



Sharp falls in housebuilding levels recorded across the UK capital



VAT expert Robert Facer on why the classification of "new build" is so important



Housebuilder and Developer's Jack Wooler reports on a luxury Fulham scheme

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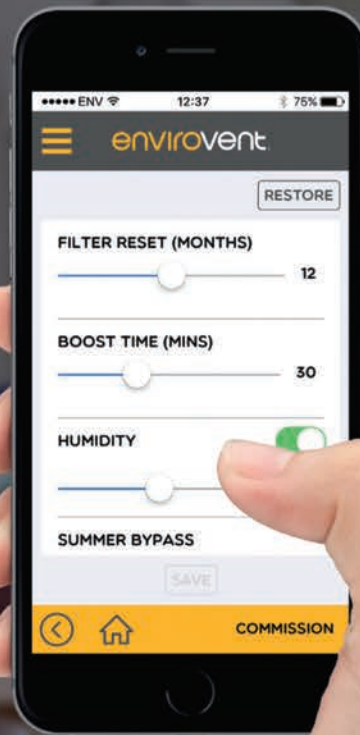
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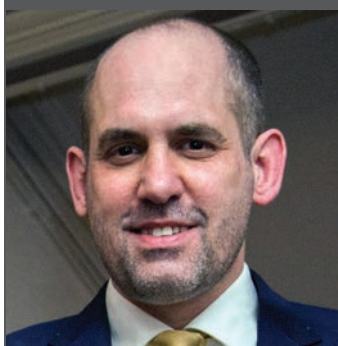
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James Parker

FROM THE EDITOR

Any new money for housebuilding is a good thing, and particularly social housing where the incentives can be few and far between. So Theresa May's promise of a further £2bn for a "new generation of council houses," one of the more audible sections of her cough-ridden party conference speech, will be warmly welcomed by councils and builders.

However well-meant the move – no doubt part of her social justice agenda – the PM's struggles to get the message out have only resulted in a muted reception. Respected organisations and individuals have characterised this gesture, which will build a fairly paltry 5,000 homes per year between now and 2021 – as no more than that.

Shelter said that because there are 1.2 million households on waiting lists for social housing, the investment was a "fraction" of what was required. And even a Conservative, Lord Porter, said it was inadequate, when what is really required is the lifting of the cap on council borrowing that many have called for.

He said the only solution to this complex issue is for councils to be given "genuine powers to invest in housing," explaining that this means "the ability to borrow to invest," keep "all Right to Buy receipts to replace sold homes," and having "powers to make sure developers build approved homes in a timely fashion," and "adequately funded planning departments so that they can cover the cost of processing applications."

The House Builders Association (a division of the NFB) also doubted the impact of May's new money. It said that "removing the borrowing cap on local planning authorities would go a long way towards stimulating councils to build more homes." However they added that only "radical planning reform" will allow housebuilders to really make inroads into tackling the crisis. In short, we are a long way off even scratching below the surface.

Councils' rent income has been decimated thanks to the 2016 Welfare Reform and Work Act, which required them to cut rents by 1 per cent for the following four years, and the Right to Buy removing rents altogether, they need all the help they can get. Surely the Conservatives' 'localism' agenda needs more than words behind it, and some concerted investment to free up councils to invest in building houses in the tens and hundreds of thousands the UK needs?

While Theresa needed to swallow several cough sweets to complete her speech, the social housing sector collectively has to swallow a bitter pill of there being no major leverage in sight, to provide the homes it needs to address the ongoing crisis.

James Parker

HOUSEBUILDER & DEVELOPER

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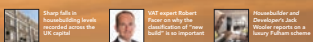
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ON THE COVER



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AT HOME IN CANARY WHARF

The Docklands Development's next phase offers high-end living from leading architects

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PM signals return to council housebuilding

Prime Minister Theresa May announced an additional £2bn of affordable housebuilding as part of her “mission” to solve the housing crisis, at a speech to the Conservative Party conference in Manchester.

In addition to heralding a “new generation of council houses”, the PM also confirmed £10bn of Government investment in extra Help to Buy loans.

She directly addressed housebuilders, saying that they needed to increase delivery: “I want to send the clearest possible message to housebuilders that we the Government will make sure the land is available, we’ll make sure you have the skills you need, and in return, you must do your duty to Britain, and build the homes our country needs.”

On the new social housing funding, which commentators have criticised as only able to deliver 5,000 units per year, May said: “In those parts of the country where the need is greatest,” new homes will be built for social rent at “well below market level, getting Government back into the business of building houses.”

“It won’t be quick or easy,” said May, “but as PM I’m going to make it my mission to solve this problem, and I’ll take personal charge of the Government’s response, and ignite home ownership in Britain once again.”

INDUSTRY REACTION

Dave Sheridan, CEO of Keepmoat Regeneration, said he welcomed any action on social housing, which is “long-awaited” and “desperately sought.”

He said: “This is a welcome announcement for both the construction industry and the 1.2 million families on local authority waiting lists for a social

tenancy. We have seen significant inroads in the provision of new housing and government funding to support first time buyers over the past few years, but what we have not seen as readily is aid for local authorities to build more homes for social rent.

“It is time to take this seriously, and address the rising number of people that live on the streets, in subpar homes or are waiting on the social housing waiting list, as the country does not have the capacity to house them.”

Housing needs calculation model to boost delivery

Sajid Javid has announced details of a new way of calculating housing need on a local basis claiming that it could see over a quarter of a million houses built per year.

In a statement to the House of Commons, the Communities Secretary explained that the policy, originally proposed in the Government’s Housing White Paper, would measure each local authority’s housing need “more objectively”. Javid argued that, if adopted nationally, the method would result in England building approximately 260,000 new homes a year.

Under the proposed model assessments would be based on local ONS household

projection data over a 10-year timeframe, and will boost numbers in areas where house prices outstrip average incomes. There will also be a cap set however – target increases will be limited at 40 per cent of the number set in a council’s local plan (or 40 per cent of projected households, should the local authority not have an adopted local plan).

Javid said: “This new approach will cut the unnecessarily complex and lengthy debates that can delay housebuilding. It will make sure we have a clear and realistic assessment of how many new homes are needed, and ensure local communities have a voice in deciding where they go.”

The planned reforms mean that councils will have to agree how they will work with their neighbouring areas to plan for homes and support infrastructure such as roads and utility services.

A new “statement of common ground” envisages better co-operation across council boundaries on planning issues to plan for homes, including in new towns or garden villages. While councils are required to collaborate on infrastructure and housing, evidence suggests that in some parts of the country this is not working effectively.

Neighbouring councils will be expected to set out the cross boundary matters within an agreed area, looking at the housing need for the area, distribution of homes and plans to meet any shortfalls. Following changes to the National Planning Policy Framework expected in 2018, councils will have a year to get a statement of common ground in place.

Rico Wojtulewicz, policy advisor for the HBA, welcomed Javid’s announcement: “We are delighted that the Housing White Paper remains part of the Government’s ambition. Local authorities have failed to enable deliverable supply through their plan-making process. This has not only stifled supply, but the capacity of the local supply chain.

He added: “Local authorities will need to concentrate on making sure local plans deliver a meaningful increase in supply. This will require shifting focus from larger slow-to-deliver sites towards smaller and infill sites which are delivered more quickly, favoured by local communities, and do not exacerbate existing infrastructure.”

THIS APPROACH WILL CUT THE COMPLEX AND LENGTHY DEBATES THAT DELAY HOUSEBUILDING

Sajid Javid, Secretary of State for Communities and Local Government



Sharp fall in London housebuilding

There has been a sharp fall recorded in housebuilding within London, according to new research from The Housing & Finance Institute.

For the first time in five years, there are more homes being built in the home counties than in the capital.

The Institute believes this could be part of a longer-term trend of London being increasingly outgunned by the rest of the country.

Analysis indicated that around 16,800 new homes were started in London in the year to March 2017. This was down sharply from nearly 23,000 homes the year before.

By contrast, the Home Counties started over 24,300 new homes in the year to March 2017. This was a strong rise on around 21,500 new homes started the

year before.

In addition, England as a whole saw nearly 163,000 homes started in the year to March 2017. This was also a sharp rise on the previous year's figure of around 143,000 housing starts.

New home starts in London are not only lower now than in 2013; the analysis shows that London's contribution to the total number of new homes across the country has slumped from around 17 per cent to just 10 per cent over the last five years.

The Housing & Finance Institute is calling on the Government to enact a "two-pronged strategy to keep Britain building into 2018", and to meet the Prime Minister's new ambition for 1.5 million homes by 2022.

The Institute said its hope remained that London would be given "special measures"

to avoid it falling further behind, along with greater powers, resources and more support from central Government to help the south east and other regional areas continue to deliver the homes that the country needs.

Natalie Elphicke, chief executive of The Housing & Finance Institute, commented: "Last year the Government was warned by Lord Kerslake's London Housing Commission Report that London's orders for new homes may have peaked in 2015. Just over a year on and that warning has proved correct.

"In order to keep pace with the homes that are needed, the Home Counties and the regions need more money for housing and infrastructure along with additional local powers from Government.

"But relying on the Home Counties isn't good enough. The London Mayor has set out a clear ambition for a step change in housing that is welcome. But London needs national support. It isn't right for Government just to leave London to solve its own housing crisis.

"The Government should look again at the expert findings and recommendations in Lord Kerslake's London Housing Commission report. They should consider taking additional and special measures as set out in that report in order to reverse this decline and ensure that the capital's housing targets can be met.

"Commentators might presume that the fall in London is as a result of the Brexit vote last June. However, more detailed analysis presents a very different picture.

"While the country has been in relative growth, London has just not been keeping pace. This is part of a longer term trend that has seen housing performance in the Home Counties areas overtake London for the first time in the last five years."

Along with the new research, the Institute has cited eight councils in the south east of England who have received national awards from its 'Housing Business Ready' programme. The latest councils the Institute believes are demonstrating strong ambition for housing in their area are Mole Valley District Council, Wokingham Borough Council, Maidstone Borough Council, Hastings Borough Council, Thanet District Council, Chelmsford Borough Council, Tendring District Council and Southend Borough Council.

LAST YEAR THE GOVERNMENT WAS WARNED BY LORD KERSLAKE'S LONDON HOUSING COMMISSION REPORT THAT LONDON'S ORDERS FOR NEW HOMES MAY HAVE PEAKED IN 2015. JUST OVER A YEAR ON THAT WARNING HAS PROVED CORRECT

Natalie Elphicke, chief executive of The Housing & Finance Institute

Construction contract values at highest level since March, reports Barbour ABI

The value of new contracts awarded has reached £5.8bn based on a three month moving average, resulting in a 7 per cent increase on the month and the highest recorded figures since March 2017, according to Barbour ABI.

In what is traditionally a slow summer month for construction, the latest edition of the Economic & Construction Market Review from Barbour ABI highlighted a boost to the levels of construction contract values awarded in August across all regions of Great Britain.

Residential construction performed strongly, as it has done since last year, and accounted for £2.7bn on the month, the highest recorded figure since Barbour ABI began tracking the series.

The high level of residential work helped the number of construction projects commissioned in August, seeing a monthly increase of 20 per cent, and up 15 per cent from August 2016.

Across the other construction sectors, commercial and retail building reached £785m in August, a monthly increase of 47

per cent. The two largest projects of the month also came from this sector – the 1 Park Place office development in Canary Wharf and the Intu Leisure Lakeside development in Essex, estimated to be worth £200m and £180m respectively. Infrastructure continued to struggle in August, with total value at £696m, a 44 per cent decrease on July and the fifth month in a row the sector has decreased in construction value.

Regionally, London led the way with 20 per cent of the UK's construction contract value in August. The north west followed London by value with 14 per cent of the total, largely thanks to an £80m development of Frontier Business Park in Blackburn.

Commenting on the figures, Michael Dall, lead economist at Barbour ABI, said: "The construction sector can once again be thankful for the strong showing of the residential sector, which provided £1.8bn more than any other sector in August, along with an increase of 55 per cent compared with August 2016.

"It is encouraging to see the number of projects increasing steadily, particularly the larger projects from the commercial and retail sector. However, a lack of investment in infrastructure across August and for the most part of 2017 is not encouraging, as we haven't seen many major projects come to fruition, especially after it was highlighted as a Government priority earlier in the year."

IT IS ENCOURAGING TO SEE THE NUMBER OF PROJECTS INCREASING STEADILY, PARTICULARLY THE LARGER PROJECTS FROM THE COMMERCIAL AND RETAIL SECTOR

Michael Dall, lead economist at Barbour ABI

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London office space at risk from resi conversions

A total of 13.3 million ft² of London office space could be lost to office-to-residential conversions carried out under new Permitted Development Rights introduced in 2013, according to new research published by the British Council for Offices (BCO).

This figure comprises 7.5 million ft² of office space in London, which has already been converted to homes since the introduction of the rights, with a further 5.7 million ft² of conversions in the capital having approval. An average of 2 million ft² has been converted each year since the rights were introduced in 2013, or 0.7 per cent of the total London office stock.

The office development market has historically been able to outrun losses from conversion. Between 2001 and 2015, office stock in England has increased by an average of 7 million ft² a year, while conversions to housing have averaged 2.6 million ft² a year. However, in 2014, an estimated 6,574 homes were created from offices, leading to a loss of 5.3 million ft² of office space. The creation of 11,155 homes from offices resulted in a 9 million ft² loss of office space in 2015, almost double the figure from the previous year.

The report, 'Permitted Development Rights: One year on from permanence', was commissioned by the BCO and carried out by property consultants CBRE. The findings revealed that, while Bristol, Birmingham and Leeds have all experienced high levels of notifications to local councils, London remains the city most affected, with 36 per cent of all notifications in the capital. Furthermore, a high proportion of these have been converted compared to the rest of England. London's implementation rate is running at 57 per cent, compared to an estimated national average of 50 per cent.

Boroughs in outer London have been the most affected. Croydon has seen the most

significant loss of office space so far, with estimates indicating that more than 1.3 million ft² has been converted over the last four years. A further 750,000 ft² of developments granted prior approval have not yet been converted. Hounslow and Sutton have also been significantly affected, with an estimated 529,500 ft² and 492,625 ft² of office stock lost to conversions to date.

Miles Gibson, UK head of research at CBRE, commented on the findings: "The new Permitted Development Rights have made a significant contribution to housing supply. However, following its introduction we have seen a decline in office stock in England for the first time in over 10 years. There is strong evidence to suggest that this decline is due to these new rights, rather than economic or other regulatory factors.

He explained the reasons why London in particular has been affected so significantly: "Heavy use of the new rights in the capital may reflect the fact that certain London Boroughs, such as Camden and Islington, have traditionally had strong policies protecting office floorspace from conversion. In boroughs which have historically been protective, great losses are less surprising once that protection has been withdrawn."

Miles continued: "London is also where the housing crisis is most acutely felt. Supply shortages in its housing market make conversion of office premises an attractive choice for landowners with the right stock, especially given CBRE's forecast that UK office capital values in 2017 will fall by 0.2 per cent, compared to a 2 per cent growth in house prices. As such, it seems likely that we will continue to see a growth in conversions in London, as well as the rest of the country."

Richard Kauntze, chief executive of the British Council for Offices, added:

"There is no denying that more housing is needed in many parts of the UK, and the conversion of some older buildings which are no longer suitable as offices is a sensible solution. However, once office space is lost to residential development, it is often lost for good.

"This loss means that many businesses will not have access to office space of the right quality, in the right location, to succeed and drive growth. London boroughs such as Richmond upon Thames have already expressed grave concerns about the threat of lost office space, as has the Mayor of London.

"To ensure future economic prosperity, local authorities must take a more active approach to reviewing and approving notifications from developers in order to protect the workplaces needed by local businesses."

80 per cent of housebuilders' debt held by five banks

KPMG has advised housebuilders to diversify their debt, following the revelation that more than 80 per cent of UK housebuilders' estimated £10bn worth of debt is held by just five high-street banks.

Paul Bogle, head of policy and research at the NFB believes that more should be done to promote alternative finance products to construction SMEs in order to successfully diversify their debt.

He said: "SME housebuilders have close ties with their local communities. They build homes more quickly and to a higher quality standard than major housebuilders. Unfortunately, they still struggle to access finance in order to build more homes.

"That is why ensuring that SMEs are made more aware of alternative finance choices is vital to tackling the housing crisis and getting Britain building."

According the British Business Bank (BBB), awareness of different finance products is decreasing, as 38 per cent of SMEs still went directly to their main bank when needing a loan between 2016 and 2017. The BBB additionally highlighted a regional imbalance in the distribution of finance to companies that wanted to rapidly grow, with almost 60 per cent concentrated in London and the south east.

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News feature: Practical steps for tackling modern slavery

Following the launch of a new initiative to tackle human rights abuses in the construction industry, the BRE's Dr Shamir Ghumra spoke to *Housebuilder & Developer's* Jack Wooler about the growing movement to tackle modern slavery.

The APRES (Action Programme on Responsible and Ethical Sourcing) network has recently launched a White Paper produced by the BRE and Loughborough University, intended as a major step in combatting human rights abuses. With modern slavery being pinpointed as a problem both in the construction industry supply chain and on sites, there have been calls for a new cultural approach in the industry to tackle this difficult but increasingly prevalent issue.

Dr Shamir Ghumra, director of the Centre for Sustainable Products at the BRE explained how its intervention has been created to offer a practical approach: "We built the White Paper with a lot of industry input, hosting a conference last year where we had quite a wide ranging conversation about the broad areas of modern slavery and ethical sourcing.

He continued: "What we wanted to do was create a framework around those broad areas that would help organisations understand what they can do, and where to start. This whole can-do model runs throughout the White Paper."

THE SCALE OF THE PROBLEM

The UK Government estimates that tens of thousands of people are currently existing in modern slavery in Britain alone. In 2015, over 3,000 people were referred to British authorities as potential victims, and Ghumra warns that these estimates may be conservative. "Only a fraction of instances are reported and investigated, and only some of those are being brought to prosecution."

Modern slavery encompasses broad areas related to trafficking, exploitation, people who are bonded in some way, and similar categorisations. Ghumra explains further: "You can be legally employed but still be under duress, be it by being exploited, not being paid minimum wage etc. Workers may have their documentation taken away from them, and with it their freedom of

movement. People can also be bonded in some way via a debt or repayment of fees."

Until recently, the Gangmasters and Labour Abuse Authority (GLAA), which oversees the issue, has focused on sectors that were licensed under its former Gangmasters Licensing Authority (GLA) remit, which included textiles, garments and agriculture.

However as Ghumra explains, earlier this year the GLAA increased its scope to include "other sectors with potentially high risk areas in their supply chain," and one of these is the construction industry.

Ghumra explains the sector-specific risks: "Housebuilders may have a varied supply chain, and could be especially at risk when importing products from overseas, with little knowledge of their source." He referred to a recent example of firms taking action to address the problem in the retail sector, where John Lewis and Habitat withdrew granite worktops from sale over modern slavery concerns.

He says however that an increasing spotlight is being put on the issue regarding workers on construction sites: "I think we're seeing more focus on the construction industry as it is more likely to be happening on our sites in the UK.

Solutions are being trialled: "I am hearing now of clients potentially introducing random passport checks." He says that while having a passport "doesn't necessarily prove you're not under duress, it can raise an important flag if people are unable to

produce their passports, or are delaying. That could be because it's actually under the charge of someone who is exploiting them."

LEGAL LIMITATIONS

When then Parliamentary Under Secretary for Crime and Security James Brokenshire introduced the Modern Slavery Act in 2013 (it came into force in 2015), he said it "sent the strongest possible message to criminals that if you are involved in this trade in human beings, you will be arrested, you will be prosecuted, and you will be locked up." The Act consolidated the existing slavery and trafficking offences, introducing civil orders and more to punish offenders.

The Transparency in Supply Chains provision of the Act requires businesses to publish an annual statement. Ghumra says it is seriously limited: "To be legally compliant, you can just produce a very basic statement that says 'we recognise that we have to comply' – signed by the CEO, and published on their website and off you go. This is obviously not in the spirit of the Act."

He adds however: "There is now a breadth of modern slavery statements online, and with some companies producing their second statement, we will begin to see a gradual improvement in the quality and transparency of statements." Baroness Young has introduced a Private Member's Bill in order to strengthen and broaden the application of transparency in supply chains. Among other things, it will require the Act to apply to Government agencies.

Ghumra commented: "About half of construction industry work is from the public purse in some shape or form. If all the other agencies and offshoots of Government had to comply as well, that would be a big step forward. We are already seeing the devolved

Continued on page 13



RESEARCH WHERE WORKERS ARE COMING FROM – THE LESS YOU KNOW, THE GREATER THE RISK



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administrations in particular showing a greater level of leadership on this agenda.”

The Transparency in Supply Chains provision only requires businesses to publish a statement if they have an annual turnover above a threshold of £36m. This means that the provision does not apply to a large portion of SME builders.

Ghumra believes however that smaller companies will “want to demonstrate what they’re doing, because they want to be recognised as being a more responsible and ethical business.” He also predicts the threshold will come down over time, and also that a more punitive element may be introduced.

SUBCONTRACTING

The construction industry is built of tiers of subcontractors and specialists delivering programmes of work. This can lead to more unknowns, with the potential of agencies providing workers who have been coerced or abused, says Ghumra.

“A number of contractors are looking at agency providers and suppliers. If you own staff, they may have been on your books for a number of years, you may have recruited them directly and you or an employee may have a personal relationship with those employees.” The risk therefore starts to increase the further away you get from the

recruiting process, said Shamir. “Agencies, who you may have a great relationship with, can often subcontract out an element or geography of that work, and it becomes hard to know how many others are involved before you actually get to the person who’s being brought in to do the job.”

He summarises: “It’s important to research where your workers are coming from. The less you know, clearly, the greater the risk.”

STEPS FORWARD

With modern slavery potentially endemic throughout the industry, it’s hard to know where to start.

“You can’t do everything on day one,” said Ghumra. “We need to recognise that there is no quick fix for the entire industry, or indeed any business; it’s an endemic world problem.”

“To begin with,” he said, “it’s important to sit down with the board or team, make a list and say, ‘what are our risk areas?’”

Often, he says the focus is on either large areas of spend, or particular product groups. “They might look at their overall spend on bricks and blocks, or natural stone, where is it coming from, and how much is sourced through agencies or other distributors whose workings you perhaps don’t fully understand? Who are the subcontractors? And how confident are you that they are not

subcontracting work further down the chain?”

He continued: “A number of companies I know of have started to review their procurement practices, and have a prequalified supplier list. They may say, for example, that an agency must not subcontract out any of the work, without first telling them who they are subcontracting it to, or at least making the client aware that that is what they are going to do.”

He described how the BRE’s White Paper details the elements that can make a company achieve Best in Class in any given ‘pathway’, rather than just meeting baseline requirements: “If we take reporting, for example, some of the best companies are willing to share, not only the great PR stories, but transparency in the areas that perhaps they found and were not too happy with.”

He said that through “promoting good practice and learning, companies may find common issues that were found on a particular situation, and can perhaps share how they’ve tried to remedy that and move forward.”

Shamir concluded: “It’s important to develop more collaborative relationships between in-house builders, labour and the public supply chain. By looking at what it is you do know about your supply chain, you begin to understand what you don’t know.”



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Bovis Homes wins award for Forces support

Bovis Homes has been given a national award in acknowledgement of its commitment to and support for UK Armed Forces personnel.

The Silver Award from the Armed Forces Covenant Employer Recognition Scheme (ERS) was presented in a special ceremony aboard HMS Victory in Portsmouth Harbour, by Her Majesty's Lord-Lieutenant of Hampshire, Mr Nigel Atkinson.

The award is presented to organisations that promote service issues, communicate positively to their staff on the Forces, and support the employment of military people.

It follows a Bronze Award for Bovis Homes in 2016, and comes almost a year to the day after the company signed the Armed Forces Covenant.

Bovis Homes' special guest at the ceremony was Jill Altham, customer care manager in its West Midlands region, whose son Joseph Murphy was killed in Afghanistan in 2009.

"I felt really humbled to attend this amazing event, and being around military personnel always makes me feel closer to Joe," she said.

"I'm obviously enormously proud of his achievements as a soldier and of Bovis Homes for all they've done to support servicemen and women just like him. It's important that we remember those who tragically lost their lives, but also those injured in combat and those who transition into civilian life having given many years in service of their country. There's always more to do, but today I'm just very proud."

Biodiversity award for a Warwickshire show garden

A show home garden in the village of Long Itchington, Warwickshire, has won an award for its biodiversity.

David Wilson Homes was given the 'Temporary Award' in the Big Biodiversity Challenge Awards, intended to promote non-permanent environmental enhancements, such as green hoardings, temporary green walls or community engagement initiatives.

The garden has been created in partnership with the RSPB, and is full of features designed to attract wildlife. The partnership is the first of its kind in the UK, and aims to boost natural habitats and developments across the country using updated landscaping and new guidance.

Paul Stephen, biodiversity adviser for the RSPB and David Wilson Homes' parent company Barratt Developments, commented: "As the country's wildlife struggles, with 60 per cent of plants and animals facing decline, it is hoped that the partnership between the country's largest homebuilder and the nation's largest conservation charity will help boost biodiversity, and it is fantastic that the garden has been recognised in this way."

"We hope that many more developments, as well as the residents themselves, choose to make a home for nature in their own gardens."



Apprentice reaches construction skills final

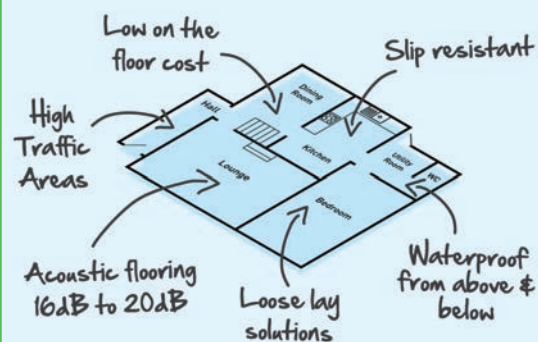
Jake Dominy, a 21 year old apprentice bricklayer with William Davis Homes, is set to compete in the final of a national skills competition after winning the east midlands heat.

Organised by the Construction Industry Training Board, SkillBuild is an annual competition to test talented construction apprentices/trainees against their peers.

In the competition, 10 crafts are judged in a series of regional heats, with both New Entrant and Senior categories. The top eight competitors from the Senior category of each craft then progress to the national final at the NEC, Birmingham. Currently in the third year of his apprenticeship with William Davis Homes, Jake was entered into the Senior bricklaying category of the East Midlands heat, which was held at Leicester College, where Jake is also studying.

The regional heat saw competitors given a working drawing to create a decorative brickwork piece with 2017 lettering including dog-tooth, brick on edge finishing as well as weather struck, recessed and half round jointing. Following six hours of competition, models were judged and Jake was announced as the champion, winning a gold medal, certificate, and £300 worth of tools and equipment.

Jake said: "I was really shocked to win, but completely chuffed! The tools I won as part of my prize have already been really useful, and I now just want to keep practicing and learning new skills like arches and shape cutting that will be helpful for the national final."



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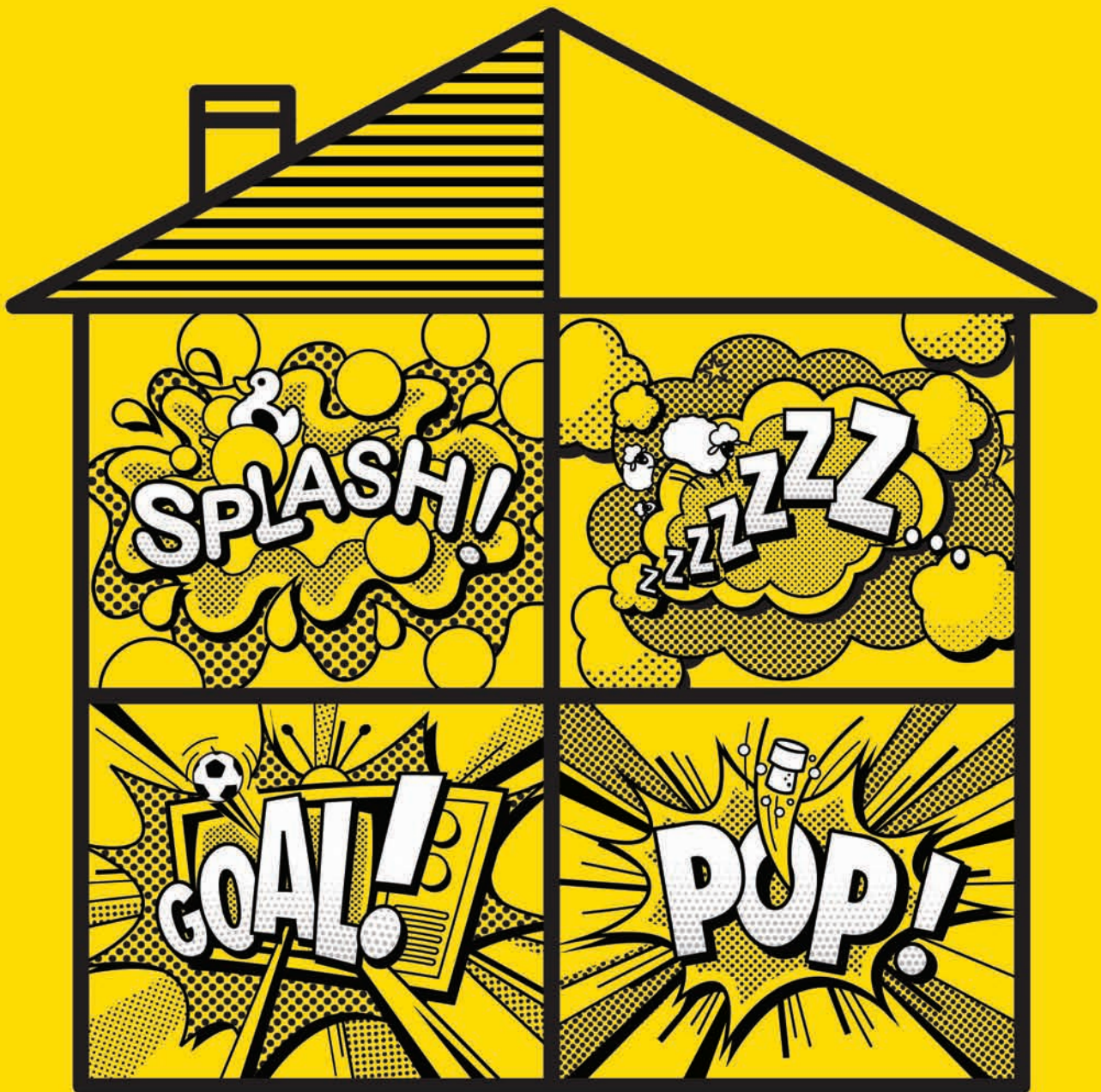
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INDUSTRY MOVERS



Richard Levene

Colliers

Colliers International has announced the appointment of Richard Levene as a director in its Residential division as part of its International Properties team in London. He commented: "Colliers has a strong reputation for providing a high quality service and I am excited to be working as a lead on the international residential endeavours for the company."



Go Develop

Property development funder Go Develop has announced a doubling of its business to the year end 2016/7 and a record summer quarter, as well as two senior appointments to its executive team.

Jason Tebb joins the company as chief operating officer and Dave Symondson joins as operations director. Both are senior board positions responsible for developing and driving the Go Develop and Ultimate Capital brands, with the target of £250m by the end of 2018.

Tebb has over 16 years experience in the property industry, previously as regional managing director for one of the largest property services PLCs, and recently as managing director of the Ivy Gate Property Group.

Symondson on the other hand has over 30 years experience working within various aspects of property funding and advising SMEs on operational & growth strategies. Go Develop is delighted to welcome both Jason and Dave and know their considerable energy and knowledge will prove invaluable to its future growth.



Lana Shaylor

Shaylor Group

Shaylor Group has announced the appointment of Lana Shaylor as its new business development director. Joining the company five years ago, Shaylor began as a business development executive, playing a key role in the development of Shaylor Group's presence in London and the south east. Her appointment is said to mark a "new step for the business."

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Brian Berry, chief executive of the Federation of Master Builders

THE
CHRONIC
SHORTAGE
OF SKILLED
LABOUR IS
ALSO RISING
FAST UP THE
LIST OF
CONCERNS
FOR SME
BUILDERS
AND
DEVELOPERS

THE INDUSTRY ADVOCATE

BRINGING HOME THE BARRIERS TO SME BUILDING

Brian Berry details some of the key issues SME builders are facing as reflected in the organisation's recent House Builders' Survey, and what Government needs to do.

The decline in the number and output of SME housebuilders over recent decades is now a well-established issue. It has also become an issue of real interest and concern to policy makers as they seek to understand the various ways in which they might expand the supply of new homes. The Government wants an industry that is growing in capacity and diversity, not shrinking. Now in its sixth successive year, the Federation of Master Builders' (FMB) House Builders' Survey 2017 aims to provide all those with an interest in our industry with a greater understanding of the business environment SME housebuilders are facing. It also enables us to ascertain how this might be changing over time and to understand their views on key issues and Government policies of the day.

One of the key issues for SME builders is access to finance. Indeed, the results of this latest survey suggest that, nearly a decade after the financial crisis, small housebuilders perceive that difficulties in accessing finance are getting worse rather than better. Respondents' assessments of lending conditions to SME developers were down slightly from 2016, the first fall in this measure since 2013. Although small housebuilders have generally positive views on some recent Government initiatives designed to tackle the finance problem, such as the Home Building Fund, we clearly need to re-double our efforts to make sure that SMEs have access to the finance they need if they are to grow their businesses and expand their output of new homes.

A second key issue is the lack of available and viable land. The Government's Housing White Paper, published earlier this year, states that "small and medium-sized housebuilders regularly cite land, planning and finance as the major barriers to expansion". It is no coincidence that this is precisely what the results of the FMB House Builders' Surveys have consistently shown, and that message was further backed up by this year's findings. Indeed, nearly two thirds of SMEs say that the lack of available and viable

land is a major barrier to increasing output – this is the most commonly-cited barrier for the third year in a row. More worryingly still, over half say that the number of available small sites is, if anything, decreasing. The White Paper quite rightly emphasises the need to diversify the housebuilding sector so it is less reliant on a small number of large housebuilders. In order to do this, we need the Government to make good on its proposals to improve the availability of small sites and speed-up the planning process for small sites.

The chronic shortage of skilled labour is also rising fast up the list of concerns for SME builders and developers. Indeed, when asked to look ahead at the main barriers, not now but over the next three years, more firms cited skills shortages as a likely barrier to growth than those who sited the traditional villain of the piece – the planning system. Brexit and the end of free movement could also further exacerbate the skills shortages we already have. One in three SME housebuilders responding to the survey currently employ EU workers and this rises to 70 per cent in London and the South East.

The results of the FMB's 2017 House Builders' Survey were published in early September and launched in Parliament. Given the findings of the survey outlined above, the FMB has called on the Government to press ahead with the implementation of policies designed to tackle the barriers SMEs are facing. In particular, the FMB wants to see the Government press ahead with the set of policies in the February 2017 Housing White Paper designed to increase the number of opportunities for small scale development afforded by the planning system. One good example of this is the proposal to require 10 per cent of all allocated sites to be sites of less than half a hectare. The FMB has suggested that to make a real difference this should be 10 per cent of all housing delivery to be delivered on these smallest sites. That would be a real game-changer, and something the FMB has long called for.



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**- EMMA ALLEN, PROJECT MANAGER AT
BIMINSTER HOMES**





Robert Facer, VAT director at Menzies LLP

VAT: HOW NEW IS YOUR NEW BUILD?

Robert Facer, VAT director at Menzies LLP, discusses how classing developments as “new” can have a dramatic effect on VAT rates.

As construction works are generally subject to VAT payable at 20 per cent, the zero-rating applicable to new builds can have a significant impact on the margins achieved by residential developers, for developments where VAT on costs is not reclaimable. However, recent case law has emphasised how a seemingly minor element of construction for new dwellings can impact the VAT position and, therefore, the overall profitability or cash flows of the project. It is also important for building contractors to apply the correct rate of VAT to their services when involved in residential developments, in order to avoid unexpected VAT demands from HMRC. It is essential that building contractors and developers are aware of how these decisions may affect them if there is any question about

whether the residential development can be classed as “new” for VAT purposes or not.

Whereas budgets for commercial developments must normally take into consideration VAT payable at 20 per cent, construction of new dwellings is currently zero-rated, which is particularly good news for developers working on large-scale residential developments in situations where VAT is not reclaimable. Where construction is taking place on a plot of undeveloped land, this rule is relatively straightforward to apply. However, when redeveloping existing sites, things can get more complicated. For various reasons, such as to keep costs down or comply with the terms of planning permission, developers may decide to incorporate part of an existing structure into the

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new structure's design. VAT legislation states that an existing building must be completely demolished to ground level in order for it to qualify as a "new build", albeit the retention of a single or double facade can be ignored, if it is retained as a condition or requirement of the planning permission. This is commonly referred to as the 'demolition test'. Such situations can cause confusion for contractors and developers when it comes to determining their VAT position.

The recent decision in the case of *HMRC v J3 Building Solutions* offers some clarity in this area. Specifically, the ruling highlights how planning ahead and making small changes in the early stages of a project could help to minimise a developer's VAT liability. The building works in this case involved the substantial, but not entire, demolition of an existing building, with the new building retaining two exterior walls and part of a third exterior wall.

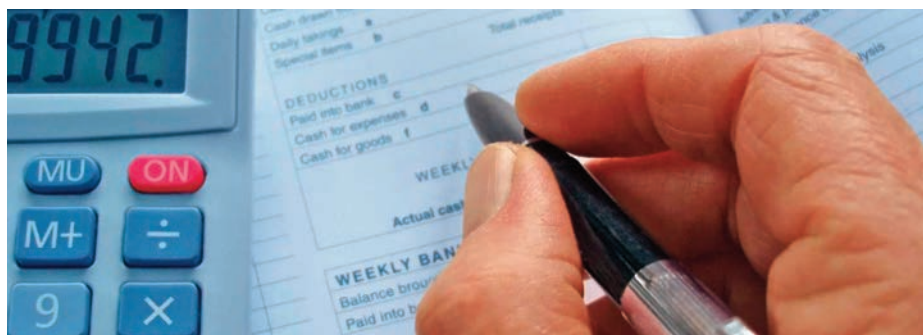
VAT legislation states that zero-rating relief on the construction of new dwellings does not apply to the conversion, reconstruction or alteration of existing buildings. Similarly, it does not apply to the enlargement or extension of an existing building unless this leads to the creation of an additional dwelling or dwellings. In this

case, as the existing building had not been demolished to ground level and incorporated more than a double facade, it was determined that the building that was constructed could not be classed as 'new' and therefore should not qualify for a zero VAT-rating. As such, the Upper Tribunal overturned the earlier decision of the First Tier Tribunal, which had concluded that, as a matter of fact, degree and impression, a new dwelling has been constructed for VAT purposes, despite the demolition test not being satisfied.

The ruling in this case presents developers with a paradox. While including elements of an existing building into a new development may be perceived as a key part of a project's cost reduction strategy, developers may find they are in a better VAT position if they start from scratch.

However, as it is possible for developments incorporating elements of existing buildings to be zero-rated for VAT, if planning permission has been granted which requires the retention of building facades, it is important that developers evaluate their VAT position carefully at the outset, on a case-by-case basis.

Questions around zero-VAT ratings for new builds have long been confusing for residential contractors and developers and recent case law has been decided in HMRC's favour. Developers and contractors should also bear in mind that these recent case law decisions are not set in stone and could be appealed. However, with careful consideration and planning, developers can avoid potentially costly mistakes and make sure their profits are optimised.



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CASE STUDY

Attending to the details



The refurbishment of a luxury five bedroom house in Fulham, London, shows how SME builders can set their properties apart from the herd. Jack Wooler reports.



THE CHALLENGE IS TO FIND SOMETHING THAT SETS YOU APART FROM THE CROWD

James Watson, CEO of the Finer Group

The Finer Group CEO describes the high and low points of the project:

Highs: "The big wins were that we managed to achieve a greater height in the basement, and with a revised floor layout, a better quality of accommodation than was originally envisaged."

Lows: "The lows so far have been minimal in reality. Challenging neighbours always present issues through a build, and while a few curve balls can be thrown at you, this is all part of the experience."

Comprising 1,300 ft², the once-modest property at 25 Furness Road, Fulham has been refurbished into a 2,500 ft² luxury development in the heart of desirable south west London.

Developed by the locally-based Finer Group, the terraced property consists of five bedrooms, four bathrooms, a media room, office space and more, utilising every square foot of the property.

The home will be priced at £2.4m, and as such is aimed at clients with the highest expectations when it comes to standard of finish. Though a higher-end build, the property is by no means the most expensive home in the area, where properties often reach in excess of £4m.

In the surrounding area, the French Lycee has spread from South Kensington, opening up a grand school in an old Victorian building on Clancarty Road. The area is home to many good schools, and many residents work in the financial sector.

SUSTAINABLE EFFORTS

As is typical in a refurbishment as opposed to a new build, Finer Developments was limited in terms of its ecological reach. The exterior brickwork, for example, had to be kept as was, important as it is that the look

and feel of the exterior be maintained, to fit in with the street.

Everything else however was a 'back-to-brick' refurbishment, with every effort made to keep the carbon footprint as low as possible. The latest insulating materials were employed, and appliances are all A plus rated, with energy-efficient lighting and water restricting taps used throughout.

Local suppliers were used to source materials except for the fixtures and fittings, much of which have been imported from Italy in order to meet the development's luxurious standards.

PLANNING

Planning often erects barriers to the build process, but 25 Furness Road proved to be fairly simple in this regard.

James Watson, CEO of the developer's parent company the Finer Group, explained the business approach: "The process always starts with what can be best achieved from a purchase. Sites which are just land have a different set of rules to refurbishment properties, and if you are looking to refurbish an existing property, I always look at how to increase gross internal area."

Watson says he begins each project by



doing his research. “I usually study other people’s projects and what plans have been approved by going on the council’s website, and working out what is likely to be achieved under planning law.”

He adds: “Furness Road is a fairly typical Fulham terraced street, and with hundreds of examples to compare with, the challenge was to find something that sets you apart from the crowd.”

Finer Developments was founded by Watson, and evolved from his owning a property portfolio, starting with the refurbishment of kitchens and bathrooms and steadily progressing from side returns and loft conversions, to basements and whole-house period conversions.

For the Furness Road development, the Group sought senior debt from a bank at 65 per cent LTV, and privately funded the balance of purchase, stamp and professional fees. The company let the property for nine months while seeking planning, party wall agreements and any extra costs, enabling the team to hit the ground running once the building programme commenced.

MAKING THE DIFFERENCE

With over 25 years’ experience in the property industry, Watson puts the key to

creating a differentiator for a development as “Knowing who your buyers are.” He described the company’s approach: “Prior to purchasing any property, we first look at it in its current layout, and where the maximum gain through planning can be achieved. This process allows for flexibility in experimenting with different layouts and configurations.

“In all our projects, we like to add individuality to a scheme, with the hope that this in itself will set the property apart from others.”

To create this sense of individuality at 25 Furness Road, the team inserted a central staircase on the ground floor to basement level (see picture above), instead of under the existing staircase as would be typical. The ground floor flow was also enhanced with a glass balustrade surrounding the staircase, which gives a line of sight straight through the house and on to a meticulously designed garden.

“In the basement, the feature staircase continues to impress,” says Watson. “The office space is enclosed with critical glass windows, which separates it from the media room, but allows the feeling of space to flow through each room, from basement

level to the ground floor, and vice versa.”

He concludes: “Making sure each property is finished to the highest standard goes without saying, but the key is finding the property’s individuality and expressing it.”

The Finer Group provides a full range of services, comprising Finer Developments, building medium to large scale multi-unit schemes, and funded through Finer Capital, its funding platform. Finer Design and Finer Interiors encompasses architectural planning, scale drawing and everything else involved in the design process, and Finer Commercial locates sites for residential development, and looks to acquire commercial assets with a focus on hospitality. Lastly, the group even provides a full concierge service.

25 Furness Road is due to be completed in Q4 2017.

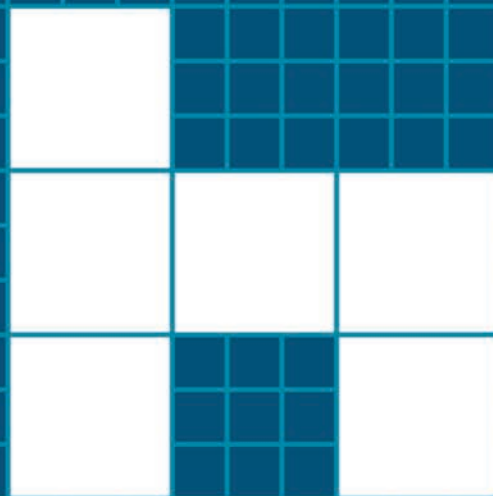
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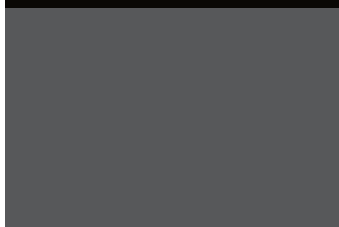
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SHOW PREVIEW

THE BEST OF THE INDUSTRY

National and international exhibitors will be on hand at this key event on 1-2 November in Coventry, while seminars and CPDs will raise awareness on current issues in housing.

The tragedy at Grenfell Tower highlighted that closer attention to safety needs to be paid when refurbishing high-rise buildings. In its aftermath, material choice, build methods and fire safety standards have dominated the discussion. However, for those working within facilities management and construction, separating the facts from the speculation is crucial to determine how to best prepare for the future.

With this in mind, one of the major debates at this year's RCI Show, taking place on 1-2 November in Coventry's Ricoh Arena, will focus on fire safety. Industry experts will address questions and concerns regarding the current regulations and highlight any changes in policy that are required going forward.

SKILLS AND RECRUITMENT

Another major topic that will be explored in depth at the show is the continuing lack of skilled workers and new entrants to the roofing sector. With an ageing workforce, the industry is facing a real challenge to meet the Government's

ever-growing housing targets and deliver a strong pipeline of projects in the coming years.

A panel including IKO's MD Andy Williamson, RCI Technical Note author Keith Roberts, and the CITB will give their views, in a debate chaired by NFRC's CEO James Talman.

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A total of 18 RIBA-approved CPD sessions will be delivered by leading manufacturers, including show sponsor Jablite as well as Knauf Insulation, IKO Permanite, Whitesales, Ash & Lacy, FM Approval, SIG Roofing and Moy Materials.

Visitors will also hear from prominent green roof advocate Dusty Gedge, who will discuss the findings of a report on the green roof sector. Livia Williams from National Construction Training Services will host a seminar on 'Developing Modern Methods of Construction'.

The roofing, cladding and insulation sectors are under more scrutiny than ever before, so the need to source the right information is now more crucial than ever. The RCI Show 2017 will offer housing providers the platform to stay informed.

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RCI Show stand no E3

Dallmer shows off products at RCI Show



Dallmer will be exhibiting at the RCI show in the RICOH Arena in Coventry on 1st and 2nd November on stand B7. Dallmer will be showing a range of its products including the RenovaDrain, ideal for retrofit. When re-roofing, a major problem encountered is often the removal of existing roof drains before installing new ones and connecting them inside the building to existing drain-pipes. Dallmer's Renova 63T Roof Drain is a product, which overcomes this

problem completely and therefore reduces the overall cost of roof renovation dramatically. Dallmer staff will be on hand to offer a full sales and technical advice and could assist with any project on the stand.

01787 248244 www.dallmer.com/en

RCI Show stand no B7

New furniture and lighting ranges



Designer Contracts has launched new furniture and lighting packs, enhancing its current offering. The furniture packs are available in three options; 'Choice', 'Ideal' and 'Supreme' and tailored to suit individual budgets. There's also a children's furniture package, which features a selection of fun

designs. Lighting packages include energy efficient and low energy LED ceiling fittings with matching table and floor options. Packages are available in three styles; 'Select', which represents excellent value for money, the prestigious 'Supreme' offers a more luxurious selection of fittings, while 'Glow' is a colourful range – great for a children's bedroom.

01246 854577 www.designercontracts.com

Helifix launches new enhanced website



Masonry repair specialist, **Helifix**, has launched its new website, offering enhanced navigation, functionality and content. The site contains over 100 Repair Details that cover most common masonry faults, such as crack stitching, reconnecting separated walls and creating load bearing

masonry beams. In addition, there are an ever-growing number of case studies on all types of structures including listed buildings, converted properties and bridges. The redesigned site provides optimised viewing on any device, whether you are in the office on a desktop, at home on a tablet or on site on your smartphone.

www.helifix.co.uk

YBS new Specification Manager



Innovative insulation manufacturer appoints new Specification Sales Manager to national role. Such is the growth in demand for its multi-layer insulation products that **YBS** has taken the step of creating a new position within the company, by appointing a Specification Sales Manager to influence and support key decision makers across the industry. Carefully selected for the role, Paul Horton

will have responsibility for working with a wide range of professionals, right across the country, assisting them in understanding the unique performance benefits and potential of the diverse YBS product range, suitable for the majority of new-build and refurbishment projects.

01909 721662 www.ybsinsulation.com

Information at your fingertips with H+H App



H+H has made accessing its brochures even easier with the launch of its new, interactive and informative Brochure App, available now for download on Apple's App Store and Google Play.

The app currently holds the H+H Designing and

Building with Aircrete brochure with the company looking to add further brochures to the app's library in the coming months. With access to the app, customers can select and download complete brochures right to their phones, making viewing them quick and easy while on site or on the road. The Designing and Building with Aircrete brochure has been designed to help architects and specifiers to achieve the most efficient designs using H+H products. Search "Aircrete" on the app stores.

01732 886333 www.hhcelcon.co.uk

Hospitality budget into charitable change



Consort Ltd is making a positive difference to the lives of disadvantaged people in and around its home town of Nottingham by reassigning money previously budgeted for corporate hospitality. The fabricator, which has long manufactured PVC-U window systems

from on of the UK's leading supplier **VEKA Group** has supported charities such as Emmanuel House – a centre for homeless people – and Fists up for Frankie; a campaign that funds treatment for neuroblastoma (an aggressive form of childhood cancer). Every year, Consort allocates a sizeable donation to worthy causes. This money would previously have been earmarked for corporate gifts and entertainment.

01282 716611 www.vekauk.com

Wetroom Drain has sunk to New Depths



CCL Wetrooms, a leading wetroom specialist, have launched their shallowest ever waterless trap – the **NEW Lo-Seal Trap** – at a cutting edge depth of only 55mm. Developed specifically for use in wetroom

construction projects with screed depths of below 60mm, the new trap allows wetroom drainage to be installed where standard depth drains cannot be accommodated. Whilst the current trap provides a shallow drain height of 67mm, the **NEW 55mm Lo-Seal Trap** offers all of the same benefits but with the added advantage of a new slimline trap for installation into shallow screed depths of less than 60mm.

0844 327 6002 www.ccl-wetrooms.co.uk

Studor stokes up interest in Tec-Vent



Studor, a world leader in drainage ventilation and only specialist manufacturer of Air Admittance Valves (AAVs), has updated the Tec-Vent fire retardant AAV. The original version, launched in 2003, was the first of its kind in the world. Manufactured from flame retardant material, the Tec-Vent is specifically designed for buildings such as schools, airports, hospitals, high-rise structures and other public areas, as well as in oil and gas, aviation and other industrial settings where flame retardance is a priority. The Tec-Vent can also be used domestically where fire retardance is important for residents' safety. The Tec-Vent is UL Classified in the United States and has active approvals worldwide. It is sold across Europe, Asia and Australia, with installations including Doha International Airport and the Denver Convention Centre. Protecting the trap seals in the drainage system, the Tec-Vent allows fresh air to enter and ensures that the pressure within the drainage system is properly balanced. When the flow stops the Tec-Vent closes by gravity and prevents any foul air and dangerous gases escaping and entering habitable space. Studor has more than one million products installed each year across six continents, and its worldwide distribution network extends to more than 50 countries.

info@studor.net

Kaldewei's new Cayonoplan



Kaldewei's new Cayonoplan offers the perfect answer when it comes to designing a nearly flat shower solution. The enamelled Cayonoplan shower surface adapts to many different structural requirements. For instance, if adequate height is available it can be installed

at floor level. Where the bathroom does not allow for this the shower surface can be quickly and easily installed directly on top of the floor tiles. With 19 different dimensions, the laterally-positioned waste outlet and ultra flat tray support ensures easy assembly, making the Cayonoplan the ideal shower solution. Cayonoplan complements the Cayono bath and Puro washbasin providing a 'Perfect Match' in the bathroom.

01480 498 053 www.kaldewei.co.uk

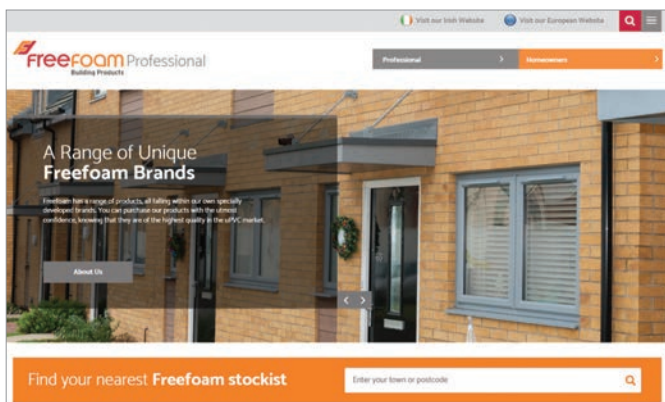
Gerflor's vinyl safety flooring



Gerflor's Tarasafe Ultra H₂O vinyl safety flooring is the ultimate choice for wet and dry environments. It is also an ideal solution for shower and changing rooms, together with any high-level risk wet areas where heavy duty slip resistant flooring is needed. Tarasafe Ultra H₂O scores the best possible safety rating in the wet barefoot ramp test and wet shod test. It's designed with a raised emboss, and is available in eight stunning colours. Tarasafe Ultra H₂O is reinforced

with a glass fibre grid to make it durable and hard-wearing, as well as being R11 slip resistant. Designed for heavy use, Tarasafe Ultra H₂O carries a 12-year warranty.

www.gerflor.co.uk



New look website for Freefoam

Freefoam Building Products has just given its website in the UK a completely new and dynamic look. The new site has users at the heart of every page, and reflects Freefoam's confidence in its product range, company credentials and well established brands. Access to information online has led to the continual fragmentation of traditional business and consumer markets. Freefoam has embraced these challenges and developed their new site to address these issues by providing separate areas for both building Professionals and Homeowners – with targeted content and specialist tools to enhance the customer experience for every visitor. With clear imagery to show-case the range and detailed information on every product the site has been designed to help support visitors through every stage of their decision making process. From case studies and design tools to help visualise product colours and finishes to support with scheduling and access to CAD images the site helps to illustrate the options available.

01604 591110 www.freefoam.com



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Bowater projects provides guidance



Bowater Projects’ unparalleled technical advice and knowledge has been critical to the success of Linc’s commitment to upgrade its residential scheme Llys Yr Efail in Blaenau Gwent. Llys Yr Efail is a housing scheme for older people and contains 35

self-contained one and two bedroom flats over three floors. Bowater Projects offers a pilot installation on all schemes, as part of its service, to understand if there are any particular issues with an installation, agree with the client how the windows will be finished and also allow the end users to see how the new fenestration will look.

01282 620119 www.bowaterprojects.com

When the roof becomes the facade



A striking zero carbon family home in Belgium has been clad entirely in clay plain tiles from Marley Eternit to give character to the minimalist design, meeting the planning requirement for a brick look but offering a long lasting and high performance technical solution. The clay facade forms part of the lightweight thin wall

construction, adding to the thermal properties whilst maximising the internal living space. Marley Eternit’s range of clay tiles also offers impressive environmental credentials.

www.marleyeternit.co.uk/clay



Two great new preparations products from BAL

BAL tiling solutions have expanded their portfolio with two new preparation products to provide fixers, contractors and specifiers with strong and protected backgrounds for fail-safe tiling. For the first time ever, BAL have introduced a new lightweight tile backer board for all internal environments. BAL Board is a moisture and water-resistant alternative to plasterboard and timber and helps tilers tackle problem walls and floors when fixing tiles. Easy to cut and install, it provides a solid base for tiling. BAL is also introducing to its line-up BAL DPM – a new multi-purpose damp proof membrane, waterproofer and primer for use on walls and floors. BAL DPM is suitable for use on screeds with up to 98 per cent RH readings (Hygrometer), or up to 87 per cent RH on anhydrite screeds (or as per the screed manufacturers recommendations). BAL DPM provides a great defence against damp, moisture vapour and chemical attack. BAL Board stands out from the scrum by being 15-35 per cent lighter per m² than similar cement-based products. No specialist cutting tools, fixings or screws are required for installations. A specialist magnesium oxide tile backer board, BAL Board can proudly provide BBA approval and is manufactured under strict ISO approved quality control procedures.

01782 591100 www.bal-adhesives.com/newproducts



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Trojan Group's fenestration hardware is ahead of the game

Document Q, the latest addition to building regulations that covers security, came into force on 1 October 2015 and left many hardware products non-compliant. But Trojan's core product range already met the requirements and put them ahead of the game in the supply of Document Q compliant window and door hardware.

Currently, all windows and doors installed in new dwellings (that means new builds and conversions) need to conform to PAS 24:2016. Letterplates on doors need to meet the standards set out in TS008:2015 (a Door and Hardware Federation specification that represents best practice for the industry) and all main entrance doors will need to be fitted with a door viewer unless a measure such as clear glass is in place and have a door restrictor.

As you can probably tell, the new standards will have a big impact as architects, contractors and specifiers start to consider the impact the new requirements will have on their choice of architecture.

As a door and window hardware designer and manufacturer, one of our core missions has to be to develop products that meet exacting security standards. It therefore means that many of our core products already meet the standards set out in the new legislation.

In terms of windows locks, both our Mustang and Pegasus Window Locks conform to the new requirements as well as having a wealth of other attractive features. The Pegasus Window Lock is unique and offers the twin advantages of one price for all sizes and one size fits all, significantly reducing purchasing costs, making budgeting simple and dramatically reducing product inventory.

The new PAS 24 door hinge requirements are met by the all new Athena PVC-U and Composite Door Hinges, as part of a door set. As well as being PAS 24 compliant, the Athena hinges have easy, accurate, independent 3D and 2D adjustments and are supplied



pre-assembled ready to fit, dramatically speeding up the fitting process compared to similar double knuckle hinges. The hinge is easily adjusted in all planes, either in the factory or on-site by one person, ensuring perfect door alignment for years of trouble-free operation.

Our Sparta Stainless Steel TS007 2 star high security Door Handle is also PAS 24 compliant. Manufactured from stainless steel for ultimate corrosion resistance the handle comes with a 25 year surface finish guarantee and is one of the most popular products in our extensive hardware range.

Finally, we have introduced one of the industry's very few Document Q compliant letterplates. The new TS008 Unicorn letterplate is manufactured from Stainless Steel for ultimate corrosion resistance and meets the requirements of TS008 which means it can be used on doorsets that need to comply with the requirements of PAS 24:2016 or Document Q of Building Regulations.

The TS008 Unicorn Letterplate's inner protective housing has a unique concealed hinge mechanism to prevent attack. The inner flap has a positive stop feature for maximum protection from 'fishing' while the inner

flap projection is below door handle height for added protection. The simple but elegant styling will complement any doorface and is suitable for both composite and PVC-U doors and is available in a range of colours to match the door colour too.

The external flap is manufactured from 304 Stainless Steel for ultimate corrosion resistance (galvanised mild steel is used for painted finishes). The letterplate has a 25 year anti-corrosion guarantee on all Stainless Steel product finishes and there is a 10 year mechanical guarantee on all versions.

Legislation change almost invariably creates a great deal of upheaval. For architects, specifiers and contractors the new requirements will cause short term headaches as they reassess their go-to products. So if you are looking to partner with a hardware supplier that has their finger on the pulse when it comes to legislation conforming products then contact us today.

To find out more information, please visit Trojan's website or contact by calling.

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SAFE AS WELL AS WARM

Rex Taylor of Kidde Safety Europe offers a reminder of the legal requirements for carbon monoxide alarms when installing fireplaces and heating appliances.

Carbon monoxide (CO) is odourless and colourless, but deadly. It can be produced by any fuel burning appliance, from the incomplete combustion of carbon-based fuels such as bottled or mains gas, coal and wood – including open fires and wood burning stoves.

With fixed appliances, problems often occur with blockages and back-drafts in flues or loose, blocked or inappropriate vent pipes. In some cases, these have been caused by building work or interference with flues in shared roof spaces. Indications of problems include slow burning or extinguished solid fuel appliances. Although not a replacement for regular servicing and chimney sweeping, working CO alarms in homes are essential in curbing this silent killer.

BUILDING REGULATION REQUIREMENTS

Various, differing Building Regulations throughout the UK now require CO alarms – but only with installation of new or replacement fixed combustion appliances. Unlike most Building Regulations, they are not necessarily related to new buildings and can also apply to existing buildings, where the only work is fitting an appliance.

The Regulations themselves are non-specific. For example, Building Regulation J3 (applying to England and Wales) states simply that: “Where a fixed combustion appliance is provided, appropriate provision shall be made to detect and give warning of the release of carbon monoxide.” But Approved Document J only requires a CO alarm in the same room as a new or replacement fixed solid fuel appliance (with a rated output up to 50 kW).

In Northern Ireland, the 2012 Technical Booklet L applies to new and replacement combustion appliances (not solely for cooking) in all homes and irrespective of fuel or flue type. A CO alarm must be fitted in the same room as the combustion appliance or just outside boiler rooms. Scotland has similar requirements in its Technical Handbooks but, in addition, an alarm is required in any bedroom or principal living room containing a flue. These requirements now also apply to all private rented housing with combustion appliances in Scotland.

A wider approach is taken by BS EN 50292:2013. This standard applies to any domestic property, whether existing or new,



THERE IS A COMPELLING CASE FOR CO ALARMS IN ALL HOMES

rented or owner-occupied. In the standard, recommendations for CO alarms relate only to combustion appliances within the property being considered. However, CO cannot be contained within a single property and might spread unnoticed to adjacent properties which may not have a combustion appliance. There is therefore a compelling case for CO alarms in all homes to give peace of mind.

Obviously it is essential that carbon monoxide from the source reaches the CO alarm to trigger it, and also that occupants are alerted or woken by alarm sounders. BS EN 50292:2013 recommends that ideally, a CO alarm should be installed in every room containing a fuel-burning appliance (or outside boiler rooms) and in other areas to give warning such as well-used remote rooms and all bedrooms. If this is not viable, CO alarms should be considered in any room containing a flue-less or open-flue appliance and where the occupants spend most time – notably, living rooms with fireplaces.

Recent research shows that CO is normally emitted warm and so will tend to flow

upwards, determining best locations as upper wall level or ceilings, as shown in the diagram. According to all the Regulations and BS EN 50292:2013, alarms can be powered either by mains or batteries designed for the whole working life of the alarm. Mains alarms are increasingly being installed alongside hard-wired smoke and heat alarms, sometimes offering extra safety features.

INTERCONNECTING ALARMS

Hard-wired CO alarms can interlink with each other so that they all sound when one is triggered, but they can also interconnect with smoke and heat alarms. Here, all the alarms can act as sounders to alert of either risk, forming comprehensive systems. Crucially, the alarms must have different, distinct alarm sounder patterns for carbon monoxide and fire. This allows occupants to respond quickly, as very different reactions are required for fire and carbon monoxide.

Finally, it is worth remembering the additional fire risk presented by open fires and stoves, and the essential early warning offered by smoke alarms. Here, current Building Regulation guidance requirements are based on the Code of Practice BS 5839-6:2013, which applies to all types of housing, whether new or existing.

In the Code, the number and locations of alarms are defined by ‘Category’ and the minimum recommended, applicable to most properties with up to three storeys and no single floor over 200 m², is Category LD2 – essentially alarms in circulation areas, living rooms and kitchens. Building Regulation guidance in Scotland and Northern Ireland generally mirror the Code with Category LD2. But in England and Wales, Approved Document B only requires Category LD3 with smoke alarms in escape routes.

Yet, as the Code says, in Category LD3 the evacuation time once fire is detected in the escape route “might not prevent death or serious injury of occupants of the room where fire originates”. Responsible housebuilders might choose to go beyond Approved Document B and add interconnected smoke alarms in living rooms too, particularly those with fireplaces.

Rex Taylor is technical support manager of Kidde Safety Europe

Attractive, minimalist design with Compact-X

Creating an attractive, minimalist design that is also highly practical the Compact-X sliding glass door system features the latest technology for smooth operation.

Simple to install and suitable for domestic and commercial projects, Compact-X is a compact sliding solution for frameless glass panels that integrates seamlessly into any interior design to divide space.

Suitable for glass panels of 8mm, 8.76mm, 10mm, and 10.76mm in thickness, with a minimum width of 635mm and a maximum weight of 70kg each, Compact-X conceals all of

its sliding components within the top track, while an enhanced double soft brake system provides a comfortable sliding action that cushions the glass panels when opening and closing the glass doors. Compact-X is suitable for ceiling, glass and wall mounted applications and in two top track finishes: Satin Anodised and Brushed Nickel. As it has successfully passed Grade 3 corrosion tests the system can even be used to create shower cubicles.

In a unique feature, the distance between the wall and the glass panel can be adjusted between 16mm and 24mm, depending on design requirements, and can be installed in three different configurations, all featuring the enhanced double soft-closing mechanism. The options of one sliding door panel, or one fixed panel and one sliding panel both include a self-closing mechanism that comes into action when the door is between open and close position. The mechanism pulls the sliding door to fully close it. The third possible configuration is with two fixed panels and two sliding panels which includes a synchronised system of both doors opening and closing simultaneously. Compact-X has been tested to 100,000 cycles in accordance with European performance standards EN1527 / EN1670.



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GLORIOUS GLAZING

Everglade Windows' Jay Patel invited architect Emily Osler from Granit Architects to talk at its recent customer conference about the latest trends for glazing.

Light is an important part of any building so architects get very excited when they can design glazing that adds to the character of a property. Recently, Granit Architects have been working on some fantastic projects and although they are very different in design, a common theme is vast spans of glass. In fact, where possible we design in whole walls of glazing. It works exceptionally well for refurbishing and extending properties and it allows maximum light into the existing building, and in new build it offers a perfect backdrop to open plan areas.

Today, there are two top trends in glazing: the industrial aesthetic and indoor – outdoor.

INDOOR – OUTDOOR

Indoor – outdoor remains a top trend. It's an important design element for architects who are often asked to create space from nothing. Choosing large glazed doors that open straight out onto the garden gives homeowners lots of natural light and the feeling of extra space. Although the trend has been around a while, there are some new twists in 2017.

Minimal frames: the new thinner frames on both sliding and bi-fold doors is something that architects have embraced. Choosing a triple track means they can allow much larger openings. Wherever possible architects are designing them in as they let in more natural light. They are also great for offering uninterrupted views – whether that's a view of the garden and beyond in a countryside or suburban home, or city skylines from high-rise flats and apartments.

On the floor: what's on the floor makes a massive difference to the way we see space. Choosing a flush threshold on a bi-fold or sliding door and using ceramic tiles internally and externally blurs the boundary between inside and out. It gives the maximum connection between the spaces and it also makes it very easy to move between the two.

Hidden in the plaster: to create the seamless look housebuilders can incorporate siding and bi-fold door frames that can be recessed into the plaster of ceilings and walls.

Go for gold: although manufacturers offer some colours as standard, aluminium can be



ordered in any RAL colour. For example, recently Granit Architects used a gold colour (RAL 1035) that looks superb against timber cladding.

THE INDUSTRIAL AESTHETIC

Full height glazing takes a different turn with the industrial aesthetic, using steel-look aluminium frames to create a multi-paned glass walls. It offers maximum style and is surprisingly versatile for home living.

Feature steel-look frame: taking design cues from 1930s warehouses, architects are designing double height windows. In a recent project, a new basement was created with steel-look framed windows that reached up to the first floor and provided access to a courtyard to the rear of the property. The steel-look aluminium frames provide interest and break up the double height glazing. The industrial theme was continued throughout the home with balustrading.

Opening frames: rather than choose big glazed doors, the industrial aesthetic offers an exciting alternative. Still utilising full width and full height glazing, but using a combination of windows, fixed panels, and doors, it allows the light to flood the room and create interesting shadows.

CHOOSING LARGE GLAZED DOORS THAT OPEN STRAIGHT OUT ONTO THE GARDEN GIVES HOMEOWNERS LOTS OF NATURAL LIGHT

This has been used in a project against exposed brickwork and a reclaimed column to give a unique quality.

Think inside the box: windows might be designed to be on the outside, but they can also be used as internal partitions where a separation of space is required, but maintaining natural light is imperative. Exactly as glass screens would be used in offices, using the industrial aesthetic in one property an internal glazed wall was used to bring light into a stairwell and link the different floors together. It brought a 'Parisian' style to the property.

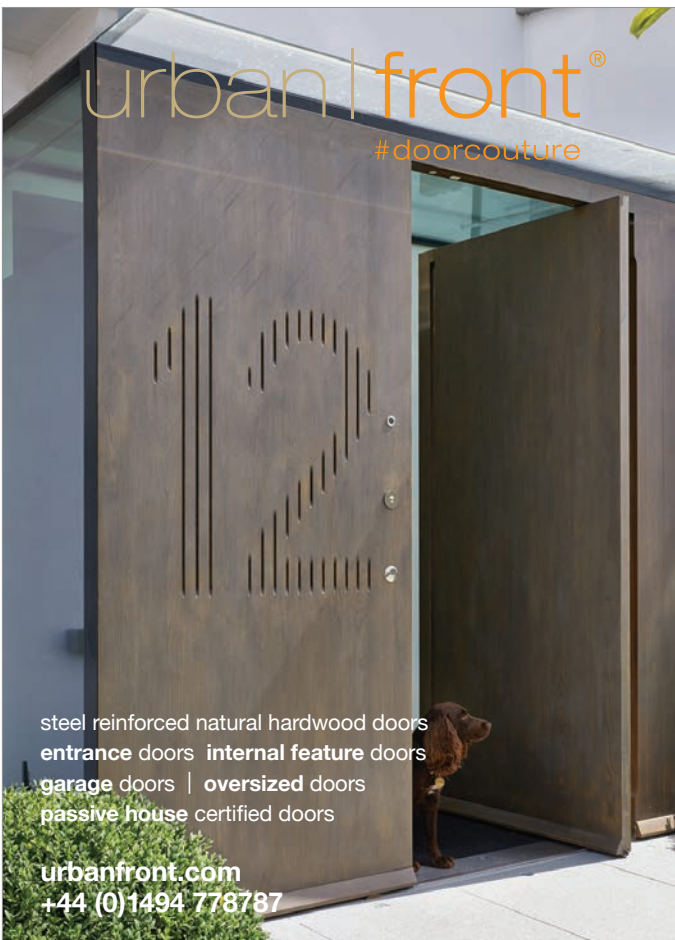
Both indoor – outdoor and the industrial aesthetic look fantastic and allow more natural light to enter living spaces, and that makes them easy to live in.



Clearstone resin bound mews entrance

Property developer Sean Hellett of bought an awkward site containing a Grade II listed Georgian house, an old barn and land. Lots of hoops were jumped through, with planning consent for the mixed development. Sean first considered concrete porous block pavers, but felt they were too clunky and urban looking for the countryside location of The Street, Cowfold in Sussex. He had come across the resin bound system and was impressed by its permeability and natural gravel look and decided that was the right solution. **Clearstone** were contracted by Goldstone Homes, the builders on site, to lay 220m² in the Clearstone colour Chesil. Sean said “the cost of the resin bound was only slightly more expensive than blocks”, this is because there are less labour hours needed in laying resin bound. “I am very pleased with the finish, it makes for a tasteful shared entrance to the Mews of the properties”. For more information about Clearstone, please visit its website.

01273 358177 www.clearstonepaving.co.uk



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Keraquick Ultrafast S1 adhesive



Mapei is delighted to launch Keraquick Ultrafast S1 adhesive. The cement-based ultra-rapid setting adhesive is ideal for fast track repairs as Keraquick Ultrafast S1 sets to foot traffic in 60 minutes and is ready for grouting in 90 minutes. Suitable for interior and exterior use installing porcelain and ceramic tiles and mosaics the fast track product can be used for both renovation and new build installation projects in bathrooms, kitchens, terraces and balconies as well as areas subject to pedestrian traffic. Available in grey, fast setting Keraquick Ultrafast S1 is a very low VOC adhesive.

0121 508 6970 www.mapei.co.uk

BoilerMag introduces 10 year warranty



Heating system filter specialist Eclipse Magnetics has increased the warranty on its BoilerMag commercial and industrial boiler filters to 10 years. As a result of **BoilerMag's** confidence in the high quality full stainless steel construction and outstanding performance of its products, the new warranty provides installers with high levels of product guarantee. The BoilerMag XL is designed for use in medium sized commercial, retail, or large residential properties, while the BoilerMag XT is perfect for industrial heating systems. Both products effectively prevent the build-up of contamination in central heating systems, reducing energy bills, increasing boiler life, and reducing maintenance call outs.

0114 225 0600 www.eclipsemagnetics.com



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FUTURE PIPELINES

Michelle Ringland of Lanes for Drains looks at the effect society and technology is having on drainage, and what that means for future urban developments.

The UK's drainage infrastructure is under more pressure than ever. With an ever-increasing population, poor waste disposal habits, urbanisation and heavy seasonal rains, our drainage systems face many new challenges. Elements of the UK drainage network have been in place since the 1600s, and as such, repairs and upgrades are needed on an almost constant basis.

Part of this maintenance inevitably involves digging up roads, pathways or even digging underneath buildings. According to a study published by the Association for European Transport in 2010, the economic impact of roadworks was calculated to cost around £750m a year. With 600,000 instances of roadworks a year in London alone, roadworks not only test time and patience, but are also damaging to the UK economy.

Thankfully, innovations in the way that we dig have resulted in 'trenchless technology', a term that refers to the replacement or rehabilitation of underground sewage utilities without the need for excavation or disrupting busy roads. In particular, Cured-In-Place Piping (CIPP) UV lining technology can rehabilitate sewers and pipes ranging from 225 mm to 2,500 mm in diameter. It involves inserting a pipe liner layered with a special resin into the sewer or a drain. The liner is then turned inside out and forced through using water or air pressure. UV radiation is then used to dry the resin in the pipe, which binds to the inside and hardens.

Reducing the disruption of a typical pipe or sewer rehabilitation, using this method sewage under housing developments can now be repaired without the need to dig up entire streets.

Occasionally, pipes, culverts and other parts of our sewerage network become

damaged from overuse or incorrect use.

Fatbergs – blocks of congealed fat and wet wipes are a major issue – and one of the main source of problems with our underground sewerage network. Hunting for them has traditionally been difficult, meaning excavating the area's surrounding pipes and visually inspecting them.

That was until a cutting-edge technology that mimics bats' echolocation to map out piping underneath a housing development in around 10 seconds. SewerBatt can be operated by one person, is lightweight, easy to deploy and the user doesn't need to enter the sewers to perform the survey.

A speaker-like device is lowered into a manhole, where the operator plays a high-pitched tone for 10 seconds. It reverberates for several hundred metres along the pipe and then is picked up by a microphone within the speaker. Its software analyses the echo generated, detecting cracks, blockages and structural defects. It can be used in conjunction with CCTV surveys to speed up surveying of sewerage utilities, as workers will no longer need to visually survey each part of the sewerage. The tool can provide HD quality visuals on damaged piping and sewerage to help housing professionals identify issues and determine next steps.

Urbanisation and intense seasonal rainfall brought about by climate change has

increased the likelihood of localised flooding in conurbations such as London, Birmingham and Manchester. With Britain gripped by a housing crisis, and pressure on the Government and local authorities to build housing quickly, it is now more important than ever to follow guidelines laid out for sustainable urban drainage systems (SuDS) and not cut corners on solutions.

SuDS comprises guidelines, procedures and principles used to deal with distributing excess surface water in a way that attempts to mimic natural processes as closely as possible. They are policies that have been adopted by the UK Government, and are being applied to all developments in the UK.

SuDS are designed with three specific objectives in mind:

- To improve the quality of the run-off (rain water)
- To control the quantity and rate of run-off from a development
- To enhance the conservation, landscape and amenity value of the site

SuDS are particularly important for housing developments and large urbanised areas. In natural environments, rain falls onto permeable surfaces, such as soil or grass, and soaks into the ground. With concrete and other non-natural surfaces, natural infiltration is limited, leaving water on the surface. This is an issue because urbanised areas are susceptible to flash flooding if adequate drainage is not implemented.

SuDS can be cost-effectively designed to work with retained natural features such as ponds, ditches, or rivers. In this way, they can contribute towards an attractive scheme that enhances conservation and value of the development.

With housing at the top of the agenda in the UK, SuDS have gained new significance. And for housing development professionals, it is essential to consider including them in future developments.

Michelle Ringland is head of marketing at Lanes for Drains

**OUR CHANGING SOCIETY
AND HABITS PRESENT A
HOST OF NEW CHALLENGES
FOR DRAINAGE AND
HOUSEBUILDING**



Polypipe's Ridgistorm-XL delivers benefits for Hull project

Polypipe, a leading manufacturer of sustainable drainage and water management systems, has provided a complete water conveyance and attenuation solution for a new Keepmoat Regeneration residential development in Hull. Polypipe delivered a system that demonstrates how large diameter pipes can meet strict Sewers for Adoption guidelines, while managing the traffic load from the road system.

The Portobello Street development is located approximately three miles away from Hull city centre and will provide 142 new homes for Homegroup and Hull City Council as part of the regeneration of this area of the city.

Polypipe was approached to assist with the design and manufacture of a solution that met the requirements of Yorkshire Water and Hull City Council. Polypipe advised the use of large diameter plastic piping and modular manholes, and worked closely with Hull City Council and Yorkshire Water to present the benefits that their Ridgistorm-XL large diameter plastic pipe system could deliver over a traditional concrete system.

Working with the project Consulting Engineer, Polypipe assisted the design and manufacture of a solution that fulfilled all



Sewers for Adoption criteria, as well as achieving the conveyance and attenuation needs of the site. The engineered system design gained full section 104 approval for the adoption of surface water run-off into their watercourse, and section 38 approval for the installation of the system on the development site.

The final design used over 231m of Polypipe's 1,200mm Ridgistorm-XL large diameter plastic pipework. The adaptability of the thermoplastic system meant that the Polypipe pre-fabrication team could manufacture the pipework in a stiffness class tailored to the specific ground conditions at the location, without sacrificing overall strength and resilience.

The Ridgistorm-XL pipes were used to form four tanks to attenuate and convey surface water-run off from the development. Each tank was linked to a flow control chamber featuring a flow control unit and penstock, to manage the subsequent release of surface water run-off into the approved watercourse. A pre-installed weirwall in each of the chambers also provided a stable end connection to Yorkshire Water's existing drainage system.

Furthermore, Polypipe was able to manufacture and supply pipes and chambers with spigot and socket jointing. With the thermoplastic structured wall system being up to 94 per cent lighter in weight than concrete, it is easier to handle and quicker to install, which ensured efficient installation on the Portobello Street site.

The design also included 12 pre-fabricated Ridgistorm-XL Manholes, 10 of which were supplied in a diameter of 2,100mm, together with one 2,400mm and one 1,800mm in diameter. Polypipe's pre-fabricated manholes are modular, ready-to-install access points that can be integrated at any part of network system.

01709 770000
www.polypipe.com/wms

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Liberator™

Compact, light and powerful submersible drainage pumps suitable for groundwater containing sand and silt.



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A wastewater treatment unit, designed to work in harsh climates. The unit is based on a trickling filter technology which tolerates load variations and low flow periods very well.



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CONTACT US FOR FURTHER INFORMATION

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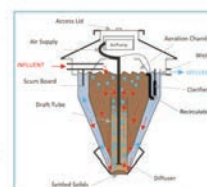


Our BioPure Range of Sewage Treatment Plant

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or visit www.webuildit-ltd.co.uk
or www.bio-pure.com

New Evinox ModuSat® XR takes HIU efficiency to another level

Evinox has extended its best-selling range of ModuSat® Heat Interface Units with the introduction of the new ModuSat® XR and ModuSat® XR- ECO Twin Plate models. Providing both indirect space heating and domestic hot water, ModuSat® XR units are ideal for use in modern, efficient district and communal heat networks. All units deliver fast, dynamic domestic hot water response, and the ModuSat® XR-ECO models also provide ultra-low DHW return temperatures to the primary heat network.

With extensive experience in the design and application of HIU's across thousands of UK-wide installations, Evinox has made significant advances in the performance of its latest range, aiming to help improve the overall efficiency of heat networks, whilst retaining high levels of user satisfaction and comfort levels.

EVEN FASTER, MORE EFFICIENT DOMESTIC HOT WATER PERFORMANCE

An overriding requirement for many consulting engineers involved in the design and specification of heat networks, is to ensure

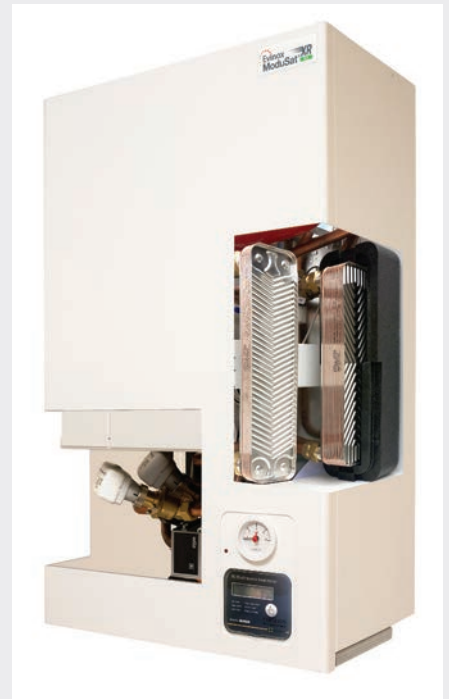
abundant and responsive supply of domestic hot water. This goes hand-in-hand with residents expecting consistent and safe hot water at the tap. ModuSat® XR HIU's deliver fast hot water without reducing the efficiency of the heat network.

EVINOX MODUSAT® XR-ECO; HOW LOW CAN YOU GO?

It's clear that lowering system temperatures is a critical factor in the efficient operation of UK heat networks. Reducing the network primary flow & return temperatures enables heat generation plant to operate more efficiently; lower grade, low carbon heat sources to play a more predominant role in the energy mix; and network heat losses to be dramatically reduced.

ModuSat® XR-ECO units have been designed precisely with this in mind, incorporating ultra-high efficiency domestic hot water plate heat exchangers with improved volumetrics that encourage turbulent flow and optimal heat transfer.

These latest improvements mean designers are given the opportunity to focus on the energy efficiency performance of HIU's and the



wider heat network, with the confidence that units will continue to deliver impressive full load hot water capacity and flow rates.

01372 722277
www.evinoxenergy.co.uk

Development shows benefits of OMNIE



A high quality residential development, being undertaken in one of Devon's most sought after locations, is making extensive use of underfloor heating systems from the well proven and very versatile OMNIE range. The heating at the four properties at Clearwater

Court in Clyst St. Mary, is being provided by high performance gas boilers distributed by two OMNIE solutions. The boiler in each property is connected via two of OMNIE's Axios manifolds located at ground floor and first floor level. Richard Parker, managing director for Vision Developments Ltd commented: "We have used the OMNIE systems on other projects in the past and know they are both easy to install and reliable".

01392 363605 **www.omnie.co.uk**

Development offers excellent performance



A new development in Orpington, Kent, by award-winning developer London Square, has been fitted with Kingspan Kooltherm K106 Cavity Board, helping to achieve external wall U-values of 0.16 W/m.²K with a slim construction. The product is part of Kingspan's new K100 range of premium

performance insulation boards which boast a thermal conductivity of just 0.18 W/m.K across all available board thicknesses. In addition to its inherently outstanding thermal performance, Kingspan Kooltherm K106 Cavity Board also features a water-tight, vapour-open polypropylene fleece outer facing which protects against moisture penetration.

01544 387 384 **www.kingspaninsulation.co.uk**

Viessmann named as "Best Buy" boiler brand



Viessmann has been named as a Best Buy gas boiler brand by Which?, one of the UK's largest consumer organisation. As one of only two gas boiler manufacturers to be recommended in this way, Viessmann is praised as

"the most reliable" of all brands and "well-liked by owners and respected by the professionals too". This glowing assessment is the result of a survey conducted earlier this year which questioned 9,610 boiler owners and 219 Which? Trusted Traders heating engineers throughout the UK. The survey sought the views and experiences of consumers who actually own the boilers and obtained from engineers an in-depth picture of build-quality, availability of parts and spares, ease of repairing and servicing.

info-uk@viessmann.com

BLANCO's new online dealer portal



Allowing quick and easy access to pricing, a new dealer portal has been launched by BLANCO on its website. The portal also provides retailers with online product ordering, the latest details of product availability and order status, together with downloadable marketing materials on BLANCO's extensive range of

kitchen sinks and taps, induction hobs, extractor hoods and accessories. The password protected area is available via personalised log-in details and is designed to support BLANCO's partners by providing easy, time-saving access to up-to-date and individually tailored product information.

www.blanco.co.uk



The Combi-Steam makes cooking a pleasure.

V-ZUG makes cooking easier with simple and individual solutions. The new Combi-Steam MSLQ is the world's first appliance to combine three heating methods in one: conventional, steam and microwave. Cooking healthy food quickly has never been this much fun: vzug.com

For more information please contact rhys.evans@vzug.co.uk



Swiss perfection for your home

FROM MARBLE TO METAL

Ongoing research and development in sintered stoneware manufacture offers a wide range of choice to housebuilders and developers. Mar Esteve Cortes, marketing director at TheSize, explains how.

2017 has seen exciting developments in sintered stone application. From vivid colour palettes and subtle tones to ultra-realistic texturing and silky smooth finishes, new technology is driving innovation within the surfacing industry. This means that buyers can have the look and feel of real stone, but with the added benefits that the man-made alternative can offer, including higher durability, and more hygienic, non-porous designs.

COLOUR

The enduring appeal of white marble and grey stone ensures it has dominated the market in 2017, remaining a hugely popular choice for kitchen applications. Particularly, Carrara marble effects have a highly desirable aesthetic. The intricate fine veining means that it is frequently used to create a focal point within a room. This could be anything from an elegant central island to a striking splashback, contrasted with a darker foundation colour.

A certain nostalgic sentiment seems to be growing within the marketplace, with more and more clients looking to yesteryear for inspiration. For example, interest in Terrazzo patterning, which has a big grain effect, has been resurgent. Fashionable in residential builds during the 1960s, this iconic design, long overdue a comeback, is once again finding a niche among developers looking back to classic materials.

HEAVY METAL

The demand from clients, whether it's architects, designers, builders or developers is usually for either realistic or unique patterns which have longevity. As such, it is a key priority for companies to stay at the forefront of the industry, with research and technology continually being released.

Premium, high-specification products such as sintered stone present specific challenges which demand complex solutions. Improvements in digital patterning technology, for example, has encouraged developers to reconsider metal

effects in residential builds. Previously, the cost and practicality of incorporating the real material was enough of a deterrent to ensure its exclusion from the design process.

The clear demand for metallic finishes which are both easy to install and offer high durability (at a fraction of the cost) was a catalyst for the industry to develop a solution. Housebuilders are now able to incorporate the lustrous beauty of real metal into their build, with the added longevity of stoneware.

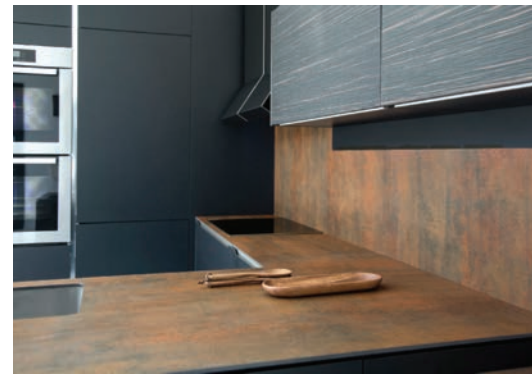
A greater appetite for bronze, brass and copper finishes for kitchen projects has become increasingly apparent. This marks an expansion from the typical application of stainless steel, which has traditionally dominated the market. These styles are now being applied to kitchen worktops, islands and splashbacks without restraint, creating an unusual, lustrously industrial look.

STYLISHLY FUNCTIONAL

Of course, aesthetics are essential. Any surfacing used in a kitchen area however needs to offer a balance with high-levels of functionality. Essentially, the surface must be easy to clean and hygienic. This can easily be achieved with the right surfaces. Using 99 per cent non-porous materials means the product will not absorb any liquids or other residues and stay spotless for longer. It automatically offers an advantage for those looking for long-term value and durability.

Increasing format variety is a demand encountered in the sector year after year. Although the information gathered from market surveys is not consistent enough to confirm whether the market is definitively moving towards 'thinner' or 'thicker' slabs, it has become noticeable that customers want more choice to fit in with increasingly elaborate and ambitious kitchen designs, whether for single projects or larger contractors.

There has also been a call for larger format wall tiles. The ease of application



and hygienic qualities (for starters, it requires less grouting) have made them a popular choice for modern kitchens.

COMMERCIAL APPEAL

The global hotel and restaurant scene dictates the zeitgeist for the home interior. For developers looking to capture a sense of originality within the kitchen/diner space, hospitality design offers a great starting point for inspiration. Often, the large budgets involved with these projects allow manufacturers and designers the latitude to be more adventurous, resulting in highly individual and eye-catching interiors.

There are a myriad of possibilities which arise from this sector, allowing for a strikingly individual, bespoke design. Modern technology now gives clients the ability to create a unique stone design to simultaneously impress and stand out from the crowd.

Mar Esteve Cortes is marketing director at TheSize.

V-ZUG launch its new Side Extractor



Answering the demand for discreet kitchen appliances, **V-ZUG** launch its new Side Extractor: designed to fit flush to the hob. Thanks to its exclusive ventilation technology, this new side extractor can economically extract, purify and refresh

the air and humidity of a room: ideal for open-plan kitchen environments. Its powerful suction and direct proximity to the hob enables quick extraction of any cooking smells by precisely drawing it down in to the hood chamber to prevent distribution about the room. Designed to be fully integrated, this new state-of-the-art appliance offers maximum flexibility.

www.vzug.com

Luxurious, flawless and modern



Reginox's Centurio Series is a range of high quality sinks offering simple but stylish design. Manufactured from 0.9 stainless steel, all sinks in the Centurio range feature a luxurious, highly polished finish, providing a strikingly consistent and flawless appearance. The linear-style

draining board offers a contemporary look whilst a deep 180mm bowl ensures plenty of space for washing up. The Centurio Series is ideal for developers seeking a stylish, quality sink that can be inset into a non-solid worksurface such as chipboard, although it is equally suitable for integrated or semi-integrated installation.

01260 280033 www.reginox.co.uk

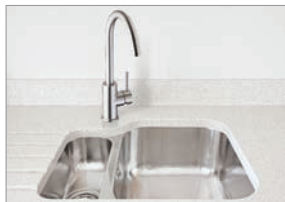


The perfect low energy lighting solution

G40 downlights designed and manufactured by LED lighting specialists **tp24**, provide the perfect low energy lighting solution. They are also incredibly simple and quick for their electricians to install due to their easy fit 'plug and play option' which eliminates the need to strip wires or wire plugs, plus all lamps come with a two year warranty and are replaceable. Furthermore, the new Mandrill and hole cutter have been designed specifically to cut the required hole diameter, making the installation of G40 downlights even easier – ask for Part numbers 5782- mandrill for the hole cutter, and 5788 – 74mm Bimetal hole cutter. Also recently introduced to G40 is the new 4000K Cool white bulb which is dimmable. The G40 downlights are available in a choice of finishes of chromes, satin silver or white and, at only 50mm deep they are ideal for sloping ceilings or where space is limited. For further information on the full LED lighting range from tp24 please call the company or visit its website.

info@tp24.com

Abode Zorb stainless steel mixertap



The **Abode** range of traditionally inspired taps are a perfect match to more classical kitchen designs. Stainless steel is a natural choice of tap to co-ordinate perfectly with our creatively designed sinks and other kitchen appliances. They are hygienic and practical and will retain their

natural lustre for years. We use the latest modern engineering technology ensuring effortless control of temperature and flow. The Zorb stainless steel, tall single lever mixertap with a pencil slim handle is a popular style, yet perfectly balanced in proportion, functionality and style.

01226 283434 www.abode.eu

JSP – Making Lives Safer with Innovative PPE



JSP, will be showing a brand new product to market at London Build on Stand E99. JSP is committed to improving occupational safety, health and well-being in the workplace. Celebrating over 50 years of 'Manufacturing for a Safer Future' as a European Leader in Industrial Head Protection, JSP are excited to launch their latest innovative PPE protection: The new

Powercap® Infinity® PAPR – a fully integrated TH3 powered air respirator offering four of the highest levels of protection in one compact intuitive head mounted unit. The JSP design team have developed the ultimate integrated product available in today's marketplace which provides eye, face, hearing and respiratory protection all in one unit.

uksales@jsp.co.uk

London Build Show stand no E99



Imperial Bricks show brick choices for London

Imperial Bricks, one of the UK's leading suppliers of the finest traditional handmade, wirecut and pressed bricks, will be on Stand D90 at the London Build Expo, October 25th & 26th at London Olympia. London Build 2017 is the UK's largest construction expo dedicated entirely to opportunities in London and the South of England. Imperial will be showing its extensive range of bricks suitable for use in new-build, renovation and extensions in and around London. Its brick slips, used in both decorative internal work or as an outside cladding, and new crackle-glazed wall tiles will also be on display. In addition, Ruth Hughes, UK specification manager at Imperial Bricks, will be presenting a CPD seminar on Revolutionising Restoration, as part of the Interiors & Fit-Out Summit. Scheduled for 2pm on 25th October the 50-minute presentation is fully accredited and all attendees will be presented a CPD certificate.

London Build Show stand no D90

01952 750816 www.imperialbricks.co.uk



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Image of Steel Farm Passivhaus (www.leap4.it/Steel-Farm-Northumberland-Passivhaus).
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- FIRMALITE electric switchable glass
- Heated glass
- Decorative glass
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- Partitions
- Roof lights
- Balustrades
- Full height barriers
- Canopies
- Staircases
- Treads and stringers
- Shower screens
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London Build Show stand no B71

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SHOW PREVIEW



A ONE-STOP CONSTRUCTION SHOP FOR LONDON

London Build is back on 25 and 26 October with more content, more networking and more entertainment



“More than just your standard exhibition,” London Build features over 100 hours of

CPD-accredited content, to allow you to develop your skills, including exclusive contract and tender announcements from the largest projects within London from the residential, commercial and infrastructure sectors. Gain access to endless networking opportunities, hundreds of facilitated one-on-one meetings to create new business, and enjoy live entertainment.

Across the two days, London Build will see thousands of construction professionals, contractors, architects, developers and Government representatives come to Olympia to meet over 250 exhibitors.

150 top level speakers will be delivering exclusive content in a diverse programme, covering topics such as BIM & digital construction, offsite construction, sustainability, skills, and the future of London's construction industry.

There will be thought leadership on the housing crisis with representatives from major housebuilders, contractors and developers including Kier Living, Taylor Wimpey, Southern Housing Group, joining sessions also featuring a number of London borough directors. Topics covered include affordable housing, major developments, high-rise buildings, and maintaining profits while building affordable housing.

The Department for International Trade

will be on hand providing expert one-to-one advice to help firms grow their business abroad, in the Export Hub.

Major construction firms exhibiting include Mace, Balfour Beatty, Crossrail, Arup, BDP, Atkins, Brookfield Multiplex, Tideway. Elvin Box, associate director at Mace says:

“Different disciplines, trades, suppliers and associations, from different parts of the UK and internationally, will bring different ideas to the party to add value to the construction process.

“It all makes for a wonderfully energetic and highly interactive couple of days that produce moments at seminars, workshops and individual stands that are illuminating, captivating and quite often downright funny!”

He adds: “I love the event because you come away energised from networking with some really friendly, intelligent people, who together can inform one another of where the industry is right now, and where it is headed.”

If you're looking to get more out of your visit, you could even upgrade to a VIP pass to our London Construction Leaders Summit, and meet executives over our exclusive networking breakfast and lunch sessions. Access premium conference sessions throughout the day with speakers from the Department of Health, Kier Living, London Borough of Southwark, London Borough of Hounslow, Transport for London, and NHS Procurement among others.

The evening of 25 October will see the presentation of the London Construction Awards.

For more information and to register visit

WWW.LONDONBUILDEXPO.COM

and follow London Build on Twitter for all the latest news

[@LONDONBUILDEXPO](https://twitter.com/LONDONBUILDEXPO)

34 balconies safely installed in just over six hours



Sapphire and its Scottish installer partner have exceeded Sapphire's long-standing record of installing 22 balconies in one day with an impressive performance at Pomona Wharf, a new high-rise development on Pomona Island, one of Greater Manchester's 'hidden gems'

After hitting the initial target of 23 balconies in one day, a further 34 balconies were installed in just six hours and 13 minutes during another day. This represents an amazing install average of just 10.9 minutes per balcony all day long. Nick Haughton, Sapphire's marketing manager, says this new record is testament to Sapphire's unique and patented Glide-On™Cassette® balcony system.

www.sapphire.eu.com

SnapIT – Stylish and simple guttering



The SnapIT extruded aluminium range from **Rainclear Systems** simply clicks together without the need for nuts or bolts saving significant time at installation. This long-lasting aluminium rainwater system in 26 smooth finish colours for a contemporary look or Textured

Black/Ivory White to add heritage character to your property comes in Half-round 115mm & 125mm or vintage Moulded 125mm x 100mm profiles. 63mm & 76mm round downpipes with a swaged neck simply slot together. Visit the website for 25 per cent off SnapIT in July, Matt Black SnapIT.

www.rainclear.co.uk



Mustang® Seamless Aluminium Guttering chosen for new development

Shingler Homes are an independent housing developer, who are keen to provide individual, attractive homes that are sympathetic to their surroundings. Their most recent development – Perry View, Baschurch with 30 houses ranging in size from two to four bedrooms. Direct Roofing Services, who are a long-standing customer of **Aluminium Roofline Products**, approached Shingler Homes to quote them for the Mustang® Seamless Aluminium Guttering System as it is a high-quality, cost effective gutter system, that is quick, easy and safe to install, and requires no maintenance. The Mustang® Seamless Aluminium guttering was the obvious choice, as it is produced on site from coated aluminium coil, roll formed in continuous lengths of up to 30 metres. Brackets stop ends and outlets are installed at ground level before the finished section is raised to roof line level for the final fixing. As the gutter lengths are cut to size on site, there is no waste and the aluminium coil is made from recycled aluminium, which once it reaches to the end of its useful life, can be further recycled. Mustang® Seamless Aluminium Gutter System is the ideal solution for housing developments as it is a strong, sustainable, leak-free, no maintenance option. To understand more about what ARP can offer you, please call or visit the website.

0116 289 4400 www.arp-ltd.com

Visit us at stand G80 at London Build 2017

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win



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bottle of champagne
in our free prize draw!



Build right for Smart Home Technology

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

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

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

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

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

Infrastructure is king

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

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



EN 50174, 'Design and Installation of Telecommunications and Broadcast Infrastructure within the Home' provides the latest technical guidance and recommendations for integrators working on new build properties to meet the changing and increasing requirements of designing and installing a domestic wiring infrastructure that supports a connected, integrated home.

How CEDIA can help

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

Build a relationship with a home technology professional

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

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

CEDIA Finder Service

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

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THE SMART ECOSYSTEM

As research shows consumer demand for smart home technology is increasing, Loxone's Omid Nikroo explains why housebuilders should be giving it more consideration, and the benefits of an 'ecosystem' approach.



Smart home technology is increasingly becoming a 'must have' for homebuyers, with our research suggesting that one in five homeowners would prefer a smart home to a conservatory and 17 per cent would be happy to sacrifice an additional bathroom to have a full home automation system.

According to research by Barclays, over a quarter (28 per cent) of homeowners are willing to spend up to 4.5 per cent more for a property with the latest smart home technology. It's not just about their convenience; buyers are contemplating the potential impact of smart technology on the value of their property. 30 per cent of homeowners surveyed online believe installing technology in their home will increase its value and help the property to sell in future.

Smart home technology is particularly popular among 'millennials'; A 2016 report from Accenture suggests that 61 per cent would like a digital application which can allow them to track their energy usage and automate their home's temperature within the next five years. Naturally, a generation that has grown up with the internet and smartphones is seeking homes with the technological infrastructure to keep pace with their technology-driven lifestyles.

OFF-THE-SHELF VS ECOSYSTEM

Lighting, heating and security are the most popular aspects of the home for automation, followed by blind control, AV and energy management. The market offers consumers a spectrum of solutions for advanced control of these areas; however, their functionality and scope varies widely.

At one end of the spectrum sit several off-the-shelf, cloud-based solutions that typically serve a single function, such as a smart thermostat for heating control. These products offer an affordable route to

home automation and therefore have been instrumental in opening up the market to a much wider audience.

The disadvantage of these products is that they often lack integration and compatibility with each other and have limited functionality, causing consumer frustration. Also, they do not like the inflexibility of not being able to update or extend the system in future, and have security concerns regarding storing such personal data in the Cloud.

Furthermore, there's still a long way to go when it comes to consumer education: According to Barclays' Digital Home Report (2015), 42 per cent of those surveyed felt confused about the current range of technology available to install in the home and what they should be buying for their home.

When looking at consumer awareness around smart heating control, it's easy to see why confusion and despondency has arisen; smart thermostats set the expectation for consumers that heating needs to be manually controlled via an app.

A much more convenient and efficient option, however, is a dynamic, 'learning' heating system that knows when you are using rooms within your home and adjusts temperatures automatically. It will switch off the heating automatically when you are not at home and switch it on ready for your return, all without the need for an app.

Not only that, such a system can also take weather conditions and forecasts into account and make intelligent decisions which will compensate accordingly. By integrating the heating as part of a wider smart home system, it can even go a step further and can recognise when a door or window in a room has been left open and lower the heating in that room to save energy. This level of automation is typical of an 'ecosystem' solution.

'Ecosystems' are whole-home solutions designed to run a home automatically and efficiently. Typically centrally managed, they have a central logic controller or 'brain' to integrate the home and ensure systems such as heating and cooling work in tandem rather than against each other. Although such solutions typically require a higher upfront investment than 'IoT' solutions, they have several advantages.

While the majority of new constructions will have a wired home automation infrastructure, there are wireless options available which are popular with retrofit projects and as an expansion option to a wired system. These offer the homeowner the power and reliability of a holistic, wired smart home system without the inconvenience of rewiring or chasing walls.

Whole-home automation systems avoid the need for constant manual adjustments, and one motion sensor can provide the foundation for automating multiple smart home functions such as lighting, burglar alarms, music and more.

Some systems have the capability to integrate renewable energy sources such as solar PV and MVHR systems, in addition to electric vehicle charging. Electrical load can be balanced, intelligently optimising energy usage by switching off power-hungry devices and appliances left on standby.

Home automation is not just for technophiles, it can offer excellent family-friendly features, such as a notification on your smartphone when the kids are home from school. In addition, if the customers include older people or those with restricted mobility, non-intrusive, passive monitoring can be used to help people live independently in their homes for longer.

Omid Nikroo is a home automation specialist at Loxone

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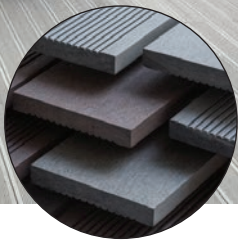
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Uplifting solution to supporting elderly, disabled



Housing providers accommodating the elderly, disabled are being offered a new solution to moving within a property. **Closomat**, offers a discreet, ceiling mounted transfer system that can enable a resident to remain in their home when their mobility is impaired. The hoist is designed so that the carer can effortlessly move them anywhere around the room, or even from one room to another, without having to manually lift them. It can be installed in the property either as it

is being built, or fitted retrospectively- even if the ceiling itself isn't strong enough to support the load, the system can still be fitted, weight-bearing on discreet floor-mounted legs.

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M-TRAY® provides an instant and truly sustainable green roof

Construction of green roofs, whilst gaining popularity, is often a problem for installers without specific landscaping skills. What is more, traditional roll-out sedum blankets are easily damaged, often contain poor substrates making them prone to die-back. They can also affect drainage systems and risk damage to roof membranes. The M-Tray®'s 100mm deep modular design helps with rainwater attenuation and can be used as part of SUDS. Up to 50 per cent of rainwater is absorbed and run-off into drains is delayed by approximately an hour. This reduces flash flooding and makes water collection and storage much easier. All the necessary substrate, drainage and filtration elements are correctly measured and pre-loaded into the specially designed plastic modules. A carefully selected variety of sedum is then grown in the trays at **Wallbarn's** dedicated nursery and supplied as mature, fully-established plants. The modules can be carried by hand - ensuring no mess during installation - and simply clip together with the plants quickly blending to form a seamless and long-lasting green roof which will attract butterflies and bees.

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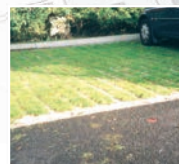
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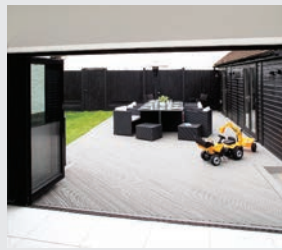
In this issue we look at recent trends in sustainable housing



For the larger car parks often seen on apartment developments **Grasscrete** provides a permeable grass reinforcement solution. It is sustainable and heavy-duty enough for regular heavy traffic including essential emergency vehicle access. Grass cover is quickly established to get the best possible green vista with sustainable drainage credentials in heavy rain. Grasscrete can be incorporated with minimal impact providing a natural green vista.





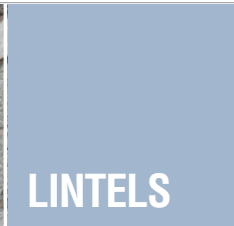




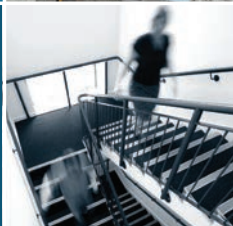




Whether you call it a balcony enclosure, sunspace or wintergarden, **System 1000** by **Windoor UK Limited** is an energy saving sustainable solution for all types of new build and regeneration projects. Stylish in design the balconies can be enclosed, partially or fully open, allowing the resident to benefit from natural solar gain, natural daylight and natural ventilation when required thus resulting in lower energy bills. Windoor provide training on using the balcony to maximise its potential.



Hoppings' SmartBoard garden decking is a low maintenance wood plastic composite that doesn't look plastic due to its matt finish and deep brushed surfaces that also feel great to the touch. Available in Battleship Grey or Chocolate Brown shades, colours that will last for years and years to come. This reversible board gives has a smooth or ribbed finish with both surfaces providing a low risk of slip in the wet. It is really easy to fit using colour coordinated SmartBoard decking screws.



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