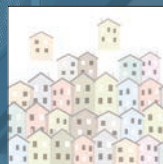




Case study:
Passivhaus did not
come easy for a rural
Warwickshire scheme



Consultant Chris
Evans asks: are you
ready for the electric
vehicle revolution?



Major planning shake-
up needed to solve
London's housing
crisis, says report

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WILL THE INDUSTRY RISE TO THE HOUSING CHALLENGE?

PM Theresa May meets housebuilders to identify solutions and solve delivery issues



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



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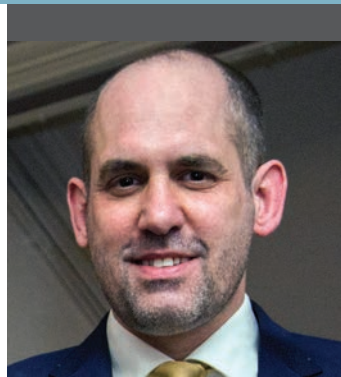
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James Parker

FROM THE EDITOR

A recent blog from financial broker KIS Finance titled 'the real reasons why we aren't building enough new homes' was interesting being from a financial perspective, but also highly relevant. That's the case despite, as ever, the absence of practical fixes to the problem.

They said that it was not about affordability, as affordable homes are selling, and funding isn't in itself the answer. The blog instead pinpointed a failure of the housebuilding industry to fully recover from the last recession and provide the people needed to build, as reason no. 1 as to why the numbers are not being delivered.

With demand for trades having been 'decimated' following the credit crunch, and thousands leaving the industry, the firm said there were now too few people entering to make up the gap. With jobs across all sectors currently relatively plentiful, staff are not automatically looking to construction, and EU workers are already leaving in droves since the Brexit referendum and the triggering of Article 50.

In order to get the staff, said KIS Finance, "the roles will have to be more attractive, which will push the cost of building up further." This could be a salutary lesson to many readers, or it may be something you are already experiencing. The rising costs of materials, hiked further by needing to increase supply, is another constraint.

At the same time, according to a recent YouGov survey, construction sector firms were at the bottom of the pile when it came to taking measures to prepare for Brexit (28 per cent compared to 37 per cent in financial services). Of the "middle market businesses" surveyed, a hefty 60 per cent saying they were confident of a good outcome from Brexit, against an average of 45 per cent across all other sectors, but is this widely representative of construction?

Whatever the case, where does this confidence come from, especially at the middle end of the spectrum, and given the shocks to the sector from the last recession? The bottom line is that its property developer clients are telling broker KIS they are reluctant to commit to any new ventures that "could be risky," due to future uncertainty – mainly, it says, caused by Brexit. How does this equate with a 'good outcome' being likely, given that the industry is already struggling to meet demand?

Sajid Javid's fleeting hint in October that we might be seeing a return to Government borrowing to invest in housing was slapped down quickly by the Chancellor as he prepares what will no doubt be a risk-averse pre-Brexit Budget. With an industry failing to deliver and likely financial turmoil ahead, isn't it time everybody got real?

James Parker

HOUSEBUILDER & DEVELOPER

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ON THE COVER



11.17
HOUSEBUILDER & DEVELOPER

WILL THE INDUSTRY RISE TO THE HOUSING CHALLENGE?

PPA Trust and Maymont's housebuilders to identify solutions and solve delivery issues

Greenwich Peninsula
© Reynaers

New report details the “radical” changes needed in planning for London

A new report calls for a radical planning shake-up to solve London’s housing crisis. The author claims this could “professionalise decision-making” in the planning system, while increasing the supply of land suitable for housebuilding, and allow substantially greater densities of homes in the capital.

The paper, written by former policy chairman at the City of London Corporation, Sir Mark Boleat, identifies the shortage of developable land and the planning system as the major hindrances to housebuilding in the capital.

In the report, he demands action to force local authorities, central Government, the health service and transport bodies to stop holding on to surplus space, or face financial penalties.

He also indicates that building must take place in much greater concentration, pointing to central London’s population density being little more than half of central Paris, and well below the figures for central Tokyo and Manhattan.

Boleat also dispels some common “myths” as to why there is a shortage of housing in London. These include the idea that foreign buyers are to blame for the

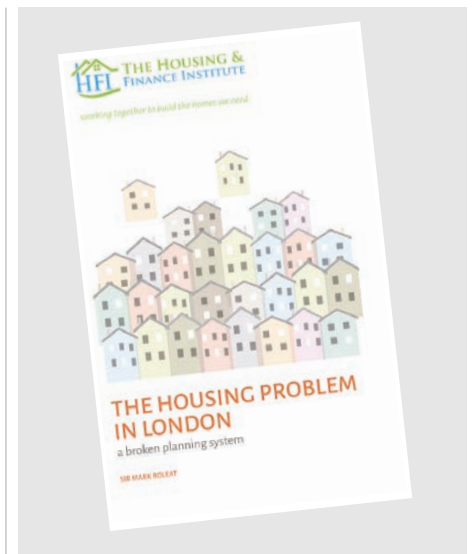
housing shortage in London, and that there is enough brownfield land alone to meet demand in the capital, as well as the notion that with more housing must necessarily also come the provision of extra funding for additional public services.

Sir Mark explained that the “same old answers to the same old perceived problems” will not bring the country out of its housing crisis, indicating that radical change must be enacted.

He says in the report: “Housing is the number one domestic policy challenge of our age. The crisis in the capital is harming London’s competitiveness and fostering inter-generational unfairness.

“Our problem is not foreign buyers, a decline in council housebuilding or developers sitting on undeveloped land. Nor do more homes necessarily have to come with more public service provision, as to some extent we are talking about providing the housing required for the existing population. Conventional wisdom has led to perceived solutions – and these solutions are wrong because the real problems have not been correctly identified.

“The principal reason why the supply of



new homes has not matched rising demand is that the supply of new homes has been restricted by public policy measures. The planning system is the major factor in this regard, and requires radical reform. This paper sets out how we can do just that.”

Steve Mansour, CEO of CRL commended the report: “Boleat’s paper cuts through the smoke, mirrors and misconceptions – declaring that a radical reform of public policy is needed to solve the housing crisis”.

He concluded: “The current planning system works all too often against the public interest: it must be overhauled. Only then will the construction industry be able to rise to the enormous challenge of building enough homes to meet the huge demand we face as a nation.”

SOLVING ‘THE HOUSING PROBLEM IN LONDON’ – A 10-POINT PLAN

1. An evidence-based debate needs to be started, including recognition that there are trade-offs
2. There needs to be recognition that the problem will not be solved by building on brownfield land alone
3. Recognition is required that the higher the tax on housebuilding through planning obligations, the fewer houses will be built. 30 per cent of a large number can be much higher than 50 per cent of a small number
4. A change of policy towards land use, including the Green Belt, and permitting higher densities
5. Strong penalties on public sector bodies that fail to release surplus land
6. Planning conditions to be reduced significantly, costed and deemed to be discharged within seven days of certification by the developer, unless the local authority has clear evidence that the conditions have not been complied with
7. Ensuring that planning decisions made at local authority level are joined up with wider Governmental policy objectives
8. Planning decisions should be taken by relatively small panels, who have received appropriate training, and representatives of an area in which a development would take place should be excluded from voting on that decision
9. Simplification of the Community Infrastructure Levy and S.106 requirements is needed, and in particular for social housing
10. Political leadership in individual local authorities, without which the problem will never be solved and which is a pre-requisite for addressing the other issues

SIX FACTORS RESTRICTING HOUSEBUILDING

- Policies on land use, particularly in respect of the green belt
- The imposition of a high tax on housebuilders through planning obligations, and a planning system geared to the ‘haves’ and ‘have nots’, which adds considerably to costs of building housing, including through the imposition of conditions that have to be complied with before building can commence
- The reluctance of public sector bodies to release surplus land
- The complex nature of sites that have the potential to be used for housebuilding
- Inadequate infrastructure provision
- The nature of the housebuilding industry, which has become increasingly dominated by a small group of large developers, partly in response to the five previous factors

Construction must embrace AI, says RICS

A paper exploring the impact of utilising artificial intelligence (AI) in the built environment, and the urgent need for industry professionals to understand how it will influence their role, has been launched by The Royal Institution of Chartered Surveyors (RICS).

One sector that the Artificial Intelligence in the Built Environment Paper highlights as facing a significant impact of AI is facilities management (FM). With the labour intensive and repetitive nature of many FM jobs, it can be an ideal opportunity for the automation of previously human dominated tasks. However, the report weighs up the positives and negatives of such changes, and how companies should deal with them.

Paul Bagust, RICS global property standards director, said: "FM will always have a vital role to play within the built environment, and even though many operational roles will become more technology-led, the sector could benefit hugely from AI at a strategic level.

"For example, machinery – utilising AI – will revolutionise the FM industry, making many jobs faster, safer, less costly, and this will ultimately improve a company's service offering and increase their bottom line."

He added: "Technology and the availability of data is also changing the way investors look for opportunities and invest. This will present a huge threat to the industry if ignored, but again, it presents

so many opportunities for those who work in the built environment. So all businesses, however large or small, must act now and analyse and prepare for how this disruptive technology could transform their role, their sector, and the wider built environment. Otherwise they face becoming obsolete."

PM hosts housing supply meeting with industry heads

Prime Minister Theresa May has hosted a meeting at 10 Downing Street attended by housebuilders, housing associations and local government representatives to discuss the housing crisis.

Attendees ranged from Communities Secretary Sajid Javid and Housing Minister Alok Sharma, to housebuilder CEOs, including Peter Redfern of Taylor Wimpey and David Thomas of Barratt Developments.

May reportedly emphasised the Government's ambition to tackle the broken housing market, with home ownership moving increasingly out of reach for many.

She outlined her plans to increase housing supply, indicating that those in the industry had to 'step up' to play their part.

Other issues addressed included making the most of modern methods of construction such as modular housing, having the skilled workers necessary, helping SMEs to grow, and ensuring planning permissions granted by councils are delivered into new homes.

A Downing Street spokesperson said the attendees were given "an opportunity to set out their ideas and commitments, as well as the actions needed to remove the barriers they were facing in building new homes."

The spokesperson concluded: "They also discussed some of the recent measures taken by government, including enabling 130,000 more families to get on the housing ladder through the £10bn Help to Buy scheme and an additional £2bn for affordable housing.

"It was a positive and collaborative meeting, which needs to signal a step change in housebuilding if we are to build a country that truly works for everyone."

Garden towns get £2.5m boost

A £2.5m cash boost to speed up the delivery of over 155,000 new homes across England has been announced by Communities Secretary Sajid Javid.

Nine locally-led 'garden town' developments, from Bicester to Taunton, will each receive new funding to fast track building.

The new funding is intended to support local authorities and communities in delivering ambitious proposals, speeding up the progress of developments through additional dedicated resources and expertise.

Sajid Javid commented: "Locally-led garden towns have enormous potential to deliver homes that communities need. This new funding will help support the construction of more than 155,000 homes in nine places across the country.

"New communities not only deliver homes, but also bring new jobs and facilities, and a big boost to local economies."

The nine garden towns are in Bicester, Didcot, Basingstoke, Otterpool Park in Kent, Aylesbury, Taunton, Harlow-Gilston, North Northamptonshire and North Essex.



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Construction sector firms unprepared for Brexit

When it comes to preparing for Brexit, construction firms are trailing behind businesses from other sectors, according to the latest YouGov survey commissioned by RSM.

RSM's Brexit Monitor survey of middle market businesses found that firms in the construction sector had only taken 28 per cent of the actions needed to prepare for Brexit, compared to 37 per cent for firms in the financial services, consumer and technology sectors, and 34 per cent for firms in the manufacturing sector.

When asked about what actions were necessary, respondents from the construction sector had prioritised establishing EU subsidiaries or branches (32 per cent), lobbying Government (31 per cent) and preparing for potential import/

export duties with the EU (20 per cent).

Despite these findings, construction businesses were the most bullish when it came to confidence in the Government's ability to get a good Brexit deal. Of those surveyed, Sixty per cent of construction firms said they were confident in a good outcome, significantly higher than the average of 45 per cent across all sectors.

The national survey of more than 300 UK leaders of mid-market companies also revealed that 60 per cent of respondents said that access to the single market, either through a new trade deal or continued membership, should be a negotiation priority for the UK government. Securing the rights of EU citizens in the UK was the second most important consideration at 27 per cent.

T-level panel not reflective of industry, says NFB

Construction is among the first three subjects available for new technical T-level qualifications, the Department for Education has announced, however the makeup of the industry panel formed to develop T-levels' content has been criticised as unrepresentative by the National Federation of Builders.

The industry panel for the new qualifications, which will be available from 2020, includes major contractors Morgan Sindall and Skanska, and the initiative has been welcomed as a "positive step in the right direction" by the NFB. However it added that while Morgan Sindall and Skanska's approach to the task may be "laudable," the panel is "not exactly SME-friendly" and that more could be done to include small and medium-sized firms in the process.

Richard Beresford, chief executive of the NFB, said: "The make-up of the panel developing the content of construction T-levels should be more representative, with SMEs playing a more predominant role, since they account for 98 per cent of the industry." According to the body, construction SMEs train and retain two-thirds of all industry workers, as well as making a significant contribution to their local communities.

Justine Greening, Secretary of State for Education, commented on the release: "As we prepare to leave the EU, it is more important than ever that we create an outstanding further education and skills system, giving all young people the opportunity to fulfil their potential and deliver a better future for our country."

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GDPR in Housing

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

Homes

22 – 23 November, London
homesevent.co.uk

Scotland Build

22 – 23 November, Glasgow
www.scotlandbuildexpo.com

Care Homes & Retirement Living Conference

29 November, London
www.carehomesconference.com

Home Builders Federation Ball

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

Older People's Housing Conference

5 December, Swansea
www.cih.org/eventsfinder

The Big Housing Debate

5 December, Manchester (North)
 6 December, Birmingham (Central)
 7 December, London (South)
www.cih.org/eventsfinder

2018

Risk Management Conference

23 January, Birmingham
www.housing.org.uk/events

CIH Annual Housing Awards

23 February, Belfast
www.cih.org/eventsfinder

Scotland's Housing Festival

27 – 28 February, Edinburgh
www.cih.org/eventsfinder

Ecobuild

6 – 8 March, London
www.ecobuild.co.uk

CIH South East & London Regional Conference & Exhibition

7 – 8 March, Brighton
www.cih.org/eventsfinder

Brexit will intensify skills crisis: survey

More than 80 per cent of construction workers believe Brexit will damage the UK's industry and prevent high-profile government infrastructure projects from being delivered, according to a new study.

Researchers at Birmingham City University have been examining the views of people working in the sector to see how they believe jobs, projects and industry will be impacted by Britain's withdrawal from the European Union.

The results revealed that 88 per cent of workers believed the UK relied upon EU skilled labour, and that 82 per cent thought exiting the EU would lead to the collapse of many government infrastructure projects.

Findings also showed that 86 per cent of workers expected to see a rise in demand for skilled workers following Brexit, while 92 per cent thought freedom of movement was beneficial to the UK's construction industry.

The study was led by Marwan Mohamed, a recent Built Environment graduate from Birmingham City University, alongside Erika Pärn, lecturer in Architectural Technology at Birmingham City University.

The research, entitled 'Brexit: measuring the impact upon skilled labour in the UK construction industry' was produced as part of Mohamed's final year Honours Research Project (Dissertation).

It has since been published in the leading scientific peer-reviewed research journal, the International Journal of Building Pathology and Adaptation.



Figures show housing supply gap to pass a million by 2022

England is on course to be more than one million new homes short of meeting the demands of a growing population.

According to research from Search Acumen, using official figures from the UK government and the Office for National Statistics (ONS), England has been experiencing a shortfall in the number of new houses being built, compared with the number of new households being added to the population, for over a decade.

Search Acumen compared the volume of new homes completed in England each year since 1976 with new dwellings needed to accommodate the growing number of households over the same period. It estimated household growth by assessing annual ONS birth, death and migration data, and used the ONS' average annual number of people deemed to be a 'household' to determine how many new homes would meet the extra demand.

If current trends continue, the research indicated that England will need an additional 510,000 homes to meet demand. This, on top of the current housing shortfall, means England could have more than one million too few homes by 2022.



INDUSTRY MOVERS



Sean Egan

Galliford Try

Galliford Try Partnerships North has named Sean Egan as its new managing director. He joins from Home Group where he led a £1.2bn new homes programme. Commenting on his new role Egan said he wants to “build upon what’s already been achieved and grow the business further – in line with the major national growth plans of Galliford Try.”

Newland Homes

Gloucester-based housebuilder Newland Homes has appointed Vanessa Randall-Short as field sales manager and Jessica Nevin as graduate land buyer.

Vanessa has 12 years’ experience in managing the sales of new build developments across the region, joining from competitor strongvox where she was Sales Manager. She has also worked for a number of other top quality regional housebuilders and developers.

Jessica has just completed her BSc Hons degree in Real Estate from the Royal Agricultural University. As part of graduate training at Newland, Jessica will be supported through her APC training to achieve Chartered Surveyor status, as well as developing her skills of identifying and reviewing potential development land across the region.



Simon Finlay

Macbryde Homes

St Asaph, north Wales-based housebuilder Macbryde Homes has appointed Simon Finlay to the newly-created role of head of development. Simon brings with him a wealth of experience in development and regeneration, focused predominantly within the housebuilding sector. He has worked for market-leaders including Barratt Partnerships, David Wilson Homes and Galliford Try Partnerships.

Speaking on his appointment, Finlay said: “Having worked with a number of very large housebuilders, I am looking forward to bringing my experience and ideas to Macbryde Homes. This is an exciting time for the business as it seeks to increase its overall output and reach across the north west and Wales, and I am delighted to be a part of that.”



(L-R) Robert Wilkinson, Mike Woolliscroft and Andy Fancy

Countryside Partnerships

Countryside Partnerships has seen another year of significant growth within its Partnerships South team and made organisational changes in preparation for further expansion.

Countryside Partnerships South has split into three self-contained regions, each with their own boards and operating teams.

Operations Directors, Andy Fancy, Robert Wilkinson and Mike Woolliscroft have been promoted to managing directors overseeing north and south London, east London and west London regions respectively.

Countryside Partnerships South has also reorganised its new business teams to provide dedicated capabilities to these regions. New business and development director, Jim Dodd, will continue to oversee the three teams and ensure that they deliver “best-in-class” service.

Countryside Partnerships South’s London developments include Acton Gardens, one of the largest regeneration projects in the capital, Alma Estate in Enfield and Dollis Valley in Barnet.



Jason Margrave

Quintain

Jason Margrave has been appointed as Quintain’s executive director of development. He joins from Stanhope where he worked as development director. At Quintain, Margrave will run the development team responsible for the continued transformation of the 85 acre Wembley Park site, which has planning permission secured for 7,000 homes.

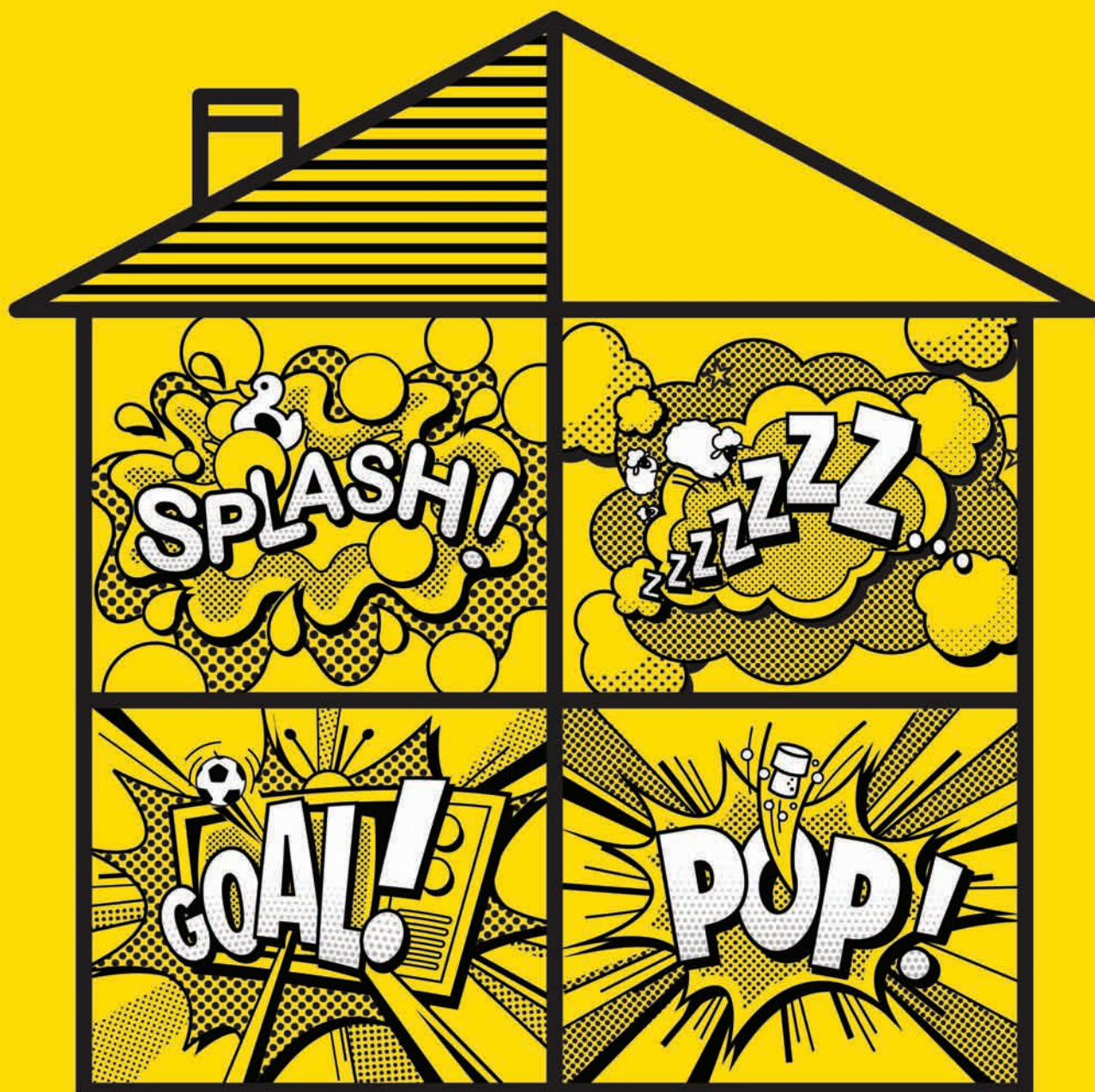


Amit Patel

Stonewater

Stonewater, the social housing provider, has appointed Amit Patel as its new director of IT. Amit will join Stonewater from PA Housing where he was director of corporate services.

The appointment coincides with Stonewater’s recently announced £4.5m investment in developing digital services, which the housebuilder and developer said will “transform the way the organisation does business, through a blend of people, process and technology”.



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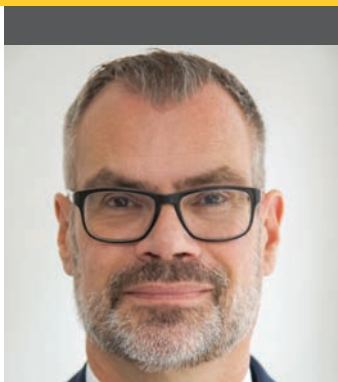
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Brian Berry, chief executive
of the Federation of
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AVAILABLE
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SMALL SITES
CONSTRAINS
THE GROWTH
OF SME
BUILDERS

THE INDUSTRY ADVOCATE

ENCOURAGING SMALL SITE DEVELOPMENT

Brian Berry explains how planning reforms could improve on the current lack of available small sites, while speeding up housing delivery.

I've written about the importance of a reinvigorated small and medium-sized (SME) housebuilding sector to the overall health of our industry a number of times in this column. More than anything else, this will require many more opportunities for smaller scale development than the market and the planning system currently tend to allow.

The lack of available and viable small sites is seriously constraining the growth of SME builders. The results of the FMB House Builders' Survey 2017, the only annual snapshot of SME housebuilders in England, show that nearly two-thirds of SMEs think that the lack of available and viable land is a major barrier to their ability to increase output. This was the most commonly-cited barrier for SMEs for the third year in a row and, worryingly, over half of SMEs said that they believe the number of available small sites is actually decreasing.

There are issues in the planning system which clearly need to be addressed if we are to encourage more small site development. For starters, there is a tendency for local plans to be overwhelmingly focused on identifying and allocating larger, strategic sites. Indeed, this may be the most significant factor behind the perceived scarcity of small site opportunities. As such, the proposal in the Government's Housing White Paper that a certain percentage of sites, or even (as the FMB has argued for) a certain proportion of housing delivery, allocated in a local plan be given over to sites of less than half a hectare could be the most important planning reform for small scale developers in recent times.

There could also be a positive role to play here for the sometimes-maligned neighbourhood planning regime. Anecdotal evidence suggests that neighbourhood plans tend to be more likely to allocate small sites over large sites, but the FMB believes that the potential for this must be more clearly

highlighted within, and built into, the process of neighbourhood planning. FMB members suggest that they would be generally keen to engage with neighbourhood planning groups to discuss potential opportunities. As such, we could suggest that a call to locally-based housebuilders for sites should be part of the official guidance on neighbourhood planning.

A lot more opportunities for small builders would be created if the Government goes ahead with other proposals in its Housing White Paper, which would allow for more natural growth of villages. Small sites in good locations for housing in and around villages allow for the sustainable growth of these villages. Yet, these sites are typically ignored by local authorities, which often seem to favour larger sites that may require less resources and cause less of a political headache (per unit) than several smaller sites.

Though resistance to development in small villages can be strong, given the choice, local residents would often prefer the development of a number of smaller sites to the imposition of much larger developments. Allowing this choice to be presented more clearly could help achieve preferred outcomes all around.

The findings of the FMB House Builders' Survey 2017 demonstrate how crucial it is that the Government now acts on its own proposals to drive an increase in opportunities for small site development and greater participation in the market by smaller firms.

For all the reasons outlined above, the Housing White Paper was a step in the right direction in this regard. The document rightly highlights the need to diversify the housebuilding sector so that it is less reliant on a select few large housebuilders. In order to do this, we need the Government to commit to its proposals. The Government must now take these steps to alleviate the barriers facing SME builders and begin to improve the availability of, and speed up the planning process for, small sites.

Bloor Homes teams with npa24:7

With 65 per cent of the new homes market, ten of the top 15 house builders now take advantage of npa24:7's home emergency expert service. The most recent addition is major housebuilder Bloor Homes.

Bloor Homes required a robust and professional out of hours process. The key requisite was to alleviate some of the pressure on its own customer care team.

Previously Bloor was using an 'Out of Hours' call centre which worked on systems and information that was supplied. This was time-intensive and difficult to maintain. Bloor was outsourcing its calls until the services provided by npa24:7 offered a more effective solution.

Andrew Pickering, Group Category Executive, Bloor Homes said: "npa24:7 are market leaders in providing 'Out of Hours' home emergency services in this sector. We are confident that any problem a customer has will be dealt with efficiently.

"We receive valuable insights because of the reporting activity, which assists us in achieving targets and KPIs.

"The npa24:7 management team is extremely knowledgeable and approachable, they gave us



peace of mind before setting up the service. Their support and the amount of work invested beforehand enabled a seamless transition.

"I would recommend npa24:7 to other house builders. To my knowledge there is no one else in the market doing what they do. They have an excellent business model, which exceeds our requirements and expectations."



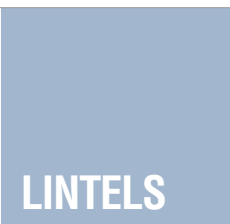







Nick Haycock, Managing Director, npa24:7 said: "Improving customer service is always a win, win situation and this strategic and collaborative partnership will see Bloor Homes offer enhanced customer care to its customers across the group.

"As specialists in providing home emergency repair management services, our expert call handling team always answer the call, they are always there when the Customer Care teams aren't available."

Andrew Pickering, Group Category Executive, Bloor Homes added, "We have also used the ad-hoc call cover facility which provided us with a solution for continued customer service.

"We look forward to continuing to work with npa24:7."

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ARE YOU READY FOR THE ELECTRIC CAR REVOLUTION?

Chris Evans of Rolton Group explores the impact electric vehicles will have on future residential developments.

An electric revolution is well and truly upon us – and it's a game changer for residential development. There are now thought to be over 108,000 full electric or hybrid vehicles (EVs) on our roads – more than a 20-fold increase in the past three years alone – and this is set to rise with consumer adoption fuelled by car manufacturers and government investment.

However, this transformation is already impacting on our energy infrastructure, as demand for power grows. With more and more owners seeking to charge their EVs at home, the National Grid has warned that people may have to make a choice between boiling a kettle or charging their car. Given that the charging of vehicles will often coincide with peak usage of power within the house itself – i.e. when the resident returns home from work and they are using other devices, i.e. kettles, hobs, etc – there will clearly be power supply issues for individual homeowners. With the potential of streets full of electric vehicle owners all plugging in simultaneously in years to come, we could see more widespread impact, including a greater likelihood of regular power 'brownouts'.

Housebuilders and developers should be asking themselves if they are fully prepared for this in future developments. The challenge is to use new technologies, engineering and experience to deliver smart solutions that meet the evolving needs of homeowners – and that means having a robust, future-proof energy infrastructure in place. The Government has made its commitment to EVs clear through investment in related technologies, and its recent announcement banning the sale of all solely diesel and petrol cars by 2040 means the clock is now ticking for the developers and policymakers.

There are signs that forward-thinking developers and planners are starting to work towards solutions. The Greater London Authority (GLA), for example, has implemented policies requiring all new developments to include 20 per cent active EV charge points, with an additional 20 per cent passive capacity in the infrastructure to allow for future connections.

Progressive housebuilders have an opportunity to differentiate themselves in a highly competitive

marketplace by installing home charging points at new build developments. Not only would this potentially result in a boost to house prices and increased sales to the growing number of EV adopters, it would also go some way towards raising their brand profile and helping them to meet sustainability targets. Furthermore, installing communal charging areas – for example, in high rise city centre developments – could also provide an ongoing source of income.

In time, there is even the possibility of EV batteries using the shared facility being combined as part of an energy storage solution (Vehicle to Grid system), providing an income stream through giving energy back to the grid.

However, the anticipated roll out of charging points to meet the needs of the increasing number of EV owners will bring to a head a fundamental challenge in terms of availability of power. While theoretically, the grid's capacity to provide the increase in power required for electric vehicles can be facilitated short term, over the long term this poses more of a challenge. Furthermore, higher uptake in certain areas combined with lack of infrastructure investment could create more imminent and significant local-level challenges.

One solution could be decentralised energy generation, allowing less reliance on the UK grid. Off-grid renewable power supply solutions, such as waste to energy plants, PV or wind turbines would not only facilitate the power requirements for EVs (if not completely, then at least in part depending on the energy generation method selected) but would also secure future energy supply for a specific site, and contribute to developers' environmental targets.

It's predicted that 35 per cent of all vehicles on UK roads will be EVs by 2035, rising to 66 per cent by 2050. Their inexorable rise is putting increasing pressure on developers to plan now for future needs, while addressing the housing crisis. Traditional models for residential development will no longer suffice, as consumer preferences and demands change. Until a cohesive and robust strategy to address the infrastructure needs is developed, homebuilders may be erecting castles built on sand.

NEW DEVELOPMENTS

Newham's Silver Quarter launched as part of regeneration

A total of 55 shared ownership units in the Silver Quarter development in Newham, East London have been launched by SiteSales Property Group, a residential property sales and development consultancy in London and the South East. The development is part of the £3.7bn ongoing regeneration of the Canning Town and Custom House area.

The units comprise one, two and three bedroom apartments, ranging in value from £387,500 to £580,000 and are part of the 349 residences that will make up Silver Quarter.

Located in the heart of a new community, Silver Quarter is situated opposite Canning Town tube station and offers, according to the developer, “stylish, modern housing at affordable prices”. Features of the shared ownership apartments include streamlined, fitted kitchens, modern bathrooms, open plan living areas, private outdoor spaces and retail units on the ground floor of each block.

SiteSales Property Group was appointed by One Housing Group to manage the sales of the properties having previously sold Silverlight, the shared ownership units in a previous phase of the development in 2015.

Murray Smith, managing director of SiteSales Property Group, said: “We are proud to continue our strong partnership with One Housing Group in the ambitious and exciting regeneration of Canning Town and Custom House that has improved the quality of life of local residents.

He continued: “The launch of these 55 shared ownership units is a reflection of our commitment to contributing to the supply of affordable and high quality properties to property buyers across London.” SiteSales Property Group is also currently involved in a variety of other housing developments in Newham – including work with the London Borough of Newham to deliver affordable homes under its NewShare scheme.

The Canning Town and Custom House regeneration project began in 2010 with the aim of improving the area from an aesthetic, social and economic perspective. The initiative is said to have brought much needed investment to the Newham borough which has areas of high deprivation, replacing poor-quality housing with new homes offering rent at affordable levels and shared ownership options, as well as creating two larger, revamped town centres.

Improvements have also been achieved through the provision of workspaces for small, local and emerging enterprises as well as brand new travel, education, health, and leisure facilities within the community.

LOCATED IN THE HEART OF A NEW COMMUNITY, SILVER QUARTER IS SITUATED OPPOSITE CANNING TOWN TUBE STATION AND PROMISES RESIDENTS “STYLISH, MODERN HOUSING AT AFFORDABLE PRICES”



Low energy, high pressure



Achieving the first affordable Passivhaus scheme in the characterful region of Stratford-upon-Avon was not without its challenges, as James Parker reports.

IT BECAME APPARENT THAT THE STANDARDS COULD BE MORE EASILY ACHIEVED USING A SUPER-INSULATED TRADITIONAL MASONRY APPROACH

Passivhaus is seen as the gold standard of energy efficiency in housing, with an increasing number of schemes popping up across the country. However, the reality of meeting carbon reduction goals affordably for tenants, owners and housing authorities via Passivhaus may be harder than it may first appear, if a new project in Warwickshire is anything to go by.

Warwickshire Rural Housing Association (WRHA) has a mission to provide affordable rural housing in the area for people who would not otherwise be able to afford to live in the communities they grew up in. Together with Waterloo Housing Group and Bouygues, it is building 14 homes on a site in the village of Wootton Wawen; picturesque, yet bisected by the busy A3400.

It's not only the first affordable Passivhaus scheme in this traditional and rural village five miles from Stratford-upon-Avon, but is also thought to be the first Passivhaus project of any kind in Warwickshire. As such, several bodies were instrumental in getting this pioneering project off the ground.

Neil Gilliver is development officer at

WRHA, which is spearheading the scheme. He says there was "a lot of momentum for the project from different agencies." The local parish council as well as Stratford-upon-Avon District Council were "very keen to see a groundbreaking development" which would help tenants access affordable housing that would also offer them low fuel bills, he says. WRHA also worked closely with Warwickshire Rural Community Council, who play a key role in delivering rural housing. In addition, Waterloo Housing, acting as agent, was "keen to be involved."

Seven houses and seven bungalows are under construction on a site close to the main road, and the development is due to be completed in April 2018. They are all intended for affordable rent (80 per cent of market rent), apart from two houses which will be sold as shared ownership. All homes are being part-funded by the Homes and Communities Agency, although according to Gilliver, they did not stipulate that would be such an energy-efficiency exemplar project. As well as the district council putting in some funding, WRHA is paying around £1m towards the scheme including highways improvements, which is

a big commitment for the organisation. As Gilliver said however, it “wanted to go that extra mile.”

SURROUNDINGS

Challenges to the scheme began with the fact that it falls within the green belt. The case for development was made however via a Rural Exception Planning Policy, identified in a Housing Needs Survey in 2011.

The project team needed to do a “lot of work” to reduce the impact on its surroundings, including planting a 12 metre “woodland belt” of trees around the scheme. Gilliver says that addressing this meant employing consultants to undertake landscape impact assessments, and “heavy involvement” of landscape architects.

The project also faced “significant highways issues,” he says, adding “county highways were initially not very happy.” They were concerned about visibility and speed of cars given that a new entrance road to the development would be created off the A3400, and following a community consultation, the speed limit was reduced from 50 to 30 mph.

A traffic assessment and special audit was done, and the resulting solution was to widen a section of the road to allow a crossing island, and to improve lighting. Gilliver did a presentation in the village hall to explain why the changes were needed. He says: “Significant investment of over £200,000 has gone into just ensuring safer pedestrian and vehicle movement.”

PASSIVHAUS

Passivhaus buildings (i.e. those which have been certified by the Passivhaus Institute in Germany) are heavily insulated and rigorously airtight constructions that substantially exceed UK Building Regulations. So much so that typically they only require the heat from the sun, occupants and appliances to heat homes. The downside of this is that homes have to be mechanically ventilated, normally in the form of Mechanical Ventilation with Heat Recovery (MVHR), as is the case in Wootton Wawen.

Due to the nature of Passivhaus designs being optimised for energy efficiency, with the emphasis on larger windows to south elevations in order to grab solar gain and reduced window-size to the north, they can present a challenge to those preferring to stick to traditional styles. And in Wootton Wawen objections were a continual feature of the planning phase.

The sensitivities to the new-look design were acute in some quarters, with the planning case officer refusing to support the design (by Morton Wykes Kramer architects) throughout the project’s

gestation. Interventions such as adding lead-effect canopies over windows to not only mitigate solar gain but also fit with the local vernacular, were not enough.

However what Gilliver says was a “lot of hard work from the parish council and working with council members” brought results. The project architect did a presentation for council members, and explained how Passivhaus works, “and they thought it was wonderful.” This was followed up by meetings with ward members of the district council to ensure they fully understood it, and they then spoke at the planning committee together with parish council members, in favour of the scheme. The committee voted unanimously to support it.

Gilliver says “It was a very tough battle; it’s not just about achieving a Passivhaus development, getting the whole thing through the planning process was an almighty fight.” He even says that despite the challenges of building to such a standard, the construction phase currently underway is “the easiest part.”

DESIGN

The buildings are, somewhat unusually for Passivhaus, of traditional brick-and-block masonry construction, with a 300 mm insulation-filled cavity between the two. The details have to be achieved to an exacting standard, as the buildings will be air-tested post construction to ensure they meet the demanding Passivhaus standards. As Simon Hodgetts, principal design manager at Bouygues UK says, the firm was intrigued with the proposal. Having normally undertaken Passivhaus schemes using timber frame: “It became apparent that the standards could be more easily achieved using a super-insulated traditional masonry approach.”

He says that the enhanced U-values of the project resulted from the ground floor slab design, the junction between ground floor and walls, enlarged cavities tightly filled with insulation, and very careful attention to air-tightness and build quality. Bouygues employed several ‘smart’ strategies to get this right, including rigorous reporting of key stages, using trades with experience of Passivhaus, and using an experienced Passivhaus consultant, Design Buro. In addition, Eco Design & Construction brought their “invaluable” expertise to the project, says Hodgetts, “taping and sealing the various junctions and key components, and also troubleshooting the air testing process”.

Wider sustainability elements of the project included using local joinery firm Munster Joinery for all doors and windows, as it now produces a range of Passivhaus-compatible wood windows. In addition, part

of the woodland belt has been designed as a natural ‘sponge’ to absorb surface run-off water from the development, to avoid it contributing to flooding. A soft grass footpath runs through the woodland to provide an added amenity for residents.

Despite their thick walls, space standards are normal, and some move beyond HCA standards, says Gilliver. Homes are designed to be more open plan on the ground floor than affordable housing is generally, he says, to both fit modern lifestyles, and to allow light to filter through to the side with smaller windows.

COST

In addition to the planning, the biggest challenge of the development according to Neil Gilliver was the cost of building to Passivhaus standards. After shortlisting a handful of contractors who the housing association believed had the capacity to deliver this rigorous level of construction, it was in for a shock. “When the tenders came back it was significantly more than we were expecting, it was on another level. We then had to do a lot of number crunching to make sure we could afford this.”

Compared with a typical £1600 per m² that the HA would normally expect to pay, this scheme including all of the highways and green belt mitigation work came in around £2500 m². He says this is prohibitively expensive in terms of more similar schemes for WRHA. “We have ethical reasons for doing this project, but from what I’ve seen so far I don’t think there are many such schemes done on a commercial basis.”

Despite the high capital costs, the long-term costs for residents who may well have been in fuel poverty previously, will be drastically reduced. Their space heating costs will be up to 80 per cent lower thanks to the airtight, highly-insulated homes, and although air source heat pumps will be installed as there’s no gas in the village, heating demand should be minimal for the residents.

WOOTTON WAWEN PASSIVHAUS CONSTRUCTION DETAILS

- 400 mm Floormate PIR foam insulation to floor slab, forming a ‘raft’ on which the screed is laid
- Marmox Thermoblocks as the starter course for the internal masonry leaf, effectively an ‘insulation sandwich’ reinforced with concrete ‘legs’
- Ancon Teplo DF carbon-fibre wall ties, virtually eliminating cold-bridging
- Attention to detail including rigorous reporting of key build stages to demonstrate required standards of workmanship maintained

The customer always comes first



Designer Contracts has launched a Customer Service Charter, believed to be a first within the industry. Since the launch of the Home Builders Federation (HBF) annual customer satisfaction survey, carried out by the HBF and the National

Housebuilding Council (NHBC) each year, significant progress has been made by the industry to deliver exemplary levels of customer service, with Designer Contracts generally considered a leading example. The new Customer Service Charter sets out its mission, commitment and processes to give guidance on how to deal with issues quickly and effectively. The detailed flow charts ensure that from notification of issue through to contact closure, every consequence is covered.

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(IAQ), the Vent-Axia Pure Air has been shortlisted in the 'Commercial/Industrial Ventilation Product of the Year' category at the HVR Awards and in the 'Commercial Product of the Year' category at the Electrical Industry Awards. With a growing body of research pointing to the health implications of poor IAQ in both domestic and commercial buildings, Vent-Axia has set the benchmark for high-level filtration with its Pure Air.

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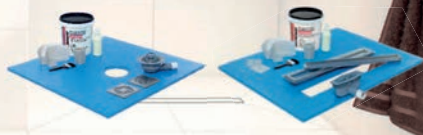
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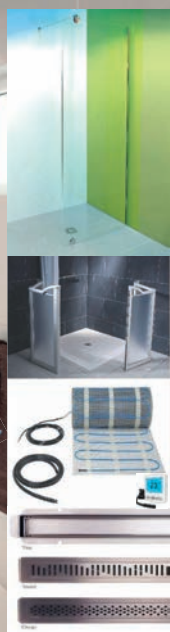
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New luxury bath screen from AQATA



AQATA's new innovative DS490 bath screen, from the recently launched Design Solutions collection, offers a luxury space saving solution for compact bathrooms and can be made to order to suit individual preferences. The latest DS490 bath screen features a frameless design and clear seals

which helps to maximize the sense of space in the bathroom. Made from toughened glass, a robust construction ensures a reliable performance and quality that can be enjoyed every time the shower is used. Providing an effective water barrier for over-bath showering, the screen folds inward 180 degrees for easy access and is adorned with polished chrome finish hinges.

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Charity residents given level access showering



As a manufacturer whose product range is synonymous with wet rooms and high specification bathrooms, Marmox has supplied ten of its specialist Showerstone level access trays for an apartment development in Newark, aimed at those likely to have mobility

issues. The Showerstone is a solid shower base that can be laid directly onto timber joists without any further support needed but in this instance, it was the ideal solution for the whole project, being that it could also be sited into conventional cement based screed. Strong enough to support a load of 600kg, the Showerstone is made with a combination of polymer-concrete and GRP material, which makes it almost unbreakable.



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New life to intimate care

The new and improved Vita range of wash & dry toilets give people a stylish solution to retaining independence and dignity in the bathroom. Closomat, a UK leader in helpful toileting at home and away, has applied to the new look Vita range its 56 years of experience of working with people to optimise their hygiene and independence in the bathroom. The Vita range is, the company believes, the most 'fit for purpose' collection of wash & dry toilets available in the UK. It encompasses the top-selling unit of its kind, the Palma Vita, the wall-hung Lima Vita, and the height-adjustable Lima Lifter, all of which look like- and can be used as conventional WCs, but have built-in washing and drying, so eliminate the need to wipe clean. Now, they feature an updated, more modern, aesthetically pleasing, sweeping design, to compliment even the most contemporary bathroom. The new look is in part achieved using a combination of traditional ceramic, and state of the art plastics that deliver optimum resilience and durability. The new Vita toilets can be fitted with accessories to enable the user to toilet, feeling safe, secure and in control: integrated arm supports, body supports, different seats, operating mechanisms and douche options are available across the range.

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Conformité Européene, more commonly known as the CE mark, is a legal certification for all manufacturers, whether they are making bathroom products within the EU, or exporting products into the EU.

The certification mark is an indication of health, safety and environmental protection standards for products sold within the European Economic Area, and has existed in its present form since 1985.

When thinking about the CE, most people picture toys, or perhaps electrical appliances. It is often overlooked that bathroom accessories, including baths, toilets, basins, shower trays, shower screens and more all fall under the category of construction materials, and so must comply.

WHY IS CE MARKING IMPORTANT?

CE marking ensures consumers and specifiers know they are buying products with a consistent level of health and safety protection, making sure they are not being exploited by manufacturers who are buying cheap illegal products and then selling them at an inflated price.

Sometimes, your installer may recommend cheaper products to save you money, as Damian Walters, of the British Institute of Installation for kitchen and bathroom products explains: “Unfortunately, the UK market is flooded with products that simply don’t meet the stringent safety and quality requirements of those with a CE mark.

“While quality is important, safety is paramount when it comes to bathroom products, especially when you consider the potentially lethal mix of water and electricity.

“With an ever price-aware consumer prevalent, buyers are often attracted to installers who offer a ‘cheap’ service proposition – these tradesmen are often able to reduce costs by compromising on product – product that doesn’t meet the CE mark of assurance.”

WHAT ARE THE REPERCUSSIONS?

Consumers are not breaking the law by buying non CE marked products, it is the manufacturer placing the illegal products onto the market that is liable. However, if you, knowingly or otherwise, install illegal products into a bathroom, you are breaking the law. If you buy illegal products and you ask someone else to install them, the installer is breaking the law.

Since 2013, it has been a legal offence for a manufacturer to not correctly CE mark a product, to falsely CE mark a product, and to fail to CE mark a product for which it is required.

Penalties for manufacturers often include a £5,000 fine and a maximum of three months in jail for the director of the offending

MARKING THE DIFFERENCE

How do you know the products you are choosing from the myriad options available are of an acceptable standard? CE marking provides a vital source of confidence, ensuring lasting safety and quality.



company. Reputable manufacturers will do their best to test their own products before they go on sale, so it is vital that specifiers choose CE marked products. Make sure you look for the CE mark when considering bathroom products, and if there isn’t one clearly visible, ask why not. If you can’t ask why not, don’t buy it.

Besides the legal repercussions, improperly tested products can cause serious injuries, especially in the bathroom. In January this year, the national press covered the story of a one year old who was being bathed by her mum, when their glass shower screen exploded. It showered the toddler

with shards of glass, inflicting multiple cuts to her head and body. In another incident at an international airport, a man sustained serious cuts when the toilet he was on tipped over and smashed.

Any reputable manufacturer will have their CE mark “declaration of performance” displayed on their website. If you install a non-CE marked product, and someone suffers as a result, you will have no fallback.

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ACCESS TO THE FUTURE

With multigenerational living on the rise, UK homes must be designed to support the varying needs of residents with a range of ages and abilities. Daniel Ward of Twyford explains how.

Modern homes need to deliver on a number of levels, meeting the needs of the diverse occupants that may walk through their doors. With the bathroom so essential to all residents, choosing solutions that are accessible and practical is very important.

This is particularly relevant with more than one generation living under the same roof. Recent research suggests households containing two or more families will rise from 1.5 million to 2.2 million by 2025.

Apart from the nuts and bolts of sanitation, other considerations such as storage or easier cleaning can make life easier for occupants.

ACCESSIBILITY

Bathroom products are able to make a huge impact on a house's function, and there are many factors to consider when specifying. The first thing to consider in any bathroom is its accessibility. Can it be used by most residents? Can the basin be reached, the taps be turned on? Is washing (bath or shower) safe and simple, and is getting on and off the WC an easy task? These are basic, but essential elements that can help occupants keep safe, and allow those with mobility issues to maintain their independence.

When buying taps, choose thermostatic, lever taps that are easy to turn on. These styles can be much easier to turn on for young people, or those with arthritic fingers, and importantly, prevent scalding. Short projection, wide basins are easier to access by wheelchair users, as well as looking modern and stylish. When incorporated with short projection cupboard space underneath, easy-access storage is also covered.

In general, showers are easier to access than baths. Installing flush-to-the-floor shower trays prevents slipping, and the incorporation of a seat is a great option for anyone unable to stand for long periods of time. When choosing a bath, baths featuring head rests, seats and a wider edge (ideal for a parent or carer to sit on) will vastly improve washing options for the very young and the elderly.

Comfort-height WCs are another great option for those with mobility issues as they are far easier to get on and off for



WITH THE BATHROOM SO ESSENTIAL TO ALL RESIDENTS, CHOOSING SOLUTIONS THAT ARE ACCESSIBLE AND PRACTICAL IS VERY IMPORTANT

wheelchair users. Lastly, choosing non-slip, textured flooring can help to prevent potentially dangerous falls.

PRACTICALITY

Beyond safety and usability concerns, a bathroom that works well for multiple occupants of varying ages and abilities must have storage at its core. Everyone needs their own space, and by including well-thought out options to tidy away

toiletries, the room will appear less cluttered and be easier to clean.

However cramped the conditions, there is usually some form of storage that can be incorporated. Tall tower units, for example, make use of the unused space up the wall, providing multiple shelves so all the family can have their own. In addition, storage can be included under basins, in the recess under the bath and even in movable stools.

Practicality also extends to how easy the

Wall-hung WCs, basins and even furniture are the direction modern bathrooms are moving, offering stylistic as well as practical benefits. By removing pedestals, floor-standing pans and legs, dust and germs have nowhere to collect and cleaning around and underneath them is easy. Combining rim-free technology with wall-hung is the perfect combination.

With an ageing population, rising house prices, rents and tuition fees forcing young people to stay at home for longer, and the benefits of 'live-in' babysitters for working parents, multigenerational living is a trend that's set to endure. The UK housing stock has a commitment to meet the requirements of the changing family, while keeping occupants safe. By choosing quality, fit for purpose solutions, bathrooms will last longer and be accessible by all.

Daniel Ward is senior ceramics product manager at Twyford



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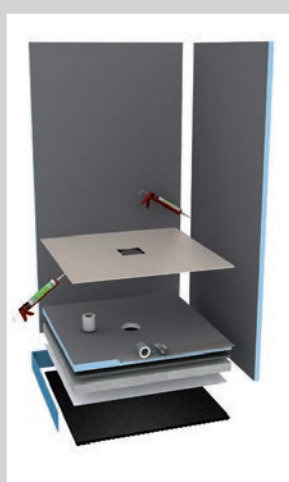
Thanks to a broad range of versatile products and full system solutions that have unique advantages for almost any requirement, wedi is the premium provider for wet areas in both existing and new builds. Whatever the project, renovation or new build, timber or concrete construction, wetroom, bathroom or wellness, a wide variety of suitable elements can be found in wedi's extensive product range.



Fundo walk-in shower elements are available in 6 different thicknesses, in various formats and sizes to allow extensive freedom in design.

Thanks to the excellent insulation properties the wedi shower elements also keep the tiles at a warmer temperature, hence providing a more pleasant shower experience.

The latest generation of sound insulation from wedi, the Nonstep Pro matting provides increased sound protection against water-impact noise to ensure a pleasant and quiet atmosphere within the walls of a home.



Secure, 100% waterproof installation
Wheelchair accessible

A recent development from wedi is the new wedi Fundo Top ready-to-fit surface - a perfect complement to their Fundo Primo, Fundo Plano and Fundo Riolito neo walk-in shower ranges. It is made from a thin but robust mineral material without any joints and offers a practical full-body colour, so that over time any surface scratches are easily sanded down. Furthermore, it is perfectly adapted to the slopes of their shower elements, is wheelchair accessible and available in 4 colours: white, beige, grey and anthracite.



It truly is an ideal alternative to tiling without compromising the quality or the watertightness of the finish.

Lightweight, easy and clean to cut
Jointless, elegant design



High-quality, antibacterial material
Comfortable surface temperature



All wedi elements are designed to interlock and work with all other wedi system components and accessories, that truly complete the installation and waterproofing system, thus guaranteeing system safety.



All customised building solutions wedi offer through their bespoke service, are pre-assembled and tested in their factory before dispatch ensuring easy and safe installation on site.

To find out the true benefits of using wedi products for your next project please do not hesitate to call the dedicated wedi technical support line - lines are open Monday to Friday during business hours.

Geberit iCon XS

Elegance meets versatility



iCon XS. Refreshingly compact washbasin solutions for small rooms.

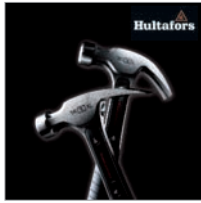
Cleverly designed with a host of features to maximise space, iCon XS includes shelves and tap holes positioned to the side to reduce installation depth and a corner handrinse basin to ease installation in confined areas.

DESIGN
MEETS
FUNCTION

With its linear design and flexible combination options, the versatility of the Geberit iCon bathroom series shines through in any lifestyle context. The extensive range of ceramic products and bathroom furniture in a clear and modern design provides the opportunity for true individual expression, bringing unlimited ingenuity to limited spaces.

→ Be inspired at www.geberit.co.uk/developerbathroomcollection

Tap, Strike, Knock, Whack, Bang, Pound, Smash



Whatever type of hammering jobs you have to do, the **Hultafors** Tools range of Hammers delivers all the power and precision you'll need. In this new generation range you'll find Ball Hammers, Carpenters' Hammers, T-Block Hammers, Electrician's Hammers, Sledge Hammers, Dead Blow Hammers and even Copper Hammers. They're tools that can handle

the toughest work, delivering the best possible levels of precision, performance and safety. Ergonomically designed for ease of use and with a range of sizes and a special grip technology, these Hammers are perfectly crafted for your needs.

info@hultaforsgroup.co.uk

The right choice, the bright choice this winter



Check out the newest and brightest working clothes from **Snickers** for the Autumn and Winter months in the new User Catalogue. There's superb new Snickers products coming your way to make working in the worst of weather so much easier and comfortable – all of them incorporating the very latest in market-leading designs and fabric technology. There's brand new 37.5 high-tech Undergarments, plus Jackets, Trousers and Accessories added to the RUFFWork, FLEXIWork

and ALLROUND clothing families. Plus a brand new range of Hi-Vis garment collection for maximum safety and wellbeing on site.

info@snickersworkwear.co.uk

Solid Gear Safety Shoes – Ideal For Winter



Solid Gear and Toe Guard safety shoes and boots are fast becoming among the most popular brands choice among discerning tradesmen and women. There's over 30 products to choose from that integrate modern designs and sporty looks with best in class materials for comfort, protection and durability. Light, safe fibre-glass toecaps won't conduct the cold while our new composite plates are made of technical fibres that are lighter and thinner but still stronger than their predecessors.

While Goretex forms part of the uppers to make them highly breathable, they're also water repellent and waterproof to keep your feet dry.

info@hultaforsgroup.com

Thompson's launches building chemicals



It's been an exciting few months for the Thompson's brand. Known for its famous waterproofing range, with the launch of a new range of Building Chemicals products, plus a redesigned website has moved the brand into several exciting new categories. With more than 40 new products, the Building Chemicals range

caters to six key areas including; roofing, admixtures, flooring, cement and mortar repair, cleaners, and putties and adhesives. The Thompson's website has also been relaunched with nine new categories and easy access to technical data sheets.

www.thompsonsweatherproofing.co.uk



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Select the best with Sika PRO Select

The sealants and adhesive range from **Everbuild** – A Sika Company is growing with the launch of Sika PRO Select, a fantastic new range bringing the renowned Sika technical expertise to the trade user.

This extensive new range consists of ten products including Sika MaxTack Super Charged, an extremely fast setting adhesive with a fixing time of just 20 minutes and the ability to bond to a variety of surfaces, both indoors and outdoors and even underwater. The PRO Select range also includes Sika MaxTack Ultra Clear, a 100 per cent transparent, high strength sealant and adhesive, Sika MaxTack Ultimate, an extra strong hybrid sealant and adhesive for use on almost every application imaginable, SikaSeal Multi Purpose Silicone and Sika MaxTack Instant Grab SF. So whatever the application, there is sure to be a suitable product in the Sika PRO Select range.

For more information on the PRO Select range or any other product within the Everbuild and Sika ranges, contact your local sales representative, call the sales office or visit the website.

0113 240 2424 www.everbuild.co.uk



SAE Joist hanger – four Million and counting

This Autumn, construction connector manufacturer **Simpson Strong-Tie** is celebrating the pressing of its four millionth 'SAE' joist hanger.

The UK's most versatile, heavy duty timber connector is going from (load bearing) strength to strength, increasing in popularity as builders opt for a connector solution to suit a wider variety of applications, is easy to install and comfortably capable of supporting higher loads.

UK Marketing Manager, Chris Sanders explains: "The SAE is something of a fan favourite; it can either be nailed to solid and engineered joists, or bolted directly onto masonry, comes with an impressive load bearing capacity and can support joist widths from 38mm right up to 200mm while offering up to 20.9kN of safe working load – making the SAE an easy fit for most situations. The rate we're making them, we could be celebrating the five million mile stone before long".

01827 255600 www.strongtie.co.uk



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PVC: THE RIGHT FIT FOR CLADDING

Innovations in PVC cladding make the material a strong contender against more traditional building products, some of which remain in short supply. Freefoam Building Products explains the material's performance, maintenance and aesthetic benefits.

After the economic downturn in 2008, the demand for bricks and other building materials reduced as the housing market declined, leading to brick production decreasing by half, and the closure of 19 brick plants. It was a similar story throughout the building material supply chain.

The last few years have seen an improvement in the economic environment and a resurgent housing market, with building materials back in demand. The issue was, however, that the supply chain was unable to cope with the increase in demand, with construction companies being left with long lead times and subsequent delays.

The Royal Institute of Chartered Surveyors reported scarcity of materials as a key impediment to growth, revealing that 40 per cent of surveyors believed building material shortages were delaying building activity.

THE ALTERNATIVE

The construction market is however, a resilient sector, and flexible enough to capitalise on such issues, with many housebuilders already looking at alternative products.

One of those alternatives, cladding, has come a long way in the last 10 years. Polyvinyl chloride (PVC) panels can completely transform a property, enhancing its function and appearance, providing a cost-effective and low maintenance option. PVC is replacing traditional building materials such as wood, metal, concrete and clay in many applications. Its versatility, cost and excellent record of use mean that it is often called the most important polymer for the construction sector.

PVC cladding can offer high fidelity, embossed textured wood graining, innovative 'secret' fittings and more. By using block construction and then adding, for example, an external cladding,

housebuilders can create an attractive facade while removing the brick element completely.

Cladding actually increases the mechanical strength of any building, while offering protection from the elements. Cladding a building can provide resistance to water, sunlight, pollution, and cracks caused by temperature or climate change. Incorporating this building material can also offer protection from rain, humidity, mould and strong winds.

STYLE

Although the primary reasons for including cladding in a building project are practical, the aesthetic aspect is not to be undervalued. Well-chosen cladding can dramatically change the overall look of a building, transforming its appeal and significantly raising its market value. Because of this, cladding manufacturers usually offer a wide variety of styles and materials.

Not only does PVC cladding offer a contemporary finish, allowing homeowners to personalise their property and make it stand out, but fitting such a solution can provide the ideal solution to insulate your home. Designed for use on all types of materials including brick, block, masonry and concrete, PVC cladding receives an A+ rating from the BRE Green Guide when fitted with standard insulation materials.

EASE OF MAINTENANCE

Homeowners often like the look of traditional timber-clad homes, but they are far less keen on maintaining them. It comes as a shock to many buyers that timber cladding needs maintaining, and it's something they often forget once they move in. Compared to a painted timber surface, cladding requires very little cleaning or repairing. Most cladding needs nothing more than a regular wash to keep it looking clean and fresh. Modern PVC cladding only requires a power wash every two years,



providing the low maintenance alternative so many homeowners are looking for.

PVC cladding is also quick and easy to fit. With each board designed to interlock with the next, there are no awkward cuts to make, no preparation of boards, and no time-consuming painting. Boards can be very light to handle, and a single wall can often be clad in a single day.

BUYERS

Designing and building a home that saves energy, is affordable to build and buy, and that people actually want to live in, can be a challenging prospect. More mortgages are now becoming available, and Government initiatives like Help to Buy are making it easier to obtain funding for house buyers, but money is still tight.

Buyers do not have the confidence to invest more than they must, and housebuilders and property developers have to be careful not to load up their properties with higher specs than necessary, otherwise they'll struggle to get their money back. The solution therefore, is likely to be a variety of smaller innovations and improvements to traditional products and materials in new combinations.

PVC cladding has come a long way in the last 10 years, and high maintenance timber cladding can be tiresome for end users. Offering longevity, low maintenance insulation and style, improving buildings with PVC cladding could give your development the edge over the competition.





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iDecking - ideal for cladding

Wallbarn's revolutionary iDecking offers one of the easiest ways of installing top quality decking boards as cladding. EasyChange is a unique system that uses rotating nylon cams onto which the boards are simply fastened using an EasyKey. They can then be removed at any point - particularly useful if you want to access the surface behind for things like electrics or pipework - and once closed, the clips keep the boards securely in place. The rotating cams are fixed onto low-profile aluminium battens so no screws, hidden fixings or timber joists are required.

Every element is pre-measured to fit exactly, meaning it is almost impossible to install incorrectly and the gaps between boards even provide natural ventilation. Available in a variety of hardwood species and as composite, EasyChange is extremely adaptable and has even been used successfully in fabricating structures such as seating and tables.

0208 916 2222 www.wallbarn.com



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www.freefoam.com
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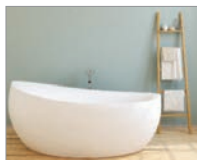




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Washability and abrasion resistance



Designed for dry and humid spaces where good washability and abrasion resistance is required, Timantti 20 is a semi-matt special acrylate waterborne paint from **TeknosPro**. It is especially suited to the interior walls and ceilings of kitchens, bathrooms, halls and staircases in schools,

hospitals, food processing premises and other similar facilities. Timantti 20 may be tinted to all TeknosPro colour shades and can be diluted with water if required. It is easily applied by roller, spray or brush to primed concrete, plaster, filler, brick and building board surfaces. The paint is also suitable for repainting old alkyd and dispersion paint coats. Initial drying time is one hour while the final forming of the paint film takes around four weeks.

sales@tekno.co.uk

Crittall reinforces Mayfair chic



One of Mayfair's most prestigious apartment blocks has undergone a transformative refurbishment with a major contribution from **Crittall Windows**. Chesterfield House, close to Park Lane, was built in the late 1930s.

The refurbishment works called for the

removal of all existing original steel windows and their timber subframes which were then replaced with new timber subframes clad externally with special aluminium extrusions to ensure the external surfaces were maintenance free. New Crittall Homelight Plus double-glazed self-cleaning windows were then installed into the subframes.

01376 530800 www.crittall-windows.co.uk



Grey is here to stay

Freefoam, a manufacturer of innovative products for the building industry in Ireland, the UK and Mainland Europe, is following feedback from customers, delighted to announce an addition to its popular Weatherboard cladding range with the introduction of a new colour option Slate Grey. Slightly darker in tone when compared to the very popular Storm grey it will appeal to those looking for a more defined appearance to their project. The Weatherboard cladding is a 170mm wide board featuring a subtle embossed wood effect finish and an attractive overlapping appearance to create a 'New England' look. Already available in a range of traditional and contemporary shades, from subtle Pale Gold and Cappuccino through to more dramatic Argyll Brown and Colonial Blue the addition of Slate Grey will make a welcome addition to customers. Fortex® is an innovative cladding range that features an attractive subtle embossed 'wood effect' finish coupled with the benefits of low maintenance PVC. PVC-U cladding requires minimal maintenance once installed, a major benefit for property owners and a compelling feature for any property developer or housing provider.

01604 591110 www.freefoam.com

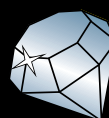
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Lusso adds zest to conservatory styles



Eurocell has announced the new Lusso orangery-style roof system, which adds style and value to conservatory offerings. Comprising highline gutter and internal pelmet components, Lusso is a modern take on traditional roof design, offering an on-trend orangery effect from

standard components – and without all the extra building work or added cost of structural work to ensure the conservatory can take a ‘fuller’ roof. The deep sculptured design of the highline gutter adds a touch of class and character to a ‘normal’ conservatory roof, while neatening up the drainage details, without a visible gutter and brackets running horizontally.

0800 988 3047 www.eurocell.co.uk/lusso

Introducing frameXpress Ltd



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

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

01952 581100 www.framepress.co.uk



Nationwide windows & doors’ multi-million-pound expansion

One of the leading social housing and new build fenestration partner **Nationwide Windows Ltd** announces it has finalised its latest manufacturing, warehousing and car parking acquisition. The purchase, adjacent to the current Rugby facility, sees the site expand to cover seven acres in total and is next stage in the company’s multi-million-pound strategic growth programme. As well as ensuring customers will continue to receive quality service and innovative products, the move also allows Nationwide Windows & Doors to continue to grow its output to satisfy an ever-increasing order book. Managing Director, John Whalley comments: “The business has been experiencing unprecedented demand across all our product ranges including core PVC-U windows and doors, especially coloured, composite doors and insulated glass units. In addition, specialist products like aluminium windows and doors, patios, vertical sliders and bi-folds are also seeing significant growth. ‘We’re delighted that this move will safeguard Nationwide Windows and Doors’ future on this site in Rugby and is testament to our commitment to growth and the further employment that will come on the back of it. Thanks to our collective hard work, Nationwide Windows & Doors has enjoyed double digit growth year on year, every year since 2009.”

www.nationwindows.co.uk



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District Heating at Southbank Place Canary Wharf

Evinox Energy are delighted to be working with Canary Wharf Group plc on the Southbank Place development. This outstanding scheme features a district heating system that incorporates a highly efficient energy centre, which will reduce the carbon footprint of the site. The District network will supply residents with thermal energy for heating, cooling and the production of domestic hot water.

Southbank Place is being developed by Braeburn Estates, a joint venture between Canary Wharf Group plc and Qatari Diar Real Estate Investment Company. When complete it will feature seven new buildings including residential space, state-of-the-art offices and a diverse mix of retail. This 5.25-acre development also features the iconic Shell building and offers some of the best views in London including the London Eye, Houses of Parliament, Whitehall and exceptional vistas of the river.

HEATING & COOLING INTERFACE UNITS

Evinox Energy have supplied ModuSat® heating and cooling interface units, including twin plate units for instantaneous heating and hot water, single plate units for cooling and models that feature an integrated hot water storage tank.

The Canary Wharf Group plc decided this was the ideal solution as many apartments require both heating and cooling throughout the home.

SMART CONNECTED CONTROL

The Interface units at Southbank Place feature our SmartTalk® two-way communication technology, which operates using the same hard-wired network as the metering data collection without additional costs. This enables all dwellings to be remotely metered, controlled, interrogated and tested, and enables operation and maintenance routines to be run remotely including the diagnosis of faults. The system picks up a range of alarms such as faulty components, faulty meters, high/low system pressure.

By using our two-way communication system, any HIU performance check can also be carried out remotely, significantly reducing inconvenience, maintenance time and cost.

CREDIT TOWARDS CODE FOR SUSTAINABLE HOMES

Each home also features an Evinox ViewSmart ENE3 controller, which can display all of the information required to gain credits for the Code for Sustainable Homes. This includes



historical consumption data in a graphical format to enable residents to view information about their usage and compare different periods. This removes the requirement to install a separate energy display device to gain credits towards the Code for Sustainable Homes.

01372 722277 www.evinoxenergy.co.uk

Digi-Line electric radiators – the smart choice



Cutting-edge energy management features available on the Digi-Line range of electric radiators from **Electrorad** serve to cement its position as a number one choice with contractors, installers and plumbers. Features that include unique independent double panel control, in-built energy monitoring (on the

TouchE3 option), and virtual open window sensors, make Digi-Line the efficient and easy-to-control alternative to traditional central heating. It is also an ideal replacement for outdated storage heaters and panel heaters. Digi-Line radiators are available with two heating panels.

www.electrorad.co.uk

Bespoke valve configurations



For any building service contractor, the key to a successful project is the efficiency of the installation – in short, time spent on planning and onsite. Integrated piping solutions manufacturer, **Pegler Yorkshire**, has developed a unique service that delivers bespoke valve arrangements for fan coils in a significantly reduced lead time from the

merchant's order. The process works by uploading drawings for take off preparation, Pegler Yorkshire's technical team can offer direct guidance on optimisation for efficiency and the most cost effectiveness for your proposal. Your preferred merchant receives the quote and once the order is received it will be fulfilled in line with the installation schedule.

www.pegleryorkshire.co.uk

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SHOW PREVIEW

HOMES 2017

In partnership with the National Housing and National Leasehold Group, HOMES 2017 is the only housing event in the UK dedicated to residential development, strategic asset management and procurement solutions.



Attended by over 3,000 housing sector professionals from housing associations, local authorities and the commercial sector, HOMES is an opportunity to explore the latest thinking on housing supply, discover the latest housing innovations, speak to leading housing suppliers and be inspired by the expert minds in housing.

LEARNING

HOMES boasts the housing sector's largest free (fee applies to commercial organisations) learning programme, offering talks, seminars and panel debates.

Five theatres will cover topics including strategic asset management, residential development, efficiency, fire safety, home ownership, planning, regeneration, technology, people, finance and build-to-rent.

Senior representatives from the Government, local authorities, housing associations and the commercial sector ensure every base is covered in addressing the sector's key challenges at HOMES.

STRATEGIC ASSET MANAGEMENT

The strategic asset management stream of sessions will explore the latest thinking and best practice around repairs and maintenance, strategic asset management, partnership models and innovations in energy management. Set in an environment for informed debate and discussion, attendees will leave with a tool kit of take-home solutions which can be implemented straight away.

BUILD-TO-RENT

Build-to-rent is now seen as a realistic solution to the housing crisis. The increase in build to rent developments is a true sign of this, especially in the capital, where large scale sites are providing quality and affordable homes. HOMES will present a stream which is dedicated to this tenure.

FINANCE, EFFICIENCY & TECHNOLOGY

Since the 1 per cent rent reduction there has been an increasing onus on the sector to provide value for money and to deliver cost savings. This

stream of sessions will showcase how organisations are realising savings and efficiencies through innovative financial management, which is underpinned by current and emerging technologies.

RESIDENTIAL DEVELOPMENT

Residential development of new homes, across all tenures, is at the forefront of the sector's mind. Across the two there will be leading content to help attendees get to grips with the latest innovations and thinking, which can help companies meet the housing supply challenge.

KEY SPEAKERS INCLUDE...

- Sir Edward Lister, chairman, Homes and Communities Agency
- Jayne Dunn (labour), Cabinet member for neighbourhoods and community safety, Sheffield City Council
- Professor Paul Cheshire, department for geography and environment, London School of Economics
- Ann Santry CBE, chief executive, Sovereign
- Claire Kober (labour), leader, Haringey Council
- Trudi Elliott CBE, chief executive, Royal Town Planning Institute

HOMES 2017 takes place at Olympia, London 22-23 November 2017. Secure your free (fee applies to commercial organisations) ticket today at

HOMESEVENT.CO.UK/VISIT

Small changes, massive savings: heating secrets explained by Sentinel

Social housing organisations that join Sentinel's CPD learning seminar at the Homes Show, Olympia will be in for a revelation about the significant potential savings they could be achieving with regard to heating provisions. The boiler manufacturer endorsed water treatment specialist will explain how a few small changes to heating system care can save registered landlords hundreds of thousands of pounds for every 1,000 boilers – and improve tenant satisfaction to boot.

Sentinel's mission has been the same for 30 years: to protect boiler and heating system components from the damaging effects of corrosion, which is the inevitable consequence of poor water quality. Corrosion can lead to a multitude of devastating problems within heating systems including complete boiler failure, breakdowns, premature repairs and parts replacements, cold spots in radiators (or radiators that fail to provide almost any warmth at all), higher heating bills, and lower energy efficiency.

The prevalence of the problem has been highlighted by research and testing conducted by major boiler manufacturers: 87 per cent of



Sentinel UK Sales Director, Craig Mitchell

call outs are to systems without correct water treatment. This means registered landlords are currently missing an opportunity to maximise boiler longevity in their housing stock. Feedback from providers and contractors

suggests that a significant percentage of boilers last around 10 years, not reaching their projected lifespan. Since heating provision cannot cease, the cost of getting these systems back on their feet simply has to be absorbed.

Carefully administered water treatment can protect heating systems from the effects of corrosion for life for a surprisingly low cost. This true Value for Money solution benefits both registered landlords and tenants by extending system longevity, preventing premature repairs and breakdowns, lowering heating costs, optimising heat transfer and energy efficiency, and ensuring that homes are warmer.

Sentinel's unmissable session, titled 'Delivering Value for Money in heating provision: how small changes can deliver large savings', will be presented by the company's UK Sales Director, Craig Mitchell, on Wednesday 22nd November at 11.45am. At the show, Sentinel will also be discussing their revolutionary upcoming innovation on stand H143.

Homes Show stand no H143

01928 704330
www.sentinelprotects.com

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Croydex exhibits expertise at Homes Show



Bathroom accessories specialist, **Croydex** has enjoyed a reputation for designing and manufacturing pioneering, practical and easy to use products since 1919. Visit stand H63 to pick up a copy of their Specification Solutions Catalogue packed with in-depth technical product information for a wide range of accessories chosen for their quality and durability. All are designed to be fitted using the award-winning manufacturer's no-mess, no-fuss fixing methods and include shower curtains and bathroom mats, toilet seats, illuminated cabinets and mirrors, water-saving showers, storage solutions and a stylish inclusive range.

01264 365881 www.croydex.com

Homes Show stand no H63

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BLANCO has developed a new, stylish filter tap; the **FILTRA Pro**. By actively processing up to 6000 litres of filtered water before replacing the filter, the **BLANCO FILTRA Pro** delivers far more in terms of efficiency and cost than most other systems on the market. 3.20 billion litres of bottled water is now consumed in the UK. As a nation, we now drink more bottled water than fruit juices/nectars, wine or spirits; now the same quality water can be enjoyed at home - at a fraction of the cost. **BLANCO** has designed this tap model to complement all sorts of sink and kitchen designs. The **BLANCO's FILTRA Pro** tap, retails at £526 ex. VAT.

www.blanco.co.uk



Clearstone resin bound for rural site

At Cowfold in West Sussex, developers Hellett & Holden took on the task of refurbishing a grade-2-listed Georgian house and stables, and constructing an adjacent new house. This rural location, called for a sensitive approach to design and specifications of materials. For the driveway and parking areas, totaling 220m², the local authority demanded a high aesthetic standard. They specified a permeable surface be used, compliant with current SuDS regulations, so block paving was deemed unsuitable. Permeable pavers were briefly considered, but lacked the smart appearance needed for this upmarket project. Resin-bound paving, with its permeability and good looks, was recognised as the solution Hellett & Holden were looking for. Understanding that installation of resin-bound systems is a specialist matter, the developers approached **Clearstone** to work on the finer details, and then to install the surface. After careful groundworks and preparation, the **Clearstone** team were able to complete installation in a day. The driveway and parking areas were finished in **Clearstone's** 'Chesil' colour.

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PRODUCT FOCUS



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Safety Technology International (STI)

In a recent revision to the BS5839-1:2017 the British Standard Institute has recommended, in section 20.2 b) of the update, that: "All MCPs should be fitted with a protective cover, which is moved to gain access to the frangible elements." Safety Technology International (STI) supply a range of protective covers, from integral covers to sounder models; there are variations to suit all applications. These covers are specifically designed to prevent false alarms whether accidental or malicious.

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www.Biodigester.com



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5 reasons housebuilders prefer roofing slate



Durability and cost-effectiveness are often the main requirements when choosing building materials. Does it happen the same with roofing solutions?

Let's take a moment to find out why a high proportion of housebuilders choose roofing slates.

1. EXCEPTIONAL DURABILITY: IT LASTS A LIFETIME!

With a durability of over 100 years, natural slate is the most resistant material used for roofing. A good quality slate is very durable and will out-perform better than other roofing materials.

2. ENVIRONMENTALLY FRIENDLY

Green is the big thing these days so of course it's going to be an important thing to take into consideration when building a home. Natural slate is eco-friendly in all stages of its life span. The life-cycle analysis, which allows an analysis of environmental impact of a product in a global scale, confirms that slate is the best sustainable option for any project.

3. HEALTHY CHOICE OVER OTHER BUILDING MATERIALS

Natural slate is 100% natural, subject only to extraction and working processes. The simplicity of its production process makes it the sustainable alternative for any housing development.

4. UNLIMITED DESIGN

Slate has endless design possibilities. This versatility allows builders to incorporate

intricacies in their design that would be impossible to achieve in other materials.

5. CONSISTENCY AND TECHNICAL SUPPORT

As a general rule, it is advisable to demand specific information from the natural slate producer, avoiding generic and distributor's brands as far as possible as these make it difficult to correctly identify the product.

Unlike other brands, CUPA PIZARRAS produces and transforms its natural slate in its own quarries and processing plants. Besides, they have a team of natural slate experts ready to advise you on any project complexity that may appear during construction.

CUPA PIZARRAS has been producing natural

slates since 1892 and during their 125 years of expertise, their constant search for new efficient and sustainable production processes have made them the world's largest producer of natural slate. As a matter of fact, one in every three slates supplied around the world is a CUPA PIZARRAS slate!

This is why thousands of housebuilders and developers worldwide have chosen the inimitable quality of CUPA PIZARRAS' slate. Its exclusive textures have inspired them to create unique projects in which natural slate stands out on its own. What are you waiting for?

01312 253111 www.cupapizarras.com





ARE YOU COVERED?

Janine Brady of SIG Roofing explains the importance of finding the right roofing product, with the right guarantees.

The choice of roof covering for a new home is critical. It not only affects the appearance of the property, it also influences its weatherproofing, energy efficiency, sustainability and durability. Therefore, when designing, installing, and replacing roofs, there's a lot to consider.

It may be that the architect has already specified the roof covering – which will be either concrete or clay tiles, natural or man-made slate. However, decisions still need to be made on which products to use, their colour, size and texture, along with any planning restrictions, and of course, the budget. Roofs are made up of multiple products, so the choice of battens, fixings, breather membrane and ridges, for example, must also be carefully considered.

Naturally, as builders and developers, you want to get the roof just right. This is especially important for a building's aesthetic as it accounts for 20-30 per cent of the visible exterior, and will determine the appearance of the property for decades. However, with the focus very much on the physical components, it's all too easy to overlook the overall life expectancy of

the roof and any warranties that may cover the products.

WARRANTIES

If you're an NHBC-registered builder, you will sell your new homes complete with a comprehensive 10-year warranty and insurance cover. During the first two years, your buyers have warranty and insurance protection for their newly built or converted home. However, if the roof fails to meet NHBC requirements, you are responsible for any repairs necessary, and if the fault lies with the products you have used, you will find yourself making a claim.

The last thing that any housebuilder or developer needs is a problem with the roof that leads to a claim. However, things do go wrong, and when they do, you need the reassurance that the manufacturer/supplier can be relied upon in the event of defect or failure, and that the company will stand by your claim. Otherwise, not only could a claim prove costly, it could seriously discredit your reputation too.

Thankfully, over the years roofing products have become more advanced, with their quality and reliability increasing.

Practically all products now come with a standard 12-month warranty, if not longer. This said, research has shown that 70 per cent of contractors have had to replace a roofing product through a warranty claim at some time or other. Therefore, you need to be confident that the warranties offered by the products you choose are both comprehensive and robust.

A reliable warranty instils trust with the manufacturer, as well as confirming confidence in the product. Although it can be time-consuming and confusing to assess the value of every warranty, it pays to do your homework at the specification and purchase stage rather than be faced with problems post-installation. So, how do you ensure that a warranty is reliable?

INVEST IN QUALITY

It's always tempting to be swayed by lower prices or quality, or super extended warranties. However, regardless of the size and nature of the project, quality must never be compromised. Every job, no matter how large or small, needs to be approached with the confidence that the roofing products are of genuine quality and

SINGLE PACKAGE WARRANTIES TAKE ALL THE HEADACHE OUT OF A CLAIM AND ARE BECOMING A POPULAR OPTION

that their warranties are robust.

Take natural slate, for example. Not all slate is of the same quality, and an inferior product may be riddled with inconsistencies and imperfections that can affect its durability and performance over time – resulting in high wastage and escalating labour costs. Quality slate is usually backed by a quality warranty. If something goes wrong further down the line, the slate will live up to its promise and support will be provided.

REPUTABLE SUPPLIERS

It pays to only deal with reputable companies who offer assurance that they can uphold their warranties. A supplier with a solid reputation, a long history of sourcing the products, and the ability to offer traceability of supply, can often be relied upon to offer warranties that will prove worthy should support become necessary. A

reputable slate supplier, for example, will honour all warranties, even if the slate quarry that supplies the slate ceases production.

SINGLE PACKAGE WARRANTIES

Whether it's a new roof, an extension, or even a repair, it's rare that only one product will be ever used; there will be several. Warranties are normally issued separately for each product, so that means several warranties to manage too. Keeping track of every warranty and storing them safely can be a job in itself, so imagine having to deal with multiple suppliers in the event of a claim. It can be difficult, time-consuming, and downright frustrating and can all add up to lost revenue. Single package warranties take all the headache out of a claim and are fast becoming a popular option for housebuilders and developers. Although they offer a number of valuable benefits, the key attraction is simplicity.

When a single package warranty is purchased, just one warranty covers the performance of the key products involved in the build-up of a roof – in some cases up to 15 years. In the unfortunate event of a claim, there's just one company and only one contact to deal with at any time throughout the process.

In addition to offering complete peace of mind for yourself, it's a sure fire way to protect your reputation too. It also means

that you and your contractor can rest easy knowing that you're using top quality products, and that the homeowner will have their roofing issues resolved easily and at speed. Single package warranties also tend to include a comprehensive selection of market-leading, quality products, and these can be relied upon to deliver durability and great performance.

GREAT ROOFS

The impact from a claim is never really felt until the time it needs to be made. Ironically however, that's also the time when support is needed most. Whether you're NHBC registered or not, the importance of choosing quality products that come with reliable warranties can never be underestimated. By aligning yourself to a reputable supplier who can demonstrate quality, reliability and expertise, you can rest assured that the products you have chosen don't compromise on quality, and you will be supported in the event of a claim.

Great roofs require great materials that will give both you and your customers peace of mind for years to come, so always invest in the best, and make sure your warranties provide the cover you need.

Janine Brady is marketing manager at SIG Roofing

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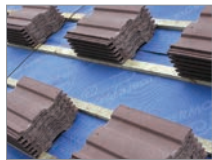
Re-shaping the UK housebuilding industry



Structural timber technology addresses many government concerns associated with the public procurement of housing. These include the speed of construction, environmental impact, energy efficiency and cost. For example, **Norbord's** own oriented strand board, SterlingOSB, one of the most widely-used components of UK timber frame systems. SterlingOSB is a sustainable, low-energy product with excellent physical performance characteristics. OSB is an essential component of all timber framed panel systems and a major contributor to their growing popularity.

www.norbord.co.uk

Air-open underlay tops performance ratings



Variable performance of many vapour permeable underlays ultimately prompted the NHBC and BSI to require supporting high level ventilation for such products. For roofs needing the highest standard of ventilation performance during a building's critical drying out period to

prevent condensation forming in the roofspace, **Klober's** BBA and IAB-approved 'air-open' Permo® air offers not just an exceptional level of breathability, with a water vapour transmission sd-Value of 2736 g/m²/day, but a water vapour resistance which has been independently confirmed to be as low as 0.03 MNs/g. This has resulted in its specification for many complex roof designs as well as historic and commercial buildings.

01332 813050 www.klober.co.uk

Cavity Barriers protect against fire spread



According to Document B of the UK Building Regulations fire barriers must be installed in cavity areas that are vulnerable to the spread of fire. Using the correct passive fire cavity protection system within a building is crucial, in the event of a fire, intumescent fire barriers

activate and seal holes, penetrations and cavities, preventing the spread of fire and smoke, thereby fulfilling UK regulations. Standards and Regulations also stipulate that two storey buildings and above require cavity barriers to stop fire from spreading through walls, floors and cavities. The **Envirograf®** Cavity Barrier range fully satisfies the requirements stated in Document B of the Building Regulations.

www.envirograf.com

We've Got You Covered

Update to the BS5839-1:2017 states that "All MCPs should be fitted with a protective cover."*



All manual call points that are placed in vulnerable areas and are prone to false activation should be protected



STI supply a range of protective covers, from basic integral covers to sounder models for all applications

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*British Standard Institution (2017) 'BS5839-1:2017 Fire Detection and fire alarm systems for Buildings'

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CAUSE FOR ALARM

Adrian Keats of Honeywell provides advice on the options available when choosing fire alarms, and where best to site them – in the context of what he believes is a dangerous level of misunderstanding currently in the market.

Despite ever-evolving legislation around fire and CO protection, there is still a shocking level of misinformation when it comes to best practice for specifying smoke, heat and CO alarms.

Current regulations dictate that a smoke alarm be installed in every new build home and each floor of rented accommodation, and that a CO alarm is fitted in any room which contains a solid fuel burning appliance.

However, these regulations only cover the bare minimum so they are far from a guide to best practice. Notably, it is only required that a CO alarm is installed in dwellings where a solid fuel burning appliance is present, and there is no requirement on where exactly smoke or CO alarms should be sited. What's more, there is no guidance on heat alarms, or the benefits of installing an interconnected alarm system.

SMOKE ALARMS

Building Regulations require the installation of automatic smoke detectors in new dwellings. According to the regulations, landlords must install at least one smoke alarm per floor. It's important to note that you cannot replace these with heat alarms and remain legally compliant.

However, while one per floor is the minimum by law, this is not necessarily in-keeping with best practice. According to

The Fire Safety Advice Centre, there should be an alarm within 1.5 metres of the entrance to all habitable rooms and any cupboards that pose a fire risk – especially those within the path of an escape route.

What's more, residents of differing abilities should also be taken into account when an alarm system is specified. For example, choosing units which have large LED display alerts alongside an audible alarm can help to cater for the hearing-impaired.

When it comes to siting smoke alarms, you should position the unit as centrally as possible, whether this is in an entrance hall or a room. The alarm should also be at least 30 cm away from any wall or light fitting.

CO ALARMS

To remain compliant with the law, a carbon monoxide alarm must be fitted in every room featuring a solid fuel burning appliance. In terms of ensuring tenant safety however, this is the bare minimum. Many incidents of CO poisoning are the result of gas leaks from incorrectly fitted,

inadequately maintained or faulty appliances like boilers and cookers, none of which are covered by the legislation.

For real protection, a CO alarm should be placed in every room which contains a fuel burning appliance, as well as an alarm in any bedrooms located above these.

While this level of caution may seem excessive, NHS figures have shown that approximately 50 people in the UK die every year from accidental CO poisoning, and at least 200 are treated for exposure to the gas, highlighting just how crucial carbon monoxide safety is.

Once the amount of CO alarms necessary for a property has been determined, it's crucial to consider alarm location. Detailed recommendations can be found in EN 50292, a guide on selection, installation, use and maintenance for residential carbon monoxide alarms. Ideally, the alarm should be positioned at a high level in the room, typically 30 cm from the ceiling, and a metre away from any fossil fuel-burning appliance. It can be fixed to a wall or free-standing on a shelf, as long as the recommended positioning requirements are met.

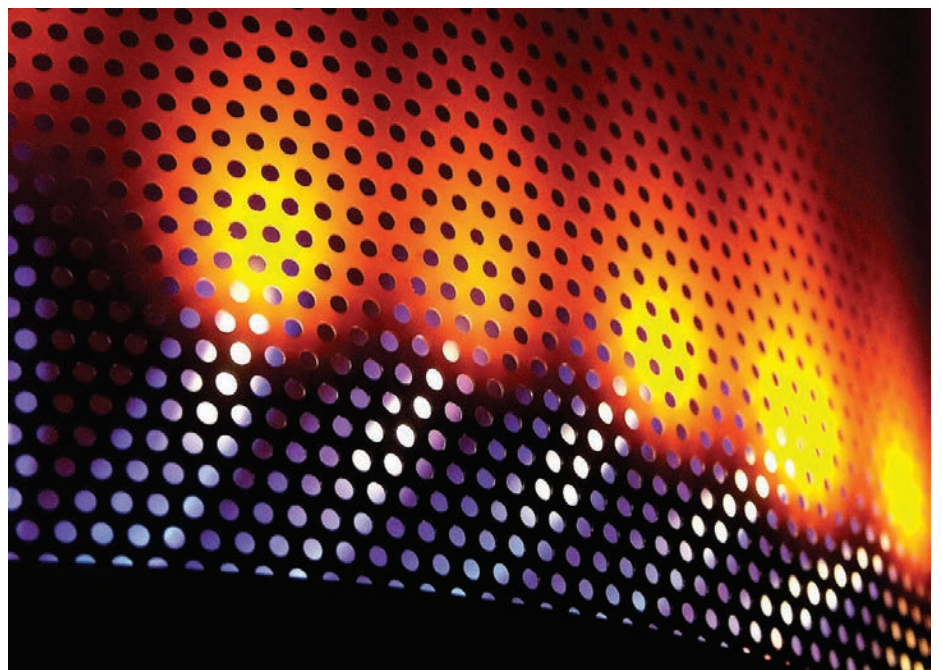
HEAT ALARMS

When selecting an alarm, it's advisable to consider the type of hazard most likely to arise in each area of the home.

Generally, there are two types of fire: 'fast-flaming', and slow-starting, smouldering fires. In a kitchen environment, fast-flaming is most common. In fact, 59 per cent of household fires are caused by cooking mishaps, many of which stem from unattended chip pans which burst into fast-flaming fires.

Fast-flaming fires, unlike slow-starting, produce little smoke, but plenty of heat. This is where a heat alarm can be a better solution than a smoke alarm. In a kitchen,

THERE IS STILL A SHOCKING LEVEL OF MISINFORMATION WHEN IT COMES TO BEST PRACTICE FOR SPECIFYING SMOKE, HEAT AND CO ALARMS





where these fires are common, a heat alarm may react quicker than a smoke alarm, saving valuable time which can be used to alert and evacuate residents.

In terms of location, a heat alarm should be placed as close to the centre of the ceiling as possible. If this is not practical, mount no closer than four inches from a wall or corner. Avoid fitting heat alarms near air vents, decorative objects, or anything which could obstruct the alarm and prevent heat from entering the unit and triggering the alert.

In order to provide a more

comprehensive safety solution, property owners are increasingly looking to interconnected alarm systems when specifying for developments.

An interconnected heat, smoke and CO alarm network will trigger every alarm in the system, not just the one that has been activated. This ensures homeowners are alerted to danger no matter what area of the home they are in.

Wireless options can also keep disruption to a minimum, and avoid the risk of potential damage to wires in a wired system.

Although domestic fire and CO safety has improved, especially since the 2015 regulations, there is still a long road ahead. Compliance doesn't equal safety, and the importance of proper siting is still not universally understood. While going above and beyond legal requirements might feel unnecessary, the long-term benefits of going the extra mile in fire and CO protection are more than worth the investment.

Adrian Keats is national account manager for Honeywell's Home Safety business

Residents at The Landmark apartments in Dudley stay safe with SE Controls

An iconic and popular residential development in the West Midlands, The Landmark at Brierley Hill, is using smoke control systems from SE Controls to ensure escape routes are kept free of smoke in the event of a fire, allowing residents to exit the building safely.

Located at the Waterfront complex adjacent to the Merry Hill retail centre in Dudley, The Landmark was formerly the HQ for a financial services company before being acquired by investment property developer, Seven Capital, who converted it into 181 apartments with Colmore Tang Construction, all of which were sold off-plan within five months.

As the travel distance from some of the apartments to the building's five existing escape stairs was more than the maximum 7.5 metres allowable for code compliant naturally ventilated smoke control system within Building Regulations Approved Document B, SE Controls designed and installed four individual smoke ventilation solutions. Each of these was based on the specific requirements

of each floor within the building and combines both mechanical fan and natural smoke extraction.

The ground and first two levels have the largest floor areas and highest density of apartments, so an SE Controls SHEVTEC Extended Travel Distance mechanical fan system was installed to protect the corridors and three of the stairwells where apartments are located more than 7.5 metres from the escape stairs.

On the second, third and fourth floors, supplementary automatic opening vents (AOV) are provided to ensure additional stairwells and corridors are kept free of smoke to aid escape from apartments located within 7.5 metres of the stairs.

A further naturally ventilated system is used on floors five and six. Although these have the smallest floor area, a further dedicated escape staircase is protected by AOV louvres at the head of stairs. The main escape route in the seven-storey section of the building is also protected by a naturally ventilated smoke system, which covers all the floors.



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TIMBER'S TIME HAS COME

David Connacher of Norbord explores the recent developments in the housebuilding industry that are providing sustained momentum in the timber frame construction market.

Housebuilding has proved to be the most buoyant sector of the UK construction industry in the last five years, its rate of growth only recently being overtaken by the infrastructure sector.

Even now, demand is so strong that housebuilders are unable to meet requirements, and the time-lag between starts and completions has prevented any acceleration in supply.

Last October, in order to speed things up, the Government launched a £3bn Home Building Fund – a loans programme to encourage more small to medium sized builders to focus on housebuilding.

Shortly afterwards, when he held the role of housing secretary, Gavin Barwell announced that the Government sees offsite construction as a key route to increasing building capacity. In combination with the Home Building Fund, this looks certain to benefit the timber frame industry since, according to the Structural Timber Association (STA), up to 90 per cent of all offsite systems are timber frame.

In 2015, a report from MTW Research

using data from 80 per cent of the timber frame market in the UK, found that the sector was growing at a faster rate than the UK economy. This year, it is expected to account for more than 27 per cent of new UK housing.

In 2014, there were 48,000 housing starts using timber frame – fast approaching the pre-recessionary peak of 51,000 in 2008. That figure was surpassed in 2016, according to the STA's Timber Trends Report, which records double-digit growth with starts estimated at around 56,000 timber frame homes. This was the best performing year for timber frame since data began to be collected in 2002.

Currently around 60 per cent of new homes are built by just 10 companies, most of which are geared up to build traditional brick-and-block houses. Smaller builders are more flexible, and it is expected that the Government's Home Building Fund will stimulate the use of modern timber-based off-site techniques.

Total housing starts are predicted to top 200,000 by 2018, says the STA. With a worsening shortage of site skills, and rising materials prices resulting from the

falling value of the pound, the larger housebuilders are also likely to look more closely at timber frame.

Structural timber technology addresses many government concerns associated with the public procurement of housing. These include the speed of construction, environmental impact, energy efficiency and cost. The materials that go into a timber frame system are generally cheaper, more sustainable and more energy efficient than traditional masonry.

Besides 'traditional' timber frame construction, newer timber-based off-site technologies, such as cross-laminated timber and structural insulated panel systems (SIPS), are strengthening timber's share of the housebuilding market.

The benefits of these systems – being comparably less energy intensive and producing less emissions in the manufacturing process, while possessing greater thermal efficiency in their use – all help to support the system's specification in the timber frame market.

David Connacher is brand and communications manager at Norbord

Red Grandis™ lands at Latham's

One of the UK's biggest independent timber and panel products distributor, James Latham, is now offering Red Grandis™ directly from stock through all eight of its nationwide timber depots.

Ethically sourced and plantation grown in Uruguay by forestry and logging giant Urufor, Red Grandis is one hundred percent FSC® certified and fully compliant with EUTR legislation.

Offering exceptional durability and stability, this high-performing, versatile hardwood timber - which comes from the Eucalyptus family - is also easy to machine and stain, plus, because it is plantation grown, it offers continuity of supply.

James Latham's Technical Timber Sales Development Manager, Justin Hayward explained, "We are really excited to be able to offer this product and I am confident that it will quickly become a popular choice with our customers. Red Grandis is ethically sourced; environmentally friendly and readily available and this, coupled with outstanding levels of performance in stability and durability, ensures that it ticks all of the boxes not only for us, but for our customers."

Typical uses for Red Grandis include all types



of joinery such as windows, doors, conservatories, mouldings and cladding. It is particularly well suited to large projects such as door frames as it is supplied in long engineered lengths so it is less likely to bow and warp, this in turn reduces the need to overlap and finger joint frames.

Mr Hayward added, "James Latham has a long history and expertise in bringing new and innovative products to market and Red Grandis fits perfectly within our extensive timber portfolio which boasts one of the largest and most varied ranges of joinery quality hardwoods and softwoods available in the UK."

Red Grandis is available in the following thicknesses as sawn timber; 25mm, 32mm, 38mm and 50mm and in widths of 150mm and



wider as well as long lengths (mainly 3.7m to 4.9m). It is also offered as WoodEx®, Latham's own premium quality, engineered hardwood and softwood timber product in all core sizes for joinery applications as clear faced and finger jointed for long lengths.

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