour of non-regulatory action. In practice, this approach favours inaction."

The letter's authors offered their organisations' services to fast-track work on reviewing and finalising the relevant Building Regulations. As the comments came from respected organisations like the Institution of Occupational Safety and Health, the British Safety Council and Royal Society for the Prevention of Accidents, who are not normally associated with knee-jerk reactions or hysterical demands, it is likely Ministers took their views seriously.

PUBLIC INQUIRY

It beggars belief that Building Regulations remained unamended and clouded in misunderstanding, for so long after the Lakanal House fire in 2009. Successive ministers from the former Communities Secretary Eric Pickles onwards may be called to give evidence at the public inquiry to explain their relative inactivity, but in the meantime residents are impatient for action to be taken in this calendar year.

Away from the 'red-tape' issue, landlords are finding it difficult to establish what are reasonable costs for works to retrofit water sprinkler systems into their tower blocks. There is also an urgent need to clarify the advice given to residents in the event of a fire and whether 'the stay in place, rather than evacuate' guidance is still valid. The Manchester fire service has changed their advice for residents to evacuate. There is also the issue about what fire risk assessments should cover, who is qualified to do them and the status of their recommendations.

Birmingham City Council estimated it would cost £31m to install sprinklers in its 213 tower blocks, while Portsmouth City Council calculated a cost of £12.2m for 13 buildings, giving a range of £145,500 to

£938,450 per building. Meanwhile the British Automatic Fire Sprinkler Association said retrofitting sprinklers in Scotland could cost an average of £300,000 per block. The total bill across the whole country will be enormous and we probably do not have the specialist labour to complete this work as speedily as we, or the residents would like.

While landlords wait for confirmation of help to pay for the retrofitting of sprinkler systems, Croydon Council announced that retrofitting sprinklers in 25 blocks above 10 storeys would cost £10m, leaving just £2.5m in its Housing Revenue Account (HRA) for all other works to its entire housing stock. The council's leader asked for its HRA borrowing cap to be lifted and rent controls to be handed back to councils. He had not received a reply before Parliament rose for the recess and there was some confusion over what DCLG officials shared with ministers.

FUNDING PRIORITIES

It is possible the Government is worried about the cost of doing this work, while at the same time honouring its commitments to fund the new housebuilding programme to fix our broken housing market. It should not worry too much as both are urgent capital spending programmes – they are infinitely more important (and cheaper) than the High Speed rail link to Birmingham (and beyond) and the capital's Crossrail 2 project. Lives do not depend upon either of these two rail projects and they will take so long to complete anyway, what is the harm in another year or two's delay?

If Ministers fail to make meaningful progress over the next few months on the safety agenda, who is to say that the protesters who have lobbied with some success against Kensington & Chelsea Council, won't turn their anger and frustration on the Government and possibly be joined by others? The council is not enjoying its time in the spotlight but worse is probably to come when the public inquiry gets underway and they are asked to explain cost savings to the block's refurbishment, their choice of works and the materials used, and what came of residents' concerns about safety.

Hopefully health and safety is no longer a term of abuse and those employed to advise us on how to minimise risk and prevent dangerous incidents, must



be listened to and have their recommendations acted upon. The Communities Secretary Sajid Javid has a chance to push through the changes demanded by the safety professionals. He also has an opportunity to change the Government's mindset about the worth of social housing and those who live and work in it.

For the last seven years, Whitehall has looked upon local government and the welfare budget as two giant cash cows, to be milked for major parts of its austerity savings. With homelessness continuing to rise and benefit cuts contributing significantly to rent arrears and high levels of evictions, the time has come for a serious re-think. News that corporate manslaughter charges are being considered against the owners and managers of Grenfell Tower will make the owners of other tower blocks more focused on improving safety.

As well as changing the mindset on health and safety and building regulations, and finding money for local government to solve housing problems, Mr Javid could reach out to form a better relationship with councils and housing associations. The housing White Paper showed he is capable of listening and writing fine plans to tackle many of our housing ills. Now comes the test to combine all of the fine words with effective actions and to ensure that another Grenfell Tower fire or similar tragedy does not befall the housing sector in the foreseeable future. The country demands and expects nothing less.

IMMEDIATELY AFTER THE FIRE, MINISTERS WERE QUICK TO SUGGEST THAT MONEY WOULD BE NO OBJECT IN SORTING OUT SAFETY CONCERNS AND ALLAYING RESIDENTS' WORRIES



Lisa Richardson, glass mineral wool product manager at Knauf Insulation

THE GREAT BRITISH BUILD-OFF: MITIGATING SUPPLY PRESSURES

Lisa Richardson, glass mineral wool product manager at Knauf Insulation, discusses how the housebuilding industry can reduce the impact of product shortages in a time of political uncertainty.

The construction industry is no stranger to product shortages. They've hamstrung the industry's ability to meet ambitious targets, even during some of its most crucial moments.

At the peak of the recovery, contractors and housebuilders faced a significant shortage of bricks. The costs of bricks rocketed by more than 30 per cent and some projects had to pause for as long as four months during 2014 because of the shortfall.

The housebuilding industry is under considerable pressure to deliver homes at a pace it hasn't achieved since 1978. While the housing crisis becomes a national political issue, the industry can't afford another shortage of this scale. Emerging supply shortages could act to compound existing pressures from land availability, planning policy and the construction skills challenge.

Yet, the Royal Institute of Chartered Surveyors' UK Construction and Infrastructure Market Survey for Q1 this year highlighted that more firms are worried about a lack of materials this year than they were last year.

The UK currently imports 62 per cent of all

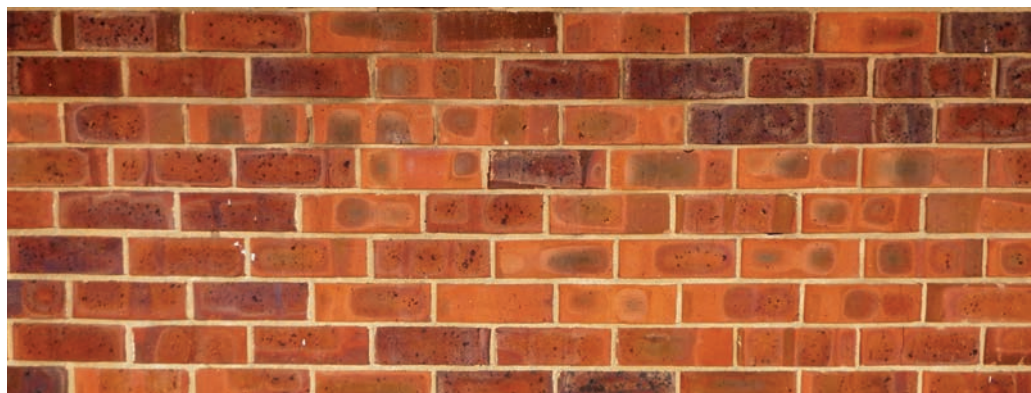
building materials from the EU, according to ONS statistics for March of this year. Our over-reliance on imports has never been more affecting, either. Continued political uncertainty and the weakened pound is set to create its own pressure on prices.

Concerns within the industry about the issue are well-placed. Recently, there has been a shortage of polyisocyanurate (PIR) insulation, leaving many housebuilders in limbo while they attempt to find replacements.

If developers are to deliver the homes needed to meet government targets, we need to take a two-pronged approach to addressing materials challenges. There needs to be a switch to home-grown manufacturing, and a movement by UK manufacturers to secure supply of the raw materials needed.

We believe the manufacturing industry should work closely with customers to help them achieve their aims, and ensure that product shortages don't become the downfall of meeting targets. Assessing where there are opportunities to mitigate against shortages, and providing alternatives where possible, is crucial.

THE COSTS OF BRICKS ROCKETED BY MORE THAN 30 PER CENT AND SOME PROJECTS HAD TO PAUSE FOR AS LONG AS FOUR MONTHS DURING 2014



NEW DEVELOPMENTS

An Inspired bit of funding for two home counties resi schemes

Inspired Asset Management has secured development finance for two residential schemes worth a combined £27m. The first secures £15.1m for a 61-apartment scheme in Chertsey through a £12.9m senior loan from Amicus, arranged by Arc & Co., and £2.2m in preferred equity from Grasslake UK Investments.

Bridge House, an early 2000s office building, will be refurbished and extended to provide 39 one and two-bedroom micro-apartments and 22 standard-sized one and two-bedroom apartments close to Chertsey Bridge and the River Thames. Prices start at £265,000 and the scheme has an estimated gross development value (GDV) of £20.4m.

The second scheme has seen £5.2m secured for a 25-unit build to rent scheme in Farnborough, comprising a £3.9m senior loan from Octopus, also arranged by Arc & Co., and £1.3m in mezzanine finance from a private funder, arranged by Savills.

A total of 25 two and three-bedroom maisonettes off Westmead in Farnborough town centre will be refurbished and reconfigured to create high-spec flat shares for rent on a room by room basis. The scheme has an estimated GDV of £6.2m and is predicted to offer a gross rental yield on cost of 12.4 per cent. The development is situated just 0.4 miles from the railway station for a fast 34-minute train to London Waterloo.

Jeremy Beck, development director at Inspired Asset Management, said: “Now that we have funding in place, we hope to start construction imminently.

“These are two contrasting projects with one being for sale and the other for rent, but both will provide high quality, efficiently designed homes in emerging commuter towns, where there are excellent prospects for income and capital growth. Chertsey is an employment hub in its own right while Farnborough offers affordable living just 34 minutes from central London, appealing to young professional buyers and renters.”

Keith Aldridge, managing director at Amicus Property Finance, explained the importance of the scheme to the firm: “We are delighted to have been able to support this project – a relatively complex deal, driven to success by an experienced and proactive developer and broker, plus valuers Kempton Carr Croft and FieldFisher who managed the legalities. Overall, this is a great example of where effective stakeholder collaboration worked in partnership with our experienced underwriting team to deliver a great result.”

Emma Burke, head of development origination at Octopus, also commented: “Having received the introduction from Arc & Co, one of our key partners, we were delighted to work together to fund Inspired’s latest development scheme with our new 65 per cent LTGDV low cost senior stretch development product. This is an extremely well-located residential scheme and forms part of an exciting development portfolio.

“Inspired has a strong team with a significant track record of delivering high quality residential developments and we look forward to working on further complex development schemes in the near future.”





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Consent granted for 2,450 homes at Kingsmere, Bicester

The green light for phase two at Kingsmere in Bicester has been received by Countryside Properties (Bicester). The developer plans to commence the start of infrastructure works early next year to pave the way for the creation of a further 663 new homes and additional community facilities. This could rise to 709 homes if an Extra Care facility is provided on the site. The consent for these homes will bring the total number at Kingsmere to 2,450.

The new phase will cover 37 hectares and will include a series of parks with play space, sports pitches, landscaping and a network of footpaths and cycle paths together with a new primary school. The two form entry school will be the second new primary school at Kingsmere, following last year's opening of St Edburg's Primary.

As part of the planning permission for Phase 2, Countryside Properties have also committed to provide land between Kingsmere and Chesterton for the future provision of a substantial community woodland/country park by Cherwell District Council. Land will also be transferred to Oxfordshire County Council to allow further expansion of the existing Park & Ride site.

Andrew Carrington, director of Countryside Properties (Bicester) commented on the project's progress so far: "This is another defining moment for Kingsmere, and we are delighted that planning permission for this next phase has now been granted. Our vision is to create a sought-after place to live, fully supported by new schools and community facilities on site with easy access to good transport connections."

"This new phase of up to 709 homes will continue to set the tone and ambience for the development by delivering a wide range of beautifully designed properties surrounded by extensive landscaping that will help link the development to its wider environment."

Kingsmere is located just 12 miles from Oxford and is commutable to London and Birmingham within the hour. Countryside is also contributing major investment towards infrastructure in the scheme including public transport and education.



£80m Eco-home JV unveiled

Plans for an £80m joint venture have been announced by developers Crest Nicholson and A2 Dominion. The residential scheme is a continuation of A2 Dominion's existing Elmsbrook Eco-Town development in the north west of Bicester.

The strategic partnership between the developers is set to deliver 232 two, three, four and five bedroom Eco-homes over the 25 acre site. 30 per cent of the new homes will be reserved for affordable housing, while the remaining homes will be available for private ownership.

Built to the highest specifications, the Elmsbrook development includes eco-efficient properties and sustainable community living. All homes developed by the joint-venture will include rainwater harvesting systems, electric car charging points, in-home digital information systems and solar panels, and will be heated by a district heating plant.

Chris Tinker, main board director at Crest Nicholson, is excited to be working with A2 Dominion.

"The creation of eco-friendly, energy efficient housing is a key pillar of our commitment to sustainability, and the Elmsbrook site has been carefully planned to offer all the benefits of contemporary sustainable living."

Tinker stressed that the project "will create much needed new homes and community space for the Bicester region, as well as new

jobs to boost the local economy." He added: "The project is a long-term strategic partnership, and we look forward to working closely with A2 Dominion, Cherwell District Council and key local stakeholders to ensure a smooth delivery on site."

Construction for the next phase is due to begin on-site in Spring 2018, with the first residents moving into their new homes in Spring/Summer 2019. In total, the joint venture is estimated to last four years, with a final completion date of Spring/Summer 2022.

Elmsbrook Eco-Town is located in the heart of the Oxfordshire countryside, conveniently situated just an hour from London via Bicester North Station, and within easy reach of Oxford and Birmingham via the M40.



CASE STUDY

Living in wonderland

Named in honour of former local resident Lewis Carroll, Hatters Park in Cheshire will contain 18 new family homes built by joint venture THT and L&Q Developments.

Developed under THT's Laurus Homes brand, the scheme will consist of a mix of three and four-bedroom houses at Manor Farm, on the outskirts of Daresbury.

Work on the site is due to start this month, with the homes expected to be completed by July 2018.

The development is being named Hatters' Park in honour of Lewis Carroll, the author of *Alice's Adventures in Wonderland* and a former resident of the area.

The site benefits from a good location, being a 10-minute drive from Daresbury village and other local amenities, such as the Norton Priory and Gardens, and Runcorn Shopping Centre.

Local primary and secondary schools are also located within close distance, making the development perfect for families.

The properties themselves will feature off-road parking, gardens and en-suite bathrooms as standard, with some also having bi-fold doors fitted. The government's Help to Buy scheme will also be available for first-time buyers and other applicable purchasers.

Larry Gold, deputy chief executive of Trafford Housing Trust, says Laurus Homes sees its role as "more than just a

developer," and as having "a wider responsibility to create places where people want to live and strive to build sustainable communities."

Gold added: "This is now the third joint scheme we have announced with L&Q, and through this unique partnership we aim to build 2,000 homes across the North in the next four years."

Jerome Geoghegan, group director of development and sales at L&Q, explained the reasons behind the JV: "We entered into a 50/50 joint venture partnership to deliver more homes, more quickly than we could have done individually.

"L&Q brings strong financial capacity and development expertise to the market; Trafford Housing Trust brings its own financial strength, alongside local knowledge and an outstanding track record."

L&Q is one of the UK's leading housing associations, and one of London's largest residential developers. It owns or manages over 90,000 homes in London and the South East.

Trafford Housing Trust has development partner status with the Homes and Communities Agency, and was the first housing association to access funding from the £300m Greater Manchester Housing Investment Fund.

THE DEVELOPMENT IS BEING NAMED HATTERS' PARK IN HONOUR OF LEWIS CARROLL, THE AUTHOR OF ALICE'S ADVENTURES IN WONDERLAND AND A FORMER RESIDENT OF THE AREA



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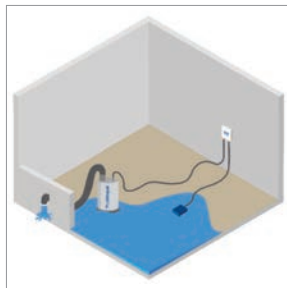
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www.sure-ground.com



T T Pumps

T-T has a new addition to its product range, the PalPack. The PalPack is an innovation to T-T's product range combining the PuddlePal, PumpPal and LevelPal to provide a dewatering pack that offers peace of mind operation. The PalPack is a combination of a submersible dewatering pump, control unit and level detector designed for dewatering of flat-surface applications. The PuddlePal is a versatile, submersible pump for clear water. The PumpPal is a versatile unit offering a wide variety of functions such as 1Ph motor control, dry running indication, or water detection.

www.ttpumps.com



Glendining Signs

Glendining Signs concentrates its efforts on providing high quality, affordable signage. It specialises in supplying housebuilders, construction and civil engineering companies. If Glendining Signs doesn't supply the signs you require as standard, in-house designers can produce exactly what you need. Deadlines are often tight, that's why the manufacturing facility has the staffing levels along with the printing & production equipment needed to deliver great products on time! So, if you want health & safety, directional or any other variety of site sign, come to Glendining Sign.

www.glendining.co.uk

Designer Contracts strengthens team



Designer Contracts, has announced a number of promotions and a new appointment to support its growing business. Recently promoted to area manager running the Wales and West of England region, Anthony

Partridge has been with Designer Contracts for five years, having worked his way up through the ranks. Kevin Hounscome joined in 2014 has been promoted to area manager covering the South Midlands. Richard Hobday has worked within the business for eight years. His promotion sees him running two of the flooring areas – the South Midlands in Kettering and Central in Chesterfield.

01246 854577 www.designercontracts.com

EnviroVent extends new ventilation app



EnviroVent as responded to strong market demand for a 'smart' way to control ventilation requirements by making its app available for energisava 250 and 380 MVHR (Mechanical Ventilation with Heat Recovery) systems. The myenvirovent app offers installers an intelligent commissioning feature, which

saves considerable time on-site. It allows them to connect directly to the unit through the app without the need for a wireless internet connection and to access the dedicated installer mode to commission the airflow rates and select additional options in the unit's ventilation settings page.

info@envirovent.com

VEKA crowned 'Employer of the Year'



VEKA Group was thrilled to bring home the 'Employer of the Year' trophy from this year's Burnley Business Awards. The Farrington Road company also gained a further three nominations making it one of its best years yet. David Jones, Managing Director of VEKA Group, who

collected the award said: "Having been awarded 'Business of the Year' twice in the past, this year we were absolutely thrilled to have been named 'Employer of the Year'. As one of Burnley's biggest employers, we have around 400 people from the local area working across all our varied departments and we are very proud of the benefits we offer."

01282 716611 www.vekauk.com

Vortice twin fans selected for Axiom Belfast



The prestigious Axiom building situated in Great Victoria Street, Belfast has undergone an upgrade of its washroom and shower areas across five floors and Vortice fans have been chosen for the ventilation installation. The Vort TF acoustic twin cabinet range of fans is IPX2 rated and comes in four different

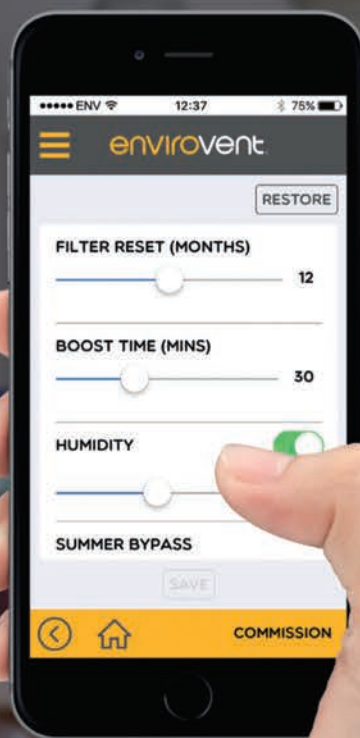
models which can be selected according to the specific fan power required. The range is ideal for the application required in the Axiom building where quiet running, high performance ventilation was needed. For more information about ventilation fans visit Vortice's website.

01283 492949 www.vortice.ltd.uk



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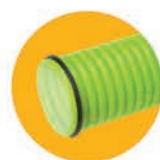
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The Fast Track Range is a comprehensive portfolio of semi-rigid ductwork and connectors to make a complete, airtight and easy to install ventilation system. The semi-rigid ducting is available in various circular and semi-circular dimensions and all ductwork types can connect to one universal distribution box by using adapters. This eliminates the need to keep stock of numerous box types and limits costs.



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0330 1193 558



Mapei proud to launch Mosaic Adhesive: manufactured in the UK

Mapei UK launch Mosaic Adhesive; manufactured at Mapei's West Midlands UK factory, the professional white cement based adhesive is designed for interior and exterior installations of wall and floor, glass and ceramic mosaics. Mosaic Adhesive has a high level of synthetic resin and special additives, as well as an extended open time and increased deformability. Additionally, as a result of being highly thixotropic Mosaic Adhesive has useful non slip properties when used on vertical surfaces.

Jason Brunt, Ceramic Product Manager at Mapei UK commented: "At Mapei we pride ourselves on listening to the consumer market while working with all involved. Therefore, we design and develop products which benefit all that are fixing tiles, not just in the UK but Globally".

Mapei manufactures over 60 products in the UK at their production facility in Halesowen, West Midlands; working together with 18 main research centres, 12 per cent of the Group's employees and 5 per cent of annual turnover are invested into R&D. They also provide support to the Technical Services and quality control laboratories. Email or call for more information about using Mapei's Mosaic Adhesive in your project.

0121 508 6970 www.mapei.co.uk



Protect your most important tools with hand Armour

Your hands are your most important tools so keep them protected with Hand Armour, a new multi-use barrier cream from Everbuild – A Sika Company.

Providing protection against any wet or dry contaminants, it has been designed to help stop the skin from absorbing harmful substances as well as protecting against abrasion. The non-greasy, unscented formula is easily absorbed into the skin, and with only a small amount needed to provide unbeatable protection, a little tube goes a long way.

Available in 100ml tubes, Hand Armour is packed into printed display boxes which are sure to attract attention when sat on the counter, bringing builders back for this product time and time again. For further information about Hand Armour or any other product within the Everbuild and Sika ranges, contact the sales office or visit the website.

0113 240 2424 www.everbuild.co.uk

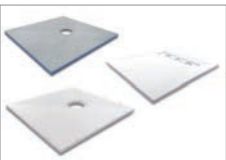
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Vort Quadro

Largest wet room former range on the market



AKW, provider of accessible showering solutions, has the largest range wet room formers on the market. The company's TriForm, Sureform and Duraform ranges offer installers 20 easy to fit, robust formers that deliver in terms of quality. AKW's stylish TriForm formers drain can accommodate a wide range of tiles

and slip resistant flooring – offering enhanced strength through its material composition. The AKW Sureform range offers users an affordable, strong wet room former that comes in eight sizes. AKW's Duraform is the most affordable former on the market. Constructed from strong extruded polystyrene, sandwiched between concrete and fibreglass.

01908 533253 www.akw-ltd.co.uk

The Solid Gear safety shoe



The Revolution Infinity from Solid Gear is exactly what the name suggests – a revolutionary safety shoe. Just as you'll find in sports trainers, there's endless cushioning and comfort which has until now, been difficult to get in safety shoes. But with Solid Gear's Revolution Infinity it really is possible, with a 'bounce back' mid-sole which gives a 55 per cent 'energy

return' that will put a real spring in your step to reduce fatigue and stress on your back, legs and feet. These shoes also come with Solid Gear's newly developed NANO toe-cap. It's 40 per cent stronger than fibreglass, lighter than other materials and thinner than other non-metallic toe-caps.

info@hultaforsgroup.com

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New Snickers Workwear Catalogue



This 148 page catalogue has all you need to know about the range of working clothes for professional tradesmen and women. This Workwear will work hard on site all year round, whatever the working environment you're in. What's more, **Snickers** topwear garments are great both for work and leisure activities. Whatever trade you're in, there's something for you in the Snickers range – Work Trousers, Work Jackets, Tool Vests, Shirts, Underwear, Accessories and

Tool Carriers – plus an extensive range of PPE Workwear. Plus the most innovative Layered Clothing System that ensures you can choose clothes to suit the weather on site – rain or shine, wind or snow.

info@snickersworkwear.co.uk

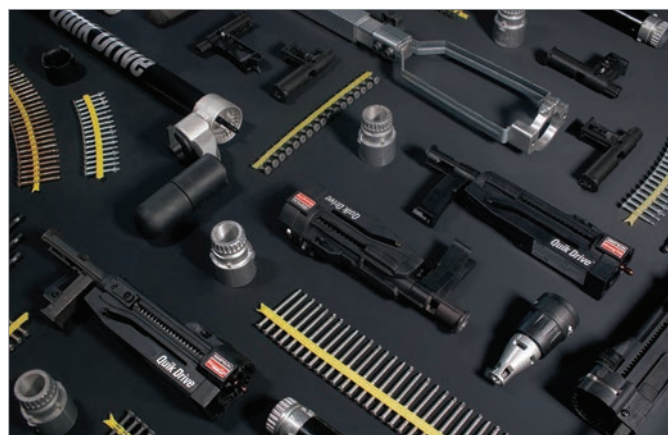
Fisco Tools' New 'A1-Plus' Hi-Vis Tapes



Excellent value measuring from the UK's long-standing favourite brand of Tapes. With an EC Class II measuring accuracy, these Hi-Vis Tapes are stamped with the **Fisco** brand hallmarks of quality and reliability. With a tough ABS case that has a high-impact rubber overmould, these tapes combine hardwearing reliability with ease of use. There are three

different models, available in five and eight metre lengths with 19mm and 25mm blade width variants. With a handy belt clip, a self-zeroing end-hook and a 'positive action' brake, these 'A1-Plus' Hi-Vis Tapes from Fisco will satisfy most general measuring tasks on site.

info@hultaforsgroup.co.uk



Quik Drive kicks up a gear

Simpson Strong-Tie is boosting support for the world's most advanced collated screw system: "Quik Drive" with the appointment of a new Sales Manager. Fixings Industry veteran and now Quik Drive aficionado: Phil Chambers explains: "The Quik Drive system has been on my radar for some time, it's not just fast, it's really (really) simple to use. It's great to see the lights go on in people's mind when they give it a try, so for me it's a thrill to join the team behind it and to spend time with people from the many different industries that can make great use of the Quik Drive system." In addition to Phil conducting Quik Drive demonstrations throughout the UK, an all-new Quik Drive catalogue has been released this summer. The latest edition features additional Quik Drive equipment and collated screws introduced during 2017. The catalogue has also received a design revamp to make it as easy to use as the Quik Drive system itself, with better visuals and more 'how to' guidance.

01827 255600 www.strongtie.co.uk

BRICK BY BRICK

Jason Hughes of Imperial Bricks tracks the resurgence in the use of handmade bricks in the market.

Following a tough few years, the UK brick industry is experiencing a resurgence. Brick stocks hit a record low of 323 million October 2014 – a 71 per cent reduction from 1.1 billion in 2008. Fast-forward to 2017, and the first quarter shows housebuilding levels are on the up, with 39,520 homes completed and 43,170 starting construction, according to the latest figures from the Department for Communities and Local Government.

The mix of brick types within the market is changing however, and we're seeing an increasing trend for traditional handmade bricks. Demand has risen across the board, with increasing specifications from architects and developers looking to differentiate their projects, while merchants are reporting more enquiries from SME contractors and self-builders.

So, what's behind this trend? One significant driver is that planners are becoming more particular about the bricks used in projects within conservation areas, specifying the colour, size and style of brick.

Some planners even specify that reclaimed bricks must be used for a truly authentic finish. This doesn't come without its challenges, as reclaimed bricks can be prohibitively expensive and hard to find. And, with tighter controls on demolition sites, sourcing them will become even more difficult. In London, reports of the capital's well-known Yellow Stock bricks being stolen from demolition sites – and even live building sites – are becoming commonplace.

The quality is variable too, as there's no standardised testing, and builders typically experience 20 per cent wastage using them. Moreover, quality and frost resistance can't be guaranteed. 'Kiln-fresh' handmade bricks are a viable alternative. Still a premium product, they are much more cost-effective, CE marked, fully frost resistant and are available with sustainable supplies.

A BIT OF BRICK HISTORY

Handmade bricks stand the test of time, evidenced by the many 16th century

buildings still around today. Their open pore structure is naturally durable, allowing water to enter and escape, unlike hard engineering bricks which can blow, crack or crumble due to trapped moisture.

Traditional brick sizes vary across the UK. For example, imperial-sized bricks are generally slightly bigger than mass-produced metric bricks, and were used as standard in properties built before 1965. Brick colour changes significantly throughout the country too. From London yellows, rich oranges in the Midlands, deep blues in the north and reds in the south, there's a specific shade for each and every region, thanks to the differences in the local clay used to make the bricks.

Oranges, reds and soft browns have been used extensively throughout middle England in the Shire Counties to build farmhouses and period country properties. This style was recently specified for a private development in Canon Pyon, Herefordshire, which features both contemporary, striking black cladding and more traditional brickwork in an English Garden Wall brick pattern. Ferguson Mann Architects, alongside contractor JDW Building Conservation, chose the style due to the client wanting a "good variation with irregularity of brick texture to blend into the environment." A white masonry mortar was used so that the colour and texture remained traditional, despite being a new build. Regionally-specific, handmade bricks can even be supplied in weathered finishes in volume for a bespoke result.



NOT JUST FOR A ‘PERIOD’ LOOK

There has been an increasing trend of using handmade bricks as internal slips, adding a contemporary touch and creating an ‘exposed’ brickwork look for a penthouse style. These slips can be used for fireplaces and features too, and can be applied externally as cladding. A cost-effective alternative to laboured brickwork, they’re quicker to install and use less material. They can also be regionally-matched to specific areas of the UK or ‘weathered’ to suit the project.

Handmade bricks can add instant kerb appeal to upmarket new builds, and allow housebuilders to command a premium. Each brick is unique and the imperfect finish (compared to mass-produced bricks) means developers can offer potential buyers homes that have the character and charm of period properties, but with none of the downsides.

Whether you’re going for a period or contemporary look, it’s vital that housebuilders have access to the right type, size, texture and shade of brick, and enough reliable stock.

Jason Hughes is managing director at Imperial Bricks



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Ancon further extends its ST1 wall tie range



Now available in lengths of 325mm and 350mm, the **Ancon** ST1 wall tie range has been extended to suit high-rise masonry buildings with insulated cavities up to 225mm wide. This latest wall tie development clearly demonstrates that Ancon continues to lead the field in masonry fixings. The ST1 is the only heavy duty wall tie on the market suitable for these super-insulated cavities and, with wall tie installation being such a hot topic following the collapse of an Edinburgh school wall as a result of poor workmanship, these new longer lengths of ST1 feature a maximum design cavity embedment guide at each end to aid installation.

0114 275 5224 www.ancon.co.uk

New addition to Tradesman range



Ibstock, has further added to its popular Tradesman range with the launch of its Tradesman Light Rustic Blend. The superior durability and strength means they are ideal for use in most locations, such as boundary walls and wall cappings or to match existing brickwork for extensions and other refurbishments. The wirecut Light Rustic Blend has a distinctive rolled texture and features a blend of red and pink hues with white bar marking. It is available in the standard brick size and pack quantities of 500. The launch of the Light Rustic Blend comes as Ibstock is offering one lucky builder the chance to win a trip of a lifetime with every pack of Tradesman bricks purchased.

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Catnic raises the roof on Manor Farm House

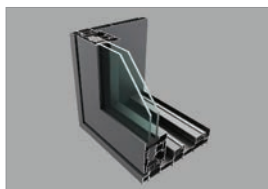


Manor Farm House is a Grade II listed building in Monmouthshire. Having recently been converted from dilapidated stables into two new residential dwellings – the project has benefitted from **Catnic's** lightweight, durable and quick to install SSR² Roofing

and Cladding system. Specified by AVArchitecture, the system was used to create a unique lean-to structure. With the SSR² Roofing and Cladding system from Catnic, the material quality and colour palette blends naturally with the surrounding environment and reflects the existing building well, yet also helps to achieve the contemporary aesthetics.

0292 033 7900 www.catnic.com

Three is the magic number



Senior Architectural Systems has widened the appeal of its popular PURE[®] SLIDE aluminium doors even further with the launch of a new triple track option.

Senior's PURE[®] SLIDE aluminium doors are both easy to manufacture using existing tools and cleverly designed to be simple

to adjust and install. Available in a full range of standard RAL colours, with many pre-powder coated profiles for the single and double track options now available in stock for even faster delivery, Senior's PURE[®] aluminium door portfolio also includes the PURE[®] FOLD range of single swing, double swing and folding sliding doors.

www.seniorarchitectural.co.uk/puredoor

Hanover building unveiled by Remmers



The Grade II Listed building located in Manchester is being refurbished by Quadriga Contracts Ltd as part of the NOMA regeneration scheme to provide Grade A office space, retail and leisure facilities. Constructed in 1905; the interior walls have accumulated a thick build-up of dust, dirt, polish

and even nicotine residue, all of which needed to be removed. **Remmers Arte Mundit Eco** was selected as it is a self-vulcanising cleaning paste designed for thorough, water-free removal of residues and soiling on a wide range of substrates. The Arte Mundit Eco was applied using a 4" brush and left to 'set' overnight. The set rubber-like material was then removed by hand revealing the original white marble finish.

01293 594010 www.remmers.co.uk

Get the look with steel windows



With the industrial trend evolving into mainstream architecture, steel-framed windows are becoming a popular choice. Used initially for industrial purposes, now steel windows are seeing an influx in domestic use as more homeowners are seeking an Art-Deco aesthetic. If you're looking to

join this latest trend and are on the hunt for steel windows, the **Steel Window Association** can help. With some of the UK's leading steel window manufacturers as members, the SWA can offer technical advice, design inspiration and a directory of reputable steel window suppliers.

info@steel-window-association.co.uk

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Cairngorm success supported by Carl F Groupco



Recent contract gains for Cairngorm Group, manufacturers of high energy rated windows, are being supported with hardware supplied by **Carl F Groupco**. With a Scottish distribution centre, Carl F Groupco has a strong track record in Scotland and a partnership with Cairngorm Group

that dates back to 2004. Cairngorm Group began working with award winning new home builder, Springfield, in 2013. David Dowling, Managing Director of Cairngorm Group said: "An ability to provide a PVCu alternative for timber windows, while maintaining aesthetics and functionality with PN reversible window gearing supplied by Carl F Groupco, was pivotal in Springfield's decision to work with Cairngorm Group."

01733 393330 www.carlfgroupco.co.uk

Master and apprentice



Ayrshire glazing company and **Independent Network** member Andrew Wright Windows has put 18 fabricators through their Scottish Vocational Qualifications (SVQs), in a year that also sees the company celebrate 80 years of trading. The family-run company is already one of the most prominent employers in Irvine and the surrounding areas, with almost 100 employees across its head office,

showroom and manufacturing plants. Each year Andrew Wright supports a growing number of modern apprentices through levels two and three SVQ coursework and exams, where budding window and door fabricators can learn the trade 'on the job' alongside their official college assessments.

01282 473170 www.inveka.co.uk

Penrith's new Independent Network member



North Lakes NLG Window Systems has been quick to take full advantage of its **Independent Network** membership, having joined the pioneering installer support organisation just six months ago. Recently rebranded from Network VEKA, Independent Network recognised

North Lakes with one of two 'Best New Member' awards at its annual Members' Weekend. The Penrith-based company has been full of praise for the benefits that membership has brought, such as training; marketing support and heightened customer confidence. Only companies that meet a stringent set of standards can become Independent Network members.

01282 473170 www.inveka.co.uk

Schueco gain Q Mark Certification



Schueco UK, has announced that as a system supplier two more of its popular sliding door systems – the Schueco ASS 70.HI lift/slide door and the Schueco ASS 70 FD folding/sliding door – have been awarded Q Mark Product Certification by Exova BM Trada. Both systems are widely specified right across the UK, being

suitable for both commercial projects and the domestic market. Q Mark Product Certification covers a wide range of characteristics including weather performance, mechanical strength, operating forces, corrosion resistance of fittings and PAS 24 security. In addition, the tests certify the doors' opening and closing performance over 50,000 operating cycles.

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OUR BROWN AND PLEASANT LAND

Will Allen of ACO explains why, given the in-depth specification needs that are associated with brownfield remediation, sound awareness of the surface water management criteria that must be met is essential to an effective and successful planning application.

Green belt land has long been the much-prized goal for developers, given its low likelihood of requiring pre-development remedial work, coupled with the 'up-sell' advantages of a desirable location. However, in line with the Government's 2017 White Paper on the housing market, green belt boundaries will now only be amended in exceptional circumstances, once local authorities have examined all other reasonable options for meeting identified housing targets. In short, green belt land will be much more difficult to build on.

AN INTEGRATED SEAL PROMOTES QUICK AND EFFECTIVE INSTALLATION

However, the same report details Government plans to maximise the contribution of brownfield and surplus public land, to provide an accessible solution to the land availability crisis. While it does represent a viable solution, brownfield land still presents developers with a number of issues, particularly surrounding the cost of remediation.

FAIL TO PLAN, PLAN TO FAIL

Key to the successful redevelopment of any brownfield site is managing the risk of pollution to the surrounding land, both during and post-construction. Water resources are of particular concern, as if sufficient pollution or contamination were to occur, not only would it add significant cost to the remediation process, but it could threaten the suitability of land for redevelopment.

Under the National Planning Policy Framework (NPPF) guidelines, developers must show that all submissions fulfil the planning requirements for the specific intended end-use. This includes the management of surface water run-off



during the construction period, to prevent the contamination of surface and groundwater resources, as well as the post-construction removal or isolation of potential sources of contamination to water bodies.

This notion is reinforced by the Environment Agency's Guiding Principles for Land Contamination 1 (GPLC1), which outline the requirement that successful plans must be able to evidence a disruption between the potential source of contamination (be it construction debris, vehicle brake dust or road salt chlorides), the pathway, surface water and the receptor (either groundwater or a water resource).

From a specification perspective, there is a highly effective way to prevent a potential contaminant entering into a natural watercourse during, and after the development of a brownfield site: that is, using drainage channels with an integrated seal.

DELIVERING WATER TIGHTNESS

One of the biggest risks of secondary (manually) sealed channels is that the

integrity of the seal is not assured. A compromised seal will affect the channel's water tightness, and thus its ability to meet the necessary planning requirements.

According to BS EN 1433/DIN 19580, drainage channels must remain waterproof for 30 minutes \pm 30 seconds. However, manual sealing relies on a number of variables, including the contractor, the quality of the sealant and the operating conditions, to deliver an effective seal. Just because a secondary sealed channel may be able to conform to BS EN 1433 on paper, does not necessarily guarantee it will perform in practice if it has not been installed properly.

Junctions between channels, as well as sump pumps and outlets, represent a major risk of egress into the substrate. Poor sealing – or worse still, the use of no sealant whatsoever – could significantly hamper the chance of a developer satisfying the necessary planning criteria. Using a system with an integrated seal dramatically reduces this risk.



PRODUCTS IN PRACTICE

There are a number of applications where specifying a fully-sealed system can contribute to an effective remediation of a brownfield site, both during and post-construction.

Given that effective surface water management must be considered from the start of the planning process, specifying a system with an integrated seal for use as a temporary fixture during the construction phase can provide developers with instant control over surface water from the outset of the remediation process.

An integrated seal promotes quick and effective installation times as contractors do not have to manually seal each junction

with a secondary seal. This not only helps meet the BS EN 1433 water tightness requirements, but allows further construction work to be undertaken right away, safe in the knowledge it is not likely to pose a contamination risk to the land in question.

Any surface water run-off from the construction site can then be contained within the sealed system, before being collected at predetermined points, and cleaned using specialist rainwater and surface water run-off filtration systems. Crucially, the system can then be removed if necessary, or incorporated into wider post-construction drainage infrastructure.

When repurposing brownfield land, a key post-construction challenge for developers is to demonstrate the long-standing efficacy of the water management system, so that the substrate remains free from any potential contamination.

Heavily-trafficked areas are of particular concern. Surface water run-off in areas such as car parks and high streets can be subjected to a number of potential contaminants, including heavy metals, tyre wear, brake dust, soots and sediments, as well as de-icing products during winter months. It is crucial that surface water which has the potential to come into contact with any contaminants is fully

contained within the drainage system as, for example, chlorides present in road salt can lead to the potential weakening of concrete foundations if they are able to egress into the substrate.

CONCLUSIONS

Given the land availability crisis facing the UK construction industry, coupled with Government changes to planning documents, developers will soon find themselves in a position where repurposing brownfield land is the only viable option.

Surface water is major contamination risk for the surrounding substrate in brownfield sites, and given the volume of testing and risk assessments that must be undertaken, managing it effectively could determine whether or not a planning submission is successful.

Specification can play a pivotal role in satisfying a number of the water management planning criteria. By incorporating a drainage system with an integrated seal into brownfield specification, developers can take full control of surface water management, and overcome one of the biggest planning permission challenges out there.

Will Allen is marketing manager (Civils + Infrastructure) at ACO Water Management

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Polysafe Wood fx PUR and Polysafe Arena PUR safety flooring was installed during the interior fit out phase by Evabuild Interiors Ltd. The Platinum Oak grey wood effect design from Polyflor's Designatex collection of luxury vinyl sheet flooring for residential interiors was used throughout bedroom, living room and kitchen areas in each apartment.

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GET IN LINE

Sam Hayes of Fernox explores the benefits of incorporating an in-line filter on new build central heating systems.

When looking to purchase a property, there are a multitude of factors that influence potential new homeowners' decisions. These range from the location of the property, the direction it faces, as well as the size of the rooms. There are also a host of contributing elements that cannot be changed once the property is built.

When purchasing a property for the long-term, home improvement website Plentific found that a quarter of young homeowners (aged 18-34) would rather improve their home than sell it. Adding long-term value to a property is therefore essential.

This is especially true when considering one of the most expensive amenities within a home – the central heating system. Both the boiler and system require a significant financial investment should either need replacing, so complying with the manufacturer's warranty and maintaining the efficiency of a newly installed boiler is of paramount importance.

A central heating system fitted with an inline system filter conforms to industry best practice and ensures compliance with Part L of the Building Regulations. It also provides added value and peace of mind for any prospective buyers.

When water comes into direct contact with metal, a chemical reaction known as electrolytic corrosion occurs. This process produces iron oxide deposits and sludge, which can circulate and coat internal components with a thick, sticky paste called Magnetite. In hard water areas, limescale can also circulate within the system and attach to vital components, such as the heat exchanger or pump.

The build-up of corrosion deposits, sludge and limescale negatively impacts upon the system's overall energy efficiency – British Water estimates a 1.6 mm coating of limescale on a heating element can reduce efficiency by up to 12 per cent. This results in fluctuating hot water temperatures and the overworking of the boiler, with the overall system efficiency being decreased. Consequently, fuel bills increase, while the lifespan of the boiler is reduced.

According to Sedbuk, an 'A' rated boiler reduces its '90 per cent or above' efficiency rating in as little as six weeks after installation if the system water has not been properly treated with inhibitor and corrosion has formed.

This issue of corrosion is even more pertinent considering the design of modern energy efficient 'A' rated boilers. In order to achieve the highest efficiencies, boilers have become smaller and more compact, with narrower internal channels. This makes the boiler particularly vulnerable to any circulating debris, sludge or scale, as it can easily become trapped in the heat exchanger, causing a blockage and potentially damaging internal components.

For a newly commissioned boiler, the system should be dosed with a quality chemical inhibitor in accordance with Part L of the Building Regulations and leading boiler manufacturer warranties.

When specifying the use of an inhibitor, it is important to use a BuildCert certified product, which meets or exceeds minimum quality standards. Recognised as industry



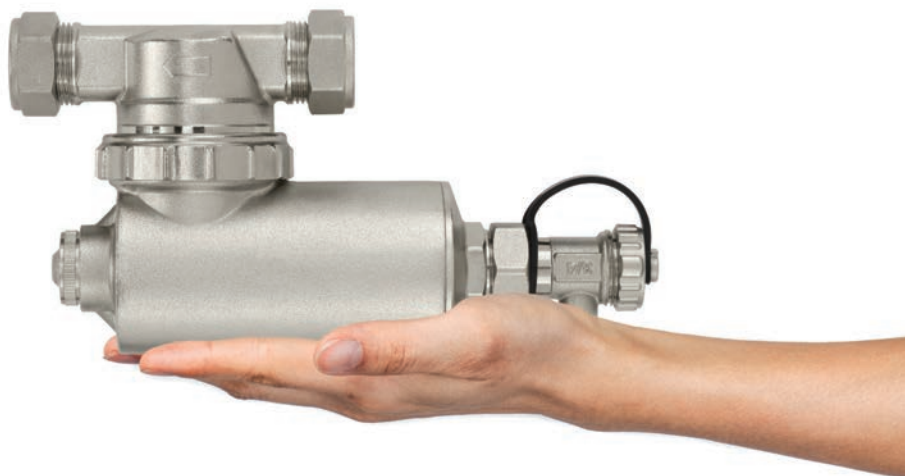
SELECTING A FILTER THAT COLLECTS BOTH MAGNETIC AND NON-MAGNETIC DEBRIS IS ESSENTIAL

best practice, the use of filtration technology alongside chemical water treatment is also included within the supplementary information of the Domestic Heating Guide, which states: “a filter can also be fitted to the central heating circuit to help maintain the efficiency and reliability of the system.”

Capturing circulating debris and containing it for safe removal, an in-line filter offers on-going protection of the boiler against damage from dirty system water.

Selecting a filter that collects both magnetic and non-magnetic debris is essential. It is recommended to look for filters that offer dual protection capability by combining hydrocyclonic action or hydronic particle separation (HPS) technology, to capture copper, zinc or aluminium corrosion, with a powerful Neodymium magnet to trap iron oxide contaminants.

Leading manufacturers provide a range of filters of various sizes to allow for installation in small or confined spaces. Also, for different aesthetic finishes, developers should look to ranges that incorporate both plastic and brass nickel-plated solutions to provide the ultimate choice and flexibility. Available with easy to maintain warranties, a filter



body parts warranty can often extend to 25 years.

In addition to providing an energy efficient and reliable heating system, the use of an in-line filter ensures that on-going servicing or maintenance of the system is quick and easy. This allows chemical water treatments to be dosed via the filter in as little as 30 seconds and a full powerflush clean to be achieved via the unit. In-line filter technology offers lasting benefits to any potential householder.

For housebuilders and developers, adding value to essential amenities such as the central heating system is of significant importance. By incorporating an in-line filter, a ‘belt and braces’ approach to protecting the boiler can be offered. This provides peace of mind and confidence that the system will maintain its efficiency throughout its lifespan, and not suffer early failure due to circulating contaminants.

Sam Hayes is filter project engineer at Fernox



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UK & EU energy policies are a threat



Hosted by **Norbord**, a leader in panel products, www.usewoodwisely.co.uk explains the issues surrounding the woody biomass and renewable energy policies in the UK and EU which have

seen industry confront government. Included in the colourful, emotive site are links to further reading and reports which add depth to the reader's understanding. Use Wood Wisely tackles environmental issues and debates the pressing need for sustainable and renewable energy sources. One scenario affects established industries. As a result of the distorting subsidies available to energy producers to burn wood on an industrial scale, established wood-using industries are unfairly under threat.

www.norbord.co.uk

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@pegler-yorkshire.co.uk

New Wilo-Stratos MAXO launched



Wilo has launched its new Wilo-Stratos MAXO, the world's first true smart-pump. The new green button technology – the successor to the Red Button – combines proven handling with new and optimised functions.

The analogue and digital interfaces which are still optional features only

available via IF-modules for the Stratos, will now come as standard for the Wilo-Stratos MAXO. Take a closer look at on Wilo's website for the range of energy efficient Wilo small circulator pumps or call them for further information.

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The latest colour additions to the **Stelrad** range are its Vita Column Concept – available from stock in anthracite grey – it's a new addition to the phenomenally popular Vita range. Full details of the colourful designer lead options available from Stelrad can be found on its website, you can call for brochures and information or email

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Clearstone resin bound sweeping driveway

This Georgian-style residence is part of a 1200-acre estate that hosts shooting parties. The homeowners are discerning clients who demand quality and meticulous attention to detail. They chose **Clearstone** to install 600m² of resin bound in Spruce at Well Barn House in Oxfordshire. In preparation the original non-permeable asphalt drive was stripped away and the sub-base replaced with 70mm permeable asphalt onto which a hand trowelled resin bound surface was applied. With Clearstone's resin bound natural stone, the finish is smooth and the look authentic – the perfect complement to this traditional style home. Durable and long-lasting, Clearstone resin bound is permeable and low maintenance so there's no puddling and it's easily maintained with a quick power-wash. At night Well Barn House is lit to spectacular effect by up-lighters. The flexibility of resin bound allowed Clearstone's professionals to seamlessly integrate these up-lighters into the paving.

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PEACE AND QUIET

Phil Brown of Pilkington explores the reasons why filtering out noise pollution is becoming more important for homeowners and renters.



FOR DEVELOPERS, INSULATING A HOUSE OR FLAT AGAINST EXTERNAL SOUND CAN GIVE THE HOME A COMPETITIVE EDGE OVER OTHER PROPERTIES ON THE MARKET

Insulating building interiors against noise is a necessity for many new commercial builds like airports, city offices, bars and restaurants. However, noise control glazing is now becoming more and more popular for residential properties too. Homeowners are looking to filter out the increasingly noisy outside world, with property developers and landlords acknowledging the importance of sound insulation, especially for high-end developments.

This increase in popularity may come as no surprise to those living in city centre properties or houses in urbanised neighbourhoods. City residents battle against everything from 24/7 traffic and noisy nightlife, to the sound of early morning deliveries. Being able to filter out the noise of the city can be a real blessing for such residents.

REGULATIONS

For developers, insulating a house or flat against external sound can also give the home a competitive edge over other properties on the market. To support this, there is a new international standard under development that may help (or hinder) property owners marketing their property based on acoustic insulation.

The acoustic classification scheme currently in development for dwellings, ISO 19488 Acoustics, could introduce a classification scheme to make it easier for developers to specify acoustic requirements for new-build homes. An approach could be introduced into national Building Regulations, and may even be applicable to older properties after renovations have taken place.

The classification scheme proposes six classes, class A being the highest and class F the lowest. For each class, limit values are given for airborne sound insulation (traffic sounds, speech and music), impact sound pressure level (footsteps, jumping and dropped objects), and noise from service equipment.

A property that achieves the highest classification (A) would be expected to provide a high level of protection, and would be a necessity for homes under flight paths or near music venues. Meanwhile, under normal circumstances, without too much restriction to the behaviour of occupants (like an inner-city apartment), class B should provide good protection. The lowest class (F) is described in the standard as offering no protection against intruding sounds, which could make the property fairly undesirable to potential occupants, unless it was in the countryside perhaps.

In the suburbs, specifying building elements like noise-control glazing is more of a necessity for homes under flightpaths,

near rail lines or busy main roads. However, some suburban homeowners are simply looking to get some peace and quiet from the subtler causes of noise pollution, such as the babble from the nearby pub, barking neighbourhood dogs or even from the chorus of lawnmowers on a Sunday.

People are increasingly working from home too. In fact, in the UK, more than 1.5 million people are doing so, adding to the need for homes to be a space uninterrupted by distracting noise.

While improving a property's sound insulation creates less nuisance for residents, it also has the potential to provide important health benefits. According to the World Health Organisation (WHO), one in five Europeans are regularly exposed to sound levels at night that could damage health. The World Health Organisation's guidelines for community noise state that bedroom noise during the night should be less than 30 dB(A) for a sleep of 'good quality'. However, 44 per cent of the population in EU countries are said to be exposed to road traffic noise exceeding 55 dB(A). That's similar to trying to get to sleep in a fairly busy restaurant environment.

ACOUSTIC LAMINATED GLASS

Windows and doors can often be the part of a building envelope that is most

susceptible to noise transmission. This means the ISO standard in development could have a real influence in guiding specifiers towards glazing and insulating glass units (IGUs) that have better noise control properties.

Specifying the right glazing can offer huge gains in sound insulation. While ordinary IGUs offer some noise control benefits, the best insulation is achieved by using an acoustic laminated glass, which controls noise by absorbing sound energy within the glass. The distance between panes helps too, particularly for secondary glazing, where the larger the gap between the panes, the better the insulation.

Achieving improved sound insulation using windows doesn't mean homeowners have to compromise on energy efficiency of glazing. Noise control glazing can be combined with other products for a multi-functional noise reduction IGU, providing additional benefits such as: thermal insulation, solar control and self-cleaning glass.

THE FUTURE

Although still in development and subject to change, by the end of autumn we should have a clearer picture of whether ISO 19488 will come into effect. If and when this standard is published, it could



provide a framework for differentiation of one dwelling from another in terms of sound insulation. Either way, considering the wellbeing benefits, developers should regard noise control to be equally as important as energy-efficiency in noisier neighbourhoods.

Soon, we could see house buyers and renters selecting where they choose to live on the basis of how quiet their new home will be, as well as its energy performance, proximity to schools, commute times, etc. Quieter homes are about to make a lot more noise.

Phil Brown is European regulatory marketing manager at Pilkington UK

SuperQuilt earns Agreement Approval



The effectiveness of SuperQuilt, part of the YBS range, as a single layer insulation solution for use beneath pitched roof rafters, in either new-build or refurbishment situations has been underlined by the award of a coveted BBA Certificate. Agreement

Certificate 17/5388 explains in detail how the already widely specified, multi-layer foil insulation can be used to retain energy within attic or habitable loft spaces: cutting fuel bills, improving comfort levels for building occupants and adding value. The Certification comes after prolonged evaluation by the British Board of Agreement and covers such considerations as related Building Regulation matters.

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The premium performance of the Kingspan Kooltherm K108 Cavity Wall Board has led to its specification on a new residential development in Hendy, Swansea, helping the project to meet its thermal performance requirements with a slim construction build up.

Part of Kingspan's new Kooltherm K100 range, Kingspan K108 Cavity Board features a fibre-free phenolic core with an outstanding thermal conductivity of 0.018 W/m.K. This excellent performance enables housebuilders to meet or exceed target external wall U-values, without encroaching on living space or moving away from preferred cavity sizes.

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EcoTherm launches new Eco-Cavity Full Fill



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

quickly installed with standard wall tie methods whilst their tongue and groove edges offer a superior fit and moisture resistance.

technical@ecotherm.co.uk

Bennett Homes named 'Housebuilder of the Year' following transformational Norfolk project

Bennett Homes launched Abbotts Grange, an award-winning development in the attractive Norfolk village of Fornsett St. Peter, for new homebuyers and families seeking rural living. The family-owned developer, which celebrated its 70th anniversary in 2017, creatively transformed an industrial brownfield site into a contemporary development of 17 detached homes designed with a superior specification, using the finest materials both internally and externally. Tobermore provided the developer with Roma block paving as a hard landscaping solution – the rustic appearance, quality finish and unique three-sized block design of Roma complemented the traditional homes beautifully, ensuring an ideal environment throughout.

The developer demonstrated outstanding care and consideration for the local community and commitment to minimising the impact of the construction on the environment. This was achieved by undertaking pre-construction ecology surveys, choosing materials to reflect local Norfolk vernacular style and drawing up a Landscape Maintenance Plan to secure a high standard of landscape management in



the future.

With a wide-ranging product selection, Tobermore, was well-equipped to provide Bennett Homes with a hard landscaping solution that would surpass expectation on an aesthetic level and achieve that all-important Norfolk country charm for the development.

Tobermore's Roma block paving was specified in the softly blended colours of Bracken and Slate – the ideal choice to work with the surrounding natural colour tones on site. Roma creates an ancient courtyard look

that evokes timeless style and elegance. Andrew Higgin commented: "Our decision was based primarily on the appearance of the product. We felt that it suited a more 'up market' development and this was one of our goals for Abbotts Grange."

"We were very pleased with the visual result on site – so much so that we've since specified Roma on subsequent higher end schemes."

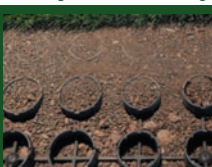
The success of Abbotts Grange resulted in Bennett Homes being named 'Housebuilder of the Year' for the fourth time by the National Federation of Builders, one of the UK's most prestigious construction industry awards. Abbotts Grange offers traditionally-built, bespoke house types, ranging from four and five bedroom houses to three and four bedroom bungalows, all set in generous gardens. Edward Parker commented: "Abbotts Grange is an excellent example of a development which greatly improved the environment in which it is located."

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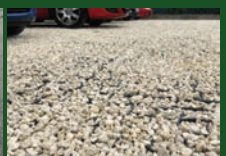
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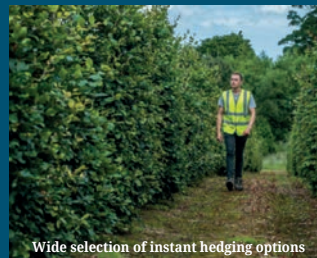


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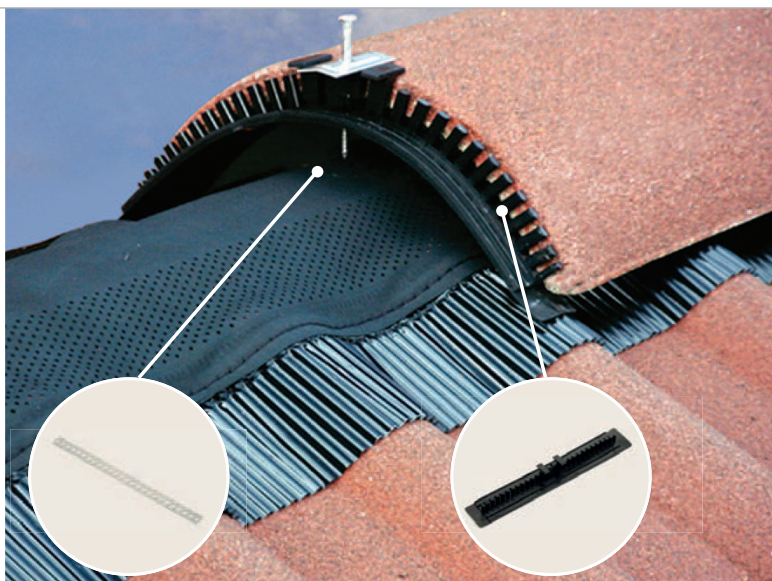
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Story Homes chooses Roofshield



Award winning property developer Story Homes has chosen Roofshield, the unique vapour and air permeable pitched roof underlay as a key product in their strategy for continuous improvement in the quality of build. An important area which Story Homes wanted to improve was the ventilation of their cold roof spaces, particularly

given the complexity of the roof designs on their four to five bedroom house types. Following initial meetings between the **A. Proctor Group's** technical team and the developer's design team, Roofshield was selected. It's high performance air permeability means that the roof space has five times more air changes than using traditional eaves/ridge ventilation.

01250 872261 www.proctorgroup.com

Aggregate Industries breaks the mould



In a specification that literally broke the mould, **Aggregate Industries'** Building Products division has supplied 2700m² of bespoke roof tiling to a large-scale residential property in The Cotswolds. The tiling was applied to the main house, multiple barns and a horse-stable block. Aggregate Industries also provided over

2000m² of Masterlite Pro, and nearly 4300m² of Masterdenz concrete blocks, including a large quantity of cut angled blocks for window and door reveals, driven by the nature of the building design. Masterlite Pro is a low-weight concrete building block designed for thermal efficiency.

01285 646900 www.aggregate.com

Contemporary contrast for old farm



The clever use of **Catnic's** SSR² Standing Seam Roofing and Cladding system has created a stunning roof finish for a contemporary new build extension. It provides a striking contrast to the original farm outbuilding. For the roofing, the designers looked for a modern

contrast to create a striking complement. "We were introduced to the Catnic SSR² Standing Seam Roofing and Cladding system and it appealed to us as a viable alternative to traditional sheet lead or zinc as a roof finish. It has provided a sleek finish; one that works both with the traditional finishes and the more contemporary finishes."

0292 033 7900 www.catnic.com

Sapphire showcases speed and innovation



Sapphire is showcasing speed and innovation with glide-on balconies for North Wharf Gardens in Paddington, a new residential development at the very heart of London living. Sapphire's pioneering concept, which combines offsite manufactured Cassette[®] balconies with a unique glide-on connection system, enabled rapid installation, saving both time and money on site. The fast-track install method minimised crane hire and associated site

costs; while delivering fully assembled balcony units reduced the need for secure storage on site - a particular benefit for projects in city centres like London where site space can often be very limited.

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PLAY IT SAFE

Homeowners looking to move will usually consider the safety and security of a neighbourhood above many other factors. In the light of this, Anthony Neary of safe.co.uk discusses the importance of specifying home security in new builds.

UK Crime Statistics show homes in urban environments such as Manchester, Leeds and London are the most likely to be targeted by burglars. Data like this is widely available, and it's vital it is considered when specifying developments in such areas. Home security systems can be easily factored into build plans, and can make all the difference when homeowners come to choose which development they wish to live in.

FLATS

Having well thought-out security measures in place will mitigate many of the worries that tenants may have regarding shared buildings and communal areas in apartment developments.

Things to consider from the offset include the design of the property itself. Are there any 'blind spots' around the building that could become compromised? What security will be installed around the perimeter of the building and communal areas to protect against unwanted entry? CCTV and alarm systems installed prominently on buildings have been proven to deter burglars, by letting them know the area is monitored 24/7.

Ensuring internal doors are designed with quality, fireproof material is a must. They should be fitted with a deadlock and a night latch alongside a security chain to provide an extra layer of security for individual properties. External doors that provide entry to the building should be fitted with either keypad or fob entry systems, compatible with video intercom so tenants can see who's trying to gain access.

CCTV fitted in communal areas will

provide further peace of mind for tenants and deter potential burglars. Some external doors, when designed poorly, can fail to close automatically and become stuck on the latch, leaving the entrance vulnerable. Ensure that main entrance doors are appropriately designed and weighted to shut on their own.

HOUSING DEVELOPMENTS

Something that might appeal more to homeowners than tenants who are renting a flat is the question of the security measures that are installed within the home itself. Homeowners will take this into account when looking for a new house

to settle in for the next few years.

Smart alarms are a great option for future proofing the security of a property. They can be connected with as many as 20 components, giving the homeowner peace of mind that their house is fully protected. Many smart alarms will notify the user if an alarm is triggered, capturing images and video of the intruder, and sending the footage to their smartphone. Some systems even allow the user to remotely turn on and off household appliances via a power switch, giving them 'complete control' over their home.

On private properties it's important to be mindful when pointing CCTV towards other areas such as neighbouring properties or the road, as by doing so, you'll need to comply with the Data Protection Act.

Alongside having CCTV and alarm systems to deter and monitor unwanted activity, there are options for smart locks that negate the need for traditional keys. This provides complete flexibility for the homeowner, allowing them to grant access to whoever requires it and track who comes and goes, all via an app.

SMART SECURITY

Smart technology is becoming increasingly prominent in everyday life, with some



INSTALLING HOME SECURITY SYSTEMS CAN MAKE A PROPERTY MORE DESIRABLE AND INCREASE ITS VALUE

systems able to 'learn' habits and trends in user behaviour. This is likely to become so advanced in the next couple of years that connected systems will soon be able to recognise faces, learn regular movements and adapt notifications to alert users of changes in normal activity.

ADDED VALUE

Not only can installing home security systems make a property more desirable to the buyer, it can also increase the value of the build. Homes that come readily equipped will grant a higher asking price compared to other homes in the area that don't have such additions.

It's one thing considering traditional security systems like CCTV, but going above and beyond to consider smart technology that provides homeowners with a choice as to how they want to run their home will dramatically increase the desirability of the build.

Having comprehensive security systems in place will also attract house buyers that are looking for low insurance premiums, as home insurance companies look fondly on properties that are suitably secured.

Anthony Neary is managing director of safe.co.uk



Caught on camera!



As part of its ongoing commitment to providing the very best customer support, **Aico Ltd** has created a 15 part series of short informative videos. Presented by key Aico personnel, including National Technical Manager, Martyn Walley, the new collection

of videos has been designed to provide customers with a range of educational and practical advice. The videos address subjects such as standards, regulations, best practice, the latest Aico alarm technology such as AudioLINK data extraction and step by step guides to the most frequently asked questions.

enquiries@aico.co.uk.

Easy-to-brand site hoarding



In today's brand-heavy world, contractors use site hoardings as advertising or branding billboards to project the best possible public image; **Norbord's** SterlingOSB SiteCoat has been designed for this specific application.

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material for hoarding. Now, Norbord offers SterlingOSB SiteCoat which is factory-coated; the surface is filled, smoothed and primed on one side to make it ready for painting or applying graphics. The primer comes in a choice of colours, and adds a smarter and more professional finish to building sites. SterlingOSB SiteCoat, is made from square-edged, moisture resistant SterlingOSB3 with a non-solvent coating applied.

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tremco illbruck showcases portfolio at UKCW



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Build Show stand no B649

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.

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SHOW PREVIEW

BUILDING ON 2016 SUCCESS

The Build Show 2017 – sponsored by Easy-Trim – is the largest of the nine shows taking place as part of UK Construction Week at the NEC from 10 - 12 October.



Already recognised as the benchmark exhibition for the building industry, and responsible for connecting thousands of construction specialists and tradespeople, this year's Build Show provides an unprecedented platform for business development and transformation. And it's completely free to attend.

More than 400 exhibitors, including CAT, ScrewFix, Hewlett Packard, Jigtech, and Festool will be displaying the latest and most innovative products and services available in the UK, with an estimated 35,000 building industry specialists attending across the three days.

There's a series of dedicated seminars and CPD-credited workshops, plus a beer and ale festival running throughout all three days and the evenings of Tuesday and Wednesday. And as if that wasn't enough, a ticket to The Build Show also gives free access to the other eight shows taking place in the halls of the NEC: Timber Expo, Smart Buildings, Grand Designs Live, Surface Materials (featuring Kitchens & Bathrooms Live), Energy, Plant & Machinery Live, HVAC and Civils Expo. A new layout and floorplan has been devised to make it easier to navigate the entire exhibition space and ensure that visitors gain maximum benefit from their time at the shows.

DEFINITIVE SAFETY COURSES

In light of recent tragic events at Grenfell Tower, The Build Show has launched free, unbiased, factual workshops to anyone working in the industry. These free, one hour CPD-certified sessions will address the specification and use of products from the viewpoint of safety, quality and fire prevention in buildings to ensure that all participants are given the most up-to-date advice and guidance on the main issues affecting the built environment.

These topics have been under intense public scrutiny at a national level, and while Grenfell will change the construction industry forever, companies must come to terms with the fact that 'doing enough' is no longer good enough. The industry has a responsibility for the safety of every user or inhabitant of every building in the UK, and with an over-zealous national media looking to apportion blame, and the threat of prosecution and prison now a stark reality, these workshops will ensure that our industry is completely informed with the latest views, findings and legislation.

WHAT ELSE IS NEW?

Other new features at this year's show include a Regional Development Hub exploring development opportunities in the Northern Powerhouse, Midlands Engine, and major cities across the UK. You'll also find additional zones and theatres, including Health and Safety, Windows & Doors, Roofing & Insulation, Tools, the Builders Merchants Federation Pavilion, and the BIM Prospects Theatre delivered by BRE. There's even a 'How to Theatre' featuring product demonstrations and advice for SMEs, and an Education Hub will offer CPDs in partnership with BSI.

A number of new, specialist awards will feature at this year's event. These include: Low Carbon Vehicles Awards, BIM Awards, Offsite Awards and the WAN Transport, Concrete in Architecture and Adaptive Reuse Awards. The UK's best companies in the industry will also be recognised at the Construction Enquirer Awards on the opening night of the show.

With so much at stake, and so much potential for transformation, it's a major advantage to exhibit and attend. Book your free ticket – and reserve spaces at seminars and CPD-certified workshops online.

For more information and to register visit

WWW.BUILDSHOW.CO.UK

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SHOW PREVIEW

UK CONSTRUCTION WEEK: THE EVENT OF THE YEAR

If there's one event that should be a must-attend in the calendar of any built environment professional, it's UK Construction Week (UKCW). For the third year in a row, the mammoth event will be held at the Birmingham NEC from 10 - 12 October, with critical themes under the spotlight.

The construction industry has seldom been in the news more – from the aftermath of the Grenfell Tower tragedy, to the uncertainties and potential impacts of the UK's imminent EU departure, to the countrywide housing shortage. In this context, there has never been a greater chance to influence, share, learn and network.

Nathan Garnett, event director of UK Construction Week organisers Media 10, comments: "The UK's construction industry is more topical than ever. Not only is it at the forefront of political debate and public opinion, it's also clear that we're moving towards a new age of innovation and change, with topics such as offsite and modular construction and BIM driving so many conversations. This will be our biggest event to date, and we're looking forward to bringing the industry together to debate, learn and do business, as well as showcase a diverse range of products and services."

NINE SPECIALIST SHOWS

Running from 10am to 5pm on 10, 11 and 12 October, the multiple-award-winning UKCW event is trade only, and free to enter. Visitors will benefit from a grand total of nine shows: The Build Show (sponsored by Easy-Trim), Timber Expo, Smart Buildings, Grand Designs Live, Surface Materials (featuring Kitchens & Bathrooms Live), Energy, Plant & Machinery Live, HVAC and Civils Expo. More than 650 leading exhibitors, including construction's biggest names, such as Velux, Screwfix, Easy-Trim and more, combine to make this the

largest and most varied industry event of its kind in Britain.

WHAT ELSE IS NEW?

Visitors will find a brand new layout and floor plan for this year's show – all the better to showcase an unprecedented number of exhibitors and seminars. UK Construction Week has also introduced the Innovation Trail to highlight the latest products on the market.

New, specialist awards have been added to the awards ceremonies for UKCW this year too, including the Offsite Awards, BIM Awards and several new World Architecture News awards to be presented.

SOCIAL NETWORKING

UK Construction Week is making it easier than ever to share knowledge, meet new contacts and make lasting connections.

In person, visitors and exhibitors are guaranteed entertainment as well as unbeatable networking opportunities.

The beer and ale festival – a huge hit last year – is open throughout each day and both nights, and features live music, entertainment, 15 beers and hot food.

UK Construction Week has also arranged special 'perks' such as casino nights on the 10 and 11 October at the Genting International Casino at Resorts World Birmingham, just a five-minute walk away.

To book your free tickets and guarantee a space at your preferred seminars and workshops, visit the website.

For more information and to register visit

WWW.UKCONSTRUCTIONWEEK.COM

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