



Industry News:
The sector reacts to
Hammond's £44bn
handout to solve the
housing crisis



New Developments:
The tallest CLT tower
yet built arrives in
Dalston Lane,
Hackney



Comment:
The FMB's Brian Berry
on the CITB's key role
in tackling skills
shortages

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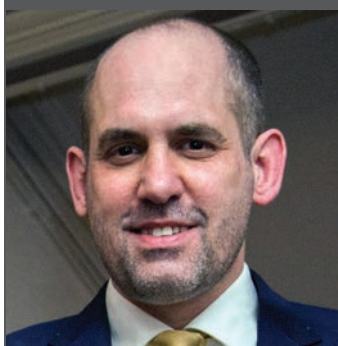
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James Parker

FROM THE EDITOR

Phillip Hammond's Budget contained a lot of Christmas cheer for the sector, no question. It's hard to be cynical about a £44bn investment plan, especially in the context of current financial worries around Brexit.

As always, there are unanswered questions, including how much is new, how the loans will be accessed, and an underlying sense that the size of the fund is a sign that the new target to build 300,000 homes a year is out of reach. And, last but not least, is the Government genuinely committed to intervene on planning so that sites can be unlocked quickly?

Hammond's good humour, as he produced a Christmas stocking full of money, masked his concern on the new economic outlook, with growth prospects having been revised down by the OBR for the next five years. There's a double-whammy of continuing productivity problems across the economy, compounded by Brexit uncertainty for business. How first-time buyers without rich parents are going to get the money together to find a deposit – with wages far from keeping pace – is anyone's guess.

Cutting stamp duty on the first £300,000 of house purchases is seen as likely to fall flat, as it will have the effect of pushing up house prices. This is a fairly demoralising prediction, because it suggests that other such levers to help buyers may only result in price rises – defeating the aim. We still need more dynamic thinking to 'shove' supply in the right direction, as one commentator in our Budget news report puts it.

The Homes and Communities Agency is being beefed up as Homes England, and will compulsory-purchase land with planning permission if it needs be, which will certainly be a dynamic intervention if it works out in practice. Most industry voices however are still saying that tackling planning problems at their root is what's needed.

Many agencies and individuals need to accept that the green belt is not automatically 'green and pleasant' – it's often a ring of nondescript land which is the most obvious place to build on. Voters need to be calmly persuaded to accept this if we are to have any chance of hitting targets.

Oliver Letwin's review of planning is just that, and if Government needs to fact-find on this it just shows the size of the gulf between the DCLG and our under-resourced local planning departments.

Why avoid the real measure that would instantly catalyse housebuilding, namely lifting the cap on council borrowing? Why not just let councils have a freer hand while interest rates are low? Reclassifying housing associations as private sector bodies will give them some more freedom to borrow, but like so much else in this Budget, it could go much further.

James Parker

HOUSEBUILDER & DEVELOPER

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ON THE COVER



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FOUNDING A COMMUNITY

Case Study: Anthology London creates a diverse community in Deptford, south east London, inspired by the area's industrial heritage

Deptford Foundry
© Anthology
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Wide-ranging housing package announced in Budget



The Chancellor of the Exchequer Philip Hammond delivered his Autumn Budget with a package of measures intended to address what he said was the “challenge of the housing market.”

A key measure in his speech was cutting stamp duty for all house purchases up to £300,000, and for the first £300,000 of properties valued at up to £500,000. Commentators have questioned whether this will simply have the effect of raising prices rather than the intention of helping first-time buyers.

Hammond announced £44bn of capital funding, loans and guarantees for housing over the next five years, with a further £8bn of financial guarantees in place to support private housebuilders and the purpose-built private rent sector. As well as £1.5bn targeted at SMEs via extending the Home Builders Fund, £1.1bn will be allocated to “unlocking” strategic sites, including new settlements and urban regeneration schemes. These would be developments “where most people want to live, and where jobs are created.” He said this was the “best use of land” and would avoid building on the green belt.

The Chancellor also committed to reform planning, “to make the best use of urban land, and continue the strong protection of the Green Belt.” He announced a review, chaired by MP Oliver Letwin, which will identify reasons for the “gap between planning permissions and housing starts”.

The powers of the Homes and Communities Agency will be expanded within a rebranded agency called Homes England, “bringing together money, expertise, planning and purchase powers to facilitate sustained affordability.” This will include powers to compulsory-purchase sites which already have planning permission but which have not been built on.

The Chancellor announced that a further £10bn of Help to Buy loans would be provided, and that the Housing

Infrastructure Fund would be increased by over 50 per cent, to £2.7bn.

£28m will be allocated to those affected by the Grenfell Tower disaster, including funds for mental health aid and counselling, and a new community space.

Hammond urged all local authorities to carry out any identified, necessary safety work as soon as possible. “If they can’t afford it, they should contact us immediately,” he said. “We will not allow financial constraints to get in the way of any essential fire safety work.”

On the subject of empty homes, Hammond said: “It cannot be right to leave property empty, when so many are desperate for a place to live.” He therefore announced that councils will have the power to charge a 100 per cent council tax premium on empty properties.

A total of £28m will be allocated to three new housing pilots and a homelessness taskforce, as part of the Government’s commitment to half rough sleeping by 2022, and eliminate it by 2027.

INDUSTRY REACTS

The construction industry offered a general welcome to Hammond’s Budget speech. Many lauded the “long-awaited” attention given to housing, but some criticised its “predictability” and noted key elements that were absent.

Chief executive of the FMB Brian Berry, with a few caveats, was pleased that SMEs were specifically addressed: “The Government has set itself a new target of building 300,000 new homes a year by the mid-2020s. And today the Chancellor has put small and medium-sized builders at the heart of ambitious plans to tackle the growing housing crisis.”

He added: “The Chancellor appears to be putting his money where his mouth is. In particular, the £1.5bn targeted specifically at SME housebuilders can play a significant role in channelling crucial funding to this sector. In addition the £63m to prepare small sites for develop-

ment and proposals to require councils to deliver more new housing supply from faster-to-build smaller sites will provide opportunities to boost small scale development.”

Berry also welcomed action on skills, in the context of Brexit concerns: “We are therefore pleased to hear the Chancellor has committed extra resourcing to training for construction skills. With Brexit round the corner, the next few years will bring unprecedented challenges to the sector. The Government will need to make sure that the sector continues to have access to skilled EU workers, but we are pleased that the Chancellor has today listened to the needs of SME builders.”

Henry Fordham of Bellis Homes welcomed the abolition of stamp duty for first time buyers, but thought Hammond could have gone further. “We are pleased to see widespread reform and investment in the UK housing market. Abolishing stamp duty for first time buyers is a positive step, but being limited to £300,000 means its impact is minimised in many areas where many young professionals are required to work and live, such as London and linked commuting areas.

“He should have committed to considering a temporary stamp duty holiday. Such a measure would have ensured the most immediate catalyst across the market and country as a whole to the benefit of the economy.”

Ben Kite, managing director of ‘ecological consultancy’ EPR, criticised the lack of reform regarding the green belt: “Perhaps contrary to popular belief, the Budget’s apparent neglect to consider providing means to revisit the extent of land included within the green belt is a blow for ecologists as much as for developers. The budget should have set aside funds to assist with the implementation of sensitive housing development projects on carefully selected sites within the green belt. Such projects, incorporating generous green infrastructure, would have

THE CHANCELLOR ANNOUNCED A REVIEW, CHAIRED BY OLIVER LETWIN MP, WHICH WILL IDENTIFY REASONS FOR THE “GAP BETWEEN PLANNING PERMISSIONS AND HOUSING DEVELOPMENT STARTS”

provided not only social, but environmental benefits.

“Much of the current green belt is brownfield or intensively farmed agricultural land with little in the way of ecological value, and often little in the way of public access provision. Carefully planned and controlled development in limited areas of the green belt could have changed this, by delivering or helping to fund environmental enhancement projects.”

Knight Frank chief economist James Roberts however believed targeting urban areas rather than the green belt “makes sense,” and also praised the focus on jobs in the Budget.

He said: “The Chancellor’s Budget speech has given the property industry lots to think about. The OBR’s forecast that 600,000 jobs will be created by 2022 suggests the property market has reason to feel confident about future demand; as a high level of employment is the bedrock beneath a strong real estate market. Nevertheless, the downwards revision of the GDP forecast is a concern, and will dampen business confidence at a time when there is already a lot of Brexit gloom circulating.

“The boost for housebuilding and abolishing stamp duty tax for some first time buyers had an element of political survival about it, but this will bring a lot of change to the market. Targeting urban areas, not the green belt, for future housebuilding makes sense, as people now want the short commuting times and 24/7 lifestyle that comes with living in a city. The Chancellor’s promise to speed up and improve the planning process will need to be delivered on if we are to see anything like 300,000 homes built each year.”

Lewis Johnston, RICS parliamentary and public affairs manager, said Hammond hadn’t delivered on expectations: “In the run-up to the Budget he suggested he would be leading a concerted Government effort to deliver 300,000 homes a year. While some industry concerns have been taken into account, overall the announcements don’t match up to that ambition.

“The £44bn package of support is positive, but it does not represent the kind of comprehensive strategy we need, nor is it clear how much of this figure is made up of previously announced policies. Most of the announced measures are also only due to come in 2019/2020 instead of having an immediate impact, and the Chancellor stated that we would not be building the

300,000 new homes a year until the mid 2020s, leaving the country to wait at least eight years.” He added: “Whilst the Chancellor is right to say there is ‘no single magic bullet’ to increase housing supply, it requires a lot more than the proposals he has put forward, which amount to a series of marginal and delayed nudges at a time when housing supply needs an almighty, immediate shove.

“Scrapping stamp duty for first-time buyers may stimulate activity at a time when the market is subdued, but this does not tackle the underlying problem, and is something of a distraction from the need to increase supply.”

Johnston added a positive note however, saying: “We are pleased the Government has acted on our recommendation to lift the local authority borrowing cap for housebuilding, and we hope this will herald a new era of well built, affordable council homes delivered at some scale.

He added: “If the Chancellor really wants to increase supply to a degree that will transform UK housing, he should implement a comprehensive housebuilding programme incorporating direct commissioning by central and local government. There should also be a more fundamental review of the planning system than was announced today, including a policy of green belt swaps so that appropriate sites on the urban edge can be considered for housing supply.”

Johnston concluded: “Last but not least, we have had 14 Housing Ministers in the last 19 years but in future the UK’s housing must have a representative at Secretary of State level in the Cabinet to tackle what has become the country’s number one problem.”



20 per cent growth in new homes revealed

There has been a 20 per cent year-on-year increase in the number of new builds registered within the UK and Ireland in the 12 months to the end of September.

Construction insurance specialist CRL reported the increase revealing it was across almost all sizes of build, from single units to medium-large builds (up to 50 apartments or houses), with the latter category increasing by 73 per cent compared to the previous 12 months.

The sharp rise in new registrations is most pronounced in Scotland (125 per cent increase), in the East Midlands (66 per cent) and the East of England (62 per cent). The only notable regional drop was in the South West (4 per cent).

Steve Mansour, CEO of CRL commented: “Our data shows that the construction industry is getting into gear and starting to tackle the housing crisis. If our statistics are indicative of a new trend, this is a major news story.”

New homes up 15 per cent

The number of new homes in England has risen by 15 per cent over the past year, according to Government figures.

Communities Secretary Sajid Javid welcomed the news: “These latest figures are clear evidence that this Government is turning things around, with over 1.1m homes delivered since 2010.

“Steps have been made in the right direction, but I want to see a giant leap, and hundreds of thousands more homes. We owe it to our future generations to fix this broken housing market.”

He also announced action against 15 local authorities that have failed to produce a local plan, setting out how and where they expect to meet their residents’ needs for new homes.

Javid said: “While some councils are recognising their responsibilities and stepping up to meet the housing challenge, too many are still not acting. That’s why I’m stepping in now to make sure they act.”

THE PROPOSALS HE PUT FORWARD AMOUNT TO A SERIES OF MARGINAL AND DELAYED NUDGES AT A TIME WHEN HOUSING NEEDS AN ALMIGHTY, IMMEDIATE SHOVE



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RICS survey highlights continued skills crisis

While activity remains steady in construction and infrastructure, Brexit-related uncertainties are weighing on investment decisions and the lack of sufficiently skilled workers is expected to be a concern in future, according to the latest RICS survey.

A total of 62 per cent of respondents to the RICS UK Construction and Infrastructure Market Survey cited the intensification of labour shortages as an impediment to growth. This contrasts with an average of 40 per cent when data collection first began in 2012.

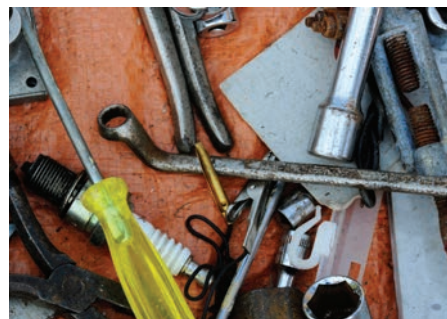
Only 42 per cent of respondents felt that Government funded programmes to bolster the workforce were moderately effective, with one-third unsure. They also believed the quality of the talent pipeline was insufficient as well, with less than half (45 per cent) of employers who currently hire apprentices viewing them as a long-term solution to their hiring needs.

Despite uncertainties, 45 per cent of respondents expected headline activity to

continue to rise rather than fall over the year ahead. Nevertheless, this was down from the four quarters immediately preceding the EU referendum, which averaged 62 per cent, reflecting a somewhat less optimistic outlook. Meanwhile, 30 per cent more contributors expected employment to rise rather than fall (broadly unchanged from Q2).

While a shortage of workers was hampering activity and profit margins, financial constraints posed the most significant challenge, although the share of contributors expressing this view has dropped to 69 per cent from 79 per cent in Q2. Access to bank finance and credit remains by far the most frequently cited issue, followed by cash flow and liquidity. This was likely to have reflected a more cautious stance by banks given cyclical market conditions and Brexit considerations.

Higher input costs and a shortage of labour continue to restrict growth in profit margins, with a net balance of only +12 per



cent of respondents expecting a rise in margins over the coming year. This is likely to have impacted tender pricing as well, with 62 per cent and 56 per cent more respondents in the building and civil engineering areas, respectively, envisaging greater price pressures.

Jeffrey Matsu, senior economist at the RICS commented on the figures: "While activity in the sector has moderated, growth and growth expectations remain in positive territory.

"Uncertainties due to Brexit continue to weigh on companies' investment and hiring decisions, and banks appear to be adopting a more cautious stance to providing finance.

"Meanwhile, challenges related to an inadequate supply of skilled labour are as pronounced as ever."

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Figures show housebuilders are delivering on targets

Government figures have revealed that 217,350 homes were added to the housing stock in England in the last financial year, which, according to the HBF, indicates the industry is on track to beat the previously set one million homes by 2020 target.

The housebuilding industry has now delivered a 74 per cent increase in supply in the past four years. With the number of planning permissions granted at the highest rate on record, increases look set to continue, said HBF.

Figures also showed 183,570 new build homes were built, up 12 per cent on last year and up 55 per cent in the past four years. As a result of planning reform, housebuilders were also seen to increase the number of conversions and changes of use completed to 17,751. By the end of March 2017, there were reportedly 577,690 more homes in England than there were three years ago.

The industry is now calling on Government to provide certainty on the future of Help to Buy post-2021; remove barriers for SMEs, start-ups and specialist retirement builders; and to push forward proposals in the White Paper to improve the planning system.

Stewart Baseley, executive chairman of the Home Builders Federation, commented on the figures: "The statistics illustrate the huge progress being made, and the rapid rate at which builders have responded to positive measures from Government to deliver more and more new homes. It is no coincidence that, since the reform of the planning system in 2012 and the introduction of the phenomenally successful Help to Buy scheme in 2013, housing supply has increased by a massive 74 per cent.

"The challenge now is to expand the number of housing suppliers delivering new homes. Government needs to help create the conditions for more specialist developers and smaller firms to invest and grow their output, while continuing

with the positive environment that has seen larger developers drive increases in supply. Moving forward, the housebuilding industry will play a key role in building a new Britain and driving our post-Brexit economy."

PM pledges personal housebuilding mission

Prime Minister Theresa May has pledged that it is her personal "mission" to increase the pace and capacity of UK housebuilding.

She criticised the slow pace of housebuilding in the past: "For decades we have not been building enough homes, nor have we been building them quickly enough, and we have seen prices rise.

"The number of new homes being delivered each year has been increasing since 2010, but there is more we can do."

May pressed the country to "get back into the business of building the good quality new homes for people who need them most," making it her "mission to build the homes the country needs and take personal charge of the Government's response."

While admitting it would be "a long journey," the PM says she is "determined to build a Britain for the future."



© Frederic Legrand

Over 40,000 new homes could be built on London's roofs

As many as 41,000 new homes could be built on the rooftops of central London property, without altering the skyline.

According to new research from Knight Frank, using the latest geospatial mapping software, more than 28m ft² of potential additional residential floor area could be developed, with this "airspace" having a potential value of £51bn.

Stimulated in part by the 2017 Housing White Paper, the research project aimed to identify the extent of the Government's pledge to seek out opportunities for higher-density housing in urban locations, particularly "where buildings can be extended upwards by using the 'airspace' above them." In response, Knight Frank has developed 'Skyward' – a method to systematically and effectively analyse the potential of each building.

Skyward analyses 3D spatial data from the Ordnance Survey, cross referencing Land Registry data to assess ownerships and Historic England data to filter out listed buildings.

Some 23,000 buildings could be suitable for rooftop development in Zones 1 and 2, said the firm, with the volume of the unused plots across the same area being equivalent to eight Burj Khalifa towers (830 metres high), but "crucially without the same impact on London's skyline".

The mapping product initially defines each contiguous block by its maximum height, then excludes unsuitable buildings (listed buildings and those where historic airspace rights are recorded by Land Registry), before extruding all remaining buildings up to the maximum height. Only those that can be extended by a minimum of 3 metres are deemed to be potential Skyward developments.

Ian McGuinness, head of Geospatial at Knight Frank, commented: "Using 3D mapping technology, the findings of this analysis can be related to other geographies easily, including to client land ownership portfolios. We can now say where the opportunities are, how much value they unlock, and which land owners are best placed to drive this transformation."

THE HOUSEBUILDING INDUSTRY HAS NOW DELIVERED A 74 PER CENT INCREASE IN SUPPLY IN THE PAST FOUR YEARS

Events & awards

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

Housing Technology Conference & Executive Forum

6 – 8 March, Oxford

www.housing-technology.com/events

CIH South East & London Regional Conference & Exhibition

7 – 8 March, Brighton

www.cih.org/eventsfinder

Housing Finance Conference & Exhibition

14 – 15 March, Liverpool

finance.housing.org.uk

Materials for Architecture

25 – 26 April, London

www.materialsforarchitecture.com

UK Housing Awards

2 May, London

ukha.secure-platform.com

RESI Awards

16 May, London

www.resiawards.com

CIH South West Regional Conference & Exhibition

16 – 17 May, Bristol

www.cih.org/eventsfinder

Housing Governance Conference & Exhibition

14 June, London

governance.housing.org.uk

Housing 2018

26 – 28 June, Manchester

cihousing.com

Mayor condemns 'most anti-London Budget in a generation'



The Government has been condemned by the Mayor of London Sadiq Khan for delivering 'the most anti-London Budget in a generation'.

He criticised what he saw as the Budget's failure to tackle housing issues in London, as well as air pollution, infrastructure, and issues including counter-terrorism, policing or security in a what he said was a "particularly troubled year for the capital."

The Mayor said: "The Government's most astonishing failure today is on housing – today's measures will not even paper over the cracks. The Chancellor did not announce a penny of extra grant for affordable housing in London – even though we know the current spending is less than a fifth of what we need. Everyone knows we need councils to be able to build more, but there was no commitment that any councils in London will be given the powers to do so. This Government is all talk and no action on housing."

He also called the measures to clean up polluted air "totally inadequate," bemoaning the lack of action to introduce a "desperately needed diesel scrappage fund."

Khan concluded: "The Government today committed just £220m for a national pot to improve air quality, while the capital alone requires £515m just for a vehicle scrappage fund. It is a kick in the teeth for Londoners who deserve the right to breathe clean air and are encouraged by the Government to buy more polluting vehicles."

He also had harsh criticism for issues around terrorism and policing in the capital: "The Government refused to back the Metropolitan Police today – and the Chancellor didn't even mention counter-terrorism. It is sadly now inevitable that police officer numbers will continue to fall – potentially to as few as 27,500 by 2021, and we are left with no choice but to scrap London's strategic target for 32,000 police officers that has been in place since 2012."

"The Government has shown contempt for Londoners. Hammering London in this

way will not encourage growth elsewhere in the UK.

"Londoners know that I have put aside party politics over the past 18 months and worked hard to get a good deal for the capital from the Government – but the Government have thrown that work back in our face."

Maintain our current UK standards on asbestos, says testing body

With softer asbestos regulations being considered in the UK, testing body Bureau Veritas called on the Government to maintain current standards to tackle the still 'very real' risk.

The UK has led within the EU in terms of Health & Safety regulations, particularly in relation to asbestos, said the firm. The UK's Asbestos Regulations 1999 came into force five years ahead of the European deadline for the ban on asbestos use in building materials.

With Brexit Minister Steve Baker having spoken recently of plans to relax asbestos laws, Bureau Veritas said this could have serious consequences.

Kyle Veitch, technical, quality and risk management director at Bureau Veritas, explained: "Despite the huge progress which has been made over the last two decades, the reality is that there is still a massive job to do in eradicating asbestos from our older building stock."

"According to the latest HSE statistics, there are over 2500 people per year in the UK diagnosed with mesothelioma (the most serious form of asbestos related cancer) and at least a further 2500 cases of lung cancer which are also likely to be caused by asbestos exposure."

"As such, we simply cannot afford to go backwards with watered-down asbestos regulation, rather, we must continue to take informed and decisive action to negate the risk of future tragedies happening, going forward."

Large consultancies will move out of UK if Brexit constrains staff movement

Nearly a quarter of large consultancy and engineering firms say they will consider moving jobs out of the UK if Brexit makes it more difficult to move staff around Europe, according to the Association for Consultancy and Engineering (ACE).

The ACE made the claim following a survey of its members, which revealed that Brexit is casting a shadow over the UK construction industry, with the consultancy and engineering sector set to be hit hard if access to the European single market is not maintained after the UK leaves the EU.

Continued unfettered access to EU skilled nationals is vital to consultancy and engineering firms, many of whom will be designing and engineering some of the UK's major infrastructure projects like HS2, Hinkley Point C and Heathrow Airport's third runway. New research by the ACE has revealed that 22 per cent of large consultancy firms will consider moving jobs out of the UK if it becomes more difficult to move staff around Europe, potentially moving thousands of posts out of the country and jeopardising the delivery of major UK infrastructure projects.

The UK construction industry as a whole

could lose more than 175,000 EU workers, or 8 per cent of the sector's workforce according to the ACE, if access to the European single market is not retained.

According to the ACE, its report, The effect of EU Migration on the UK Consultancy and Engineering Sector Post Brexit, for the first time compiles data on the impact of EU migration on the sector.

ACE chief executive, Nelson Ogunshakin said: "The report paints a worrying picture, and we will be using its contents in our discussions with the independent Migration Advisory Committee to help strengthen our arguments with hard data from member firms.

"It is essential that we make ministers aware of the numbers of EU nationals working in consultancy and engineering firms, so that we can better inform Government policy making and highlight the difficulties the sector will encounter in a post-Brexit world."

CCS launches campaign for women in construction

More needs to be done to change perceptions and encourage more women into construction, according to an industry survey conducted by the Considerate Constructors Scheme (CCS).

The UK and Ireland campaign 'Spotlight on women in construction' has been launched by the CCS to boost the industry effort to attract more women into the construction industry.

The scheme, which makes around 15,000 monitoring visits to construction sites, companies and suppliers every year, surveyed over 1000 people to find out why women still only represent a meagre 11 per cent of the construction industry workforce.

76 per cent of those surveyed said there are no construction jobs which only men can do, and 94 per cent agreed that the industry would benefit from employing more women. 74 per cent however said

there should not be quotas for hiring women into construction.

The survey revealed that the reasons women don't choose to work in construction include the working conditions (22 per cent), the lack of female role models (22 per cent) and because of the negative image of the industry (20 per cent).

While 79 per cent of respondents said the construction industry has improved its approach in encouraging women into construction, 52 per cent have witnessed or experienced sexism within the industry.

Two-thirds of NIMBYs have house price worries

Two-thirds of NIMBYs admit to being frustrated that the next generation can't afford to buy their own home, according to the latest research by the FMB.

According to the UK-wide survey, one-third of UK home owners are concerned about houses or flats being built in their community having a negative impact on where they live.

49 per cent of people meanwhile were reported to feel frustrated their children, grandchildren or great grandchildren cannot afford to buy a property in the same area as them.

Home owners in London were found to be the most likely to take an anti-development approach to new homes being built in their community, yet are also more likely to bemoan the inability of the next generation to buy a property nearby.

The survey also revealed that more than one-third of home owners in England are NIMBYs, compared to only one-fifth of home owners in Northern Ireland.

Brian Berry, chief executive of the FMB, commented on the results: "We need to accept that if we want to make housing affordable for the next generation, we need to be more positive about new homes being built in our area.

"Not only are we not building enough homes right now, but we've been under-building in this country for decades. One key reason is the disproportionate power of the 'not-in-my-back-yard' brigade.

"If we cannot significantly increase the delivery of new homes in the UK, then demand will continue to outstrip supply, ensuring that house prices and rents continue to rise."

KEY FINDINGS INCLUDE:

- 22 per cent of large consultancy firms will consider moving jobs out of the UK if it becomes more difficult to move staff around Europe
- On average, 10 per cent of consultancy and engineering firms' staff are from EU member states, which is higher than the construction industry average of 6 per cent
- 67 per cent of EU staff work in London and the south east, which is higher than the industry average
- UK workers in the sector are younger than the industry average
- EU nationals are younger than their UK counterparts
- 83 per cent of EU nationals in consultancy and engineering firms are aged 30-39, which makes them older than the industry average
- EU nationals have been used to help manage the skills gap
- 50 per cent of EU nationals are fee earners
- Continued recognition of UK qualifications will be important to EU nationals' retention

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INDUSTRY MOVERS



Annabel Shaw

Finchatton

Twenty Grosvenor Square in Mayfair – a partnership between hotelier Four Seasons Hotels and Resorts and development firm Finchatton – has announced the appointment of Four Season's Annabel Shaw as director of residences.

Leveraging her wealth of global experience across luxury servicing, Shaw will act exclusively on behalf of the residents of Twenty Grosvenor Square, which completes in September 2018.

Commenting on her appointment, Shaw said: "Four Seasons and Finchatton are two of the world's most desirable brands that optimise the highest standards of quality for service and design. I am looking forward to building the reputation of Twenty Grosvenor Square and maintaining its iconic status, ensuring that we are constantly striving to fulfil the needs of our residents."

Once complete, Twenty Grosvenor Square will comprise 37 luxury apartments overlooking Grosvenor Square in the heart of Mayfair, offering the first standalone Four Seasons private residency in the world. Serviced by Four Seasons employees, the project will bring together the best of hotel services and private ownership.

Shaw's role will incorporate all aspects of property management, including residential operations and facilitating residents' access to the wealth of services that Twenty Grosvenor Square offers.



L-R: Neil McKay & Kenny Downs

Urban Union

Regeneration specialist Urban Union has appointed Kenny Downs as its new finance director as it gears up to launch additional sites across Scotland.

He joins Urban Union in their Glasgow head office having previously worked as regional financial controller for Keepmoat Regeneration. A graduate of Strathclyde Business School, he has eight years' experience in construction and property services and is a qualified accountant.

Neil McKay, managing director of Urban Union said: "It is essential that we have a robust finance operation and Kenny has an abundance of experience, not only in regeneration but in the wider construction area. He's proving a vital asset already and a fantastic addition to the growing team at Urban Union."

Downs said: "Urban Union has a strong reputation within the industry for delivering successful regeneration projects so to join as finance director is a real honour. I'm looking forward to working closely with Neil and the wider team, using my operational finance skills to ensure an even more successful future for the business and its partners across Scotland."

Kebbell Homes

Kebbell Homes has appointed Dawn Eden as marketing coordinator at its head office.

With a background in social media marketing, Eden is responsible for both traditional and digital marketing at Kebbell.

Andrew Fawell, sales and marketing manager for Kebbell is delighted to welcome Eden to the team: "Dawn impressed us with her up-to-the-minute experience of social media platforms and on line marketing as well as her innate knowledge of the house buying process. She is already proving to be a valued and important member of the team."

Acorn Property Group

Acorn Property Group has strengthened its London team with the recent appointment of Marta Ochocka as the company's in-house solicitor.

Ochocka has experience in property and finance, working for a number of high profile clients, advising on commercial property, finance, acquisitions and industrial and commercial landholdings. Her new role will see her involved with the land and sales teams on all legal aspects of sales, joint ventures and purchase arrangements.



Harry Webber

Golden Houses

Harry Webber has been appointed as construction and development director of Golden Houses Developments. Before joining, Webber, a specialist in managing projects and developments and a Part II architect, oversaw multiple projects in his role a Development Manager at the Linton Group. Webber's experience of residential development will bring a new level of expertise to the team.

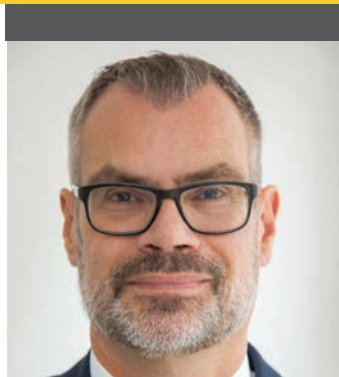


Vicky Savage

L&Q

L&Q has announced that Vicky Savage is to join its development team as regional managing director for the South region.

Savage is currently executive director of development at Network, where she has overseen a rapid expansion in development activity. She is also the vice chair of the London G15 Development Directors Group.



Brian Berry, chief executive of the Federation of Master Builders

THE INDUSTRY ADVOCATE

THE CASE FOR REFORMING CITB

Brian Berry says that the Construction Industry Training Board (CITB) still has a key role to play, but changes are necessary to make it fit for purpose, going forward.

The importance of training and recruitment has rarely been more important in the housebuilding industry, as the industry again finds itself struggling with severe skill shortages in many areas. Who trains and who pays is very much a live issue. Under the Industrial Training Act 1982 and subsequent Levy Orders any employer engaged 'wholly or mainly' in construction work is required to register with the Construction Industry Training Board (CITB) and pay a levy on the payroll, precisely in order to make sure that more training happens.

In October 2017 CITB confirmed the successful conclusion of its latest consensus process, by which it asked the industry to endorse payment of the CITB industry levy for a further three years. The Federation of Master Builders (FMB), along with many other major UK construction trade bodies, has said that confirmation that the CITB levy will continue must act as the green light for reforms demanded by industry. Although the FMB and its members decided to give their backing to CITB to continue, opinion among FMB members was divided. Some wanted to see it continue and others wanted to see it abolished,

but all agreed that it is not currently working as well as it should for the industry's smaller firms. So, the FMB has sent a clear message to CITB that it must reform and it must demonstrate a better return on investment for the industry than we are currently seeing. In particular, we have highlighted changes in governance and changes in the grant system that we think will be crucial to turn the situation around.

Crucial to the future success of the CITB is a shakeup of its governance structure. It is unacceptable that the CITB Board contains only one representative from an SME firm and no one from a typical SME construction background. Given that SME firms make up the vast majority of firms who pay the levy and it is SMEs that train two-thirds of all apprentices, the FMB wants to see this reflected at board level with at least half of its members coming from smaller, independent firms. In this light, we are pleased that in the Government's Industry Training Board Review, published in November 2017, there is a recommendation to appoint to the CITB Board people with direct experience of small business.

GIVEN THAT SME FIRMS MAKE UP THE VAST MAJORITY OF THOSE WHO PAY THE LEVY, THE FMB WANTS TO SEE THIS REFLECTED AT BOARD LEVEL



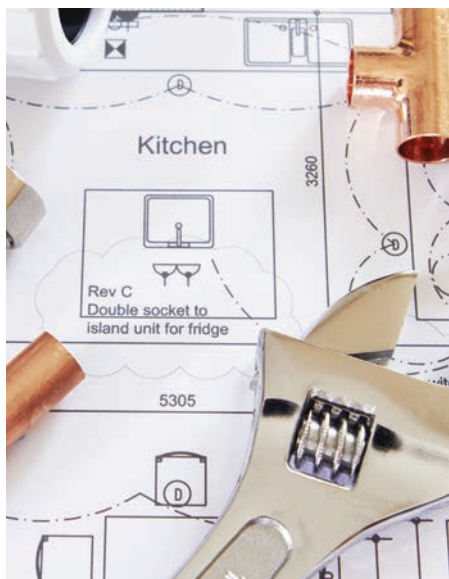
This is particularly important as the CITB's grant scheme also needs to be simplified to be more accessible to smaller employers. Too few SME levy payers are claiming back CITB grants and this is primarily because the process is too complicated and bureaucratic. The CITB needs to make all of its processes as simple and straightforward as possible. Unlike larger firms, most SMEs cannot afford to employ people who dedicate their time to drafting CITB grant applications in order to

ensure their firm maximises opportunities to claim back grants. If we want SMEs to train more apprentices and upskill their workforce, all forms of CITB grant funding pots need to be as easy to access as the new CITB Flexible Fund, which is proving successful in making sure that small firms can access funding to train.

However, the wider picture remains clouded by the recent introduction of a second levy – the Government's new Apprenticeship Levy, which applies to all firms with a payroll of over £3m. Large firms in the industry are now finding themselves hit with two levies. This might not be such a bad thing, if it was certain to drive up apprenticeship training in a way that would benefit the industry. Yet, though the Apprenticeship Levy will raise a significant amount of money from large firms to spend on apprenticeship training, due to the prevalence of subcontracting

and self-employment in our industry, there is a likelihood that huge amounts of this funding pool will be lost to the industry and will not end up funding apprenticeship training. As such, we have strongly urged the Government to revisit the possibility of allowing greater flexibility on the spending of Apprenticeship Levy vouchers on supply chain partners, specifically raising the cap of 10 per cent of Apprenticeship Levy funds being spent in a firm's supply chain.

The FMB has decided to give its support for the continuation of the CITB levy, but this support shouldn't be interpreted as support for the status quo. The status quo can't continue and the stakes couldn't be higher. Unless we get this right, the construction skills crisis will continue to worsen, the industry will struggle to grow, the wider economy will suffer and delivery of much-needed housing and infrastructure will be hindered.



THE FMB HAS DECIDED TO GIVE ITS SUPPORT FOR THE CONTINUATION OF THE CITB LEVY, BUT THIS SUPPORT SHOULDN'T BE INTERPRETED AS SUPPORT FOR THE STATUS QUO

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WHY BUILD BATHROOMS OFFSITE?

James Stephens, managing director of Offsite Solutions, looks at why more developers are moving bathroom construction offsite, particularly in London.

We are seeing unprecedented demand for bathroom pods in high-end apartment schemes, mixed-use developments, social housing and build-to-rent. This is being driven by the shortage of skilled labour (particularly in the south east), issues with consistent quality, and the construction industry's poor record of on time and on-budget delivery.

With reports such as the Farmer Review and the Government's Construction 2025 strategy having highlighted the need to move to offsite methods, there are a number of compelling reasons why pods should be considered by developers.

REDUCED BUILD PROGRAMMES

Moving bathroom construction into a controlled factory environment can save as much as 20 weeks on a large residential project. This means faster return on investment for the developer and earlier occupation for the client – and much greater certainty of completion on time and to budget.

Site-built bathrooms can take six to 12 weeks to complete, requiring multiple trades and extensive site management. By contrast, 10 GRP pods or six to eight steel-framed pods can typically be offloaded on site in two hours for rapid installation.

COST EFFICIENCY

The use of bathroom pods allows a number of trades to be combined under one contract, reducing risk. This simplifies cost management and cash flow forecasting, with factory work costing less, being more predictable, and more stable than multiple subcontractors onsite.

With Labour rates in London growing disproportionately to the rest of the UK, using one contract can realise cost savings. With in-situ bathrooms, all subcontractors will separately apply for

payment, and while there may be a fixed price, costs are more difficult to predict early on.

Cost variations can also arise where additional labour and materials are needed to rectify poor construction work. Snagging and remedial works are hugely reduced when construction is offsite.

There is also less risk of theft and accidental damage with bathroom pods. For example, the units can be delivered without shower hoses or light bulbs – the two items most frequently stolen from site.

PROCUREMENT & QUALITY CONTROL

Site-based construction requires around seven different trades and 10-15 operations plus the required drying times. With offsite, a single pod supplier means less risk of delays and simplified procurement.

The production line environment of pod manufacture offers consistently higher quality and improved productivity. The repeated nature of their production means that units can be completed to higher quality standards than onsite alternatives. Testing is rigorous and quality assurance procedures are stringent for ready-to-use installation, mitigating defects and remedial works.



REDUCED WASTE & SAFER WORKING

Efficient processes with lean production techniques and better materials management optimise the use of resources. In addition, waste can be designed out – factory waste can be reduced to below 1 per cent.

Pre-assembly significantly reduces accident rates. A good pod manufacturer will design the pods for fast installation on site, using for example, mechanically-fitted pan connectors and pre-wired junction boxes to simplify electrics.

Connections to services are made externally, so access should be allowed for as part of the pod installation and building designers must consider pod installation in the build-up of walls and floors.

DESIGN FLEXIBILITY

After significant advances in bathroom pod technology, there is a wide range of solutions for different building types and sites:

- Steel-framed pods – premium aesthetics and design flexibility, for large-scale apartments, high-spec student residences and Build to Rent
- GRP pods – student accommodation and social housing; lower capital expenditure and low maintenance
- Hybrid concrete/steel pods – concrete base/steel-framed walls for high-spec flats
- Demountable pods – a sectional structure for projects without access for fully assembled pods, eg refurb
- Hybrid GRP pods – enhanced finish and improved aesthetics with tiling/recesses
- Floorless pods – where a continuous floor finish is required throughout or for DDA.

In contrast to onsite construction of bathrooms, which can be inefficient and too often causes issues with delays, health and safety management, and poor workmanship, factory-built bathrooms are delivered ready for installation, providing a consistent quality of finish. Cutting-edge manufacturing technology and quality-controlled production is revolutionising the efficiency of bathroom construction.



© Daniel Shearing

NEW DEVELOPMENTS

CLT stands tall on Dalston Lane

Located in the London borough of Hackney and standing at 33.8 metres at its highest point, Dalston Lane is one of the tallest structures yet built in timber worldwide. It is thought to be the world's largest load-bearing CLT building yet completed, with the greatest volume of the material in one contiguous structure.

The largest timber panels of the mixed-use residential and commercial scheme measure 12 metres long by 2.8 metres high. In line with Hackney borough's timber-first approach, the entire frame is of CLT, from the external walls, to party and core walls, right through to floors and stairs.

Ranging from five to 10 storeys, the CLT building developed by Regal Homes and delivered by B&K Structures incorporates 121 residential units comprising contemporary designed one to three-bedroom apartments – spread across nine floors and with a total gross external area of 11,591 m².

The residential units include 101 private rental units, five intermediate, 'more affordable' units which "bridge the gap between open market value and social housing," and 15 affordable rental units.

Commercial space, with a total gross internal area of 3,600 m² – is mainly located in the basement and ground floor levels, although the link structure between the residential units houses prime office space. The construction is 90 minute fire rated, with 120 minutes for the stairs and lift elements, together with the parts over six storeys.

Andy Goodwin, managing director for B & K Structures, commented: "All credit to the borough of Hackney for their approach and Regal Homes for investing in this pioneering project. We formed an outstanding partnership with the architects Waugh Thistleton and timber-engineering experts Ramboll to deliver this vast project which has generated global attention – putting Hackney firmly on the map as a world leader for timber construction."

SUSTAINABILITY

The building's intricate brickwork references both the surrounding Victorian and Edwardian housing and the craftsmanship-like detailing of local warehouses. As well as meeting the need for high quality, high-density housing, the ground-breaking use of timber technology has significantly reduced the carbon footprint of the building in terms of both material production and onsite time and energy consumption.

The volume of timber used is calculated at 4,649 m³, with only seven tonnes of steel beams used – achieving 3,576 tonnes of sequestered carbon and 976 tonnes CO₂e of embodied carbon. This means a net carbon footprint of 2600 tonnes CO₂e – and when compared to an equivalent block with a concrete frame, with over 2,000 tonnes CO₂e – a saving of around 4,600 tonnes CO₂e.

To put this in perspective, the carbon removed from the atmosphere in the building of Dalston Lane using cross laminated timber as the core structural solution, is equivalent to the emissions produced by 1703 cars over a year. If each of the 121 households in the development were to buy a car they could run it for 14 years without producing a carbon footprint.

LIGHTWEIGHT BENEFITS

Supported by a raft foundation, as piled foundations could not be considered due to the proximity of the HS1 rail tunnel and the proposed Crossrail tunnel, the robust, yet lighter weight cross laminated timber structure was a major benefit to the project. Using CLT as the core structural solution permitted additional floors within the loading restrictions, offering the developer a better return on investment.

DALSTON LANE PROJECT DETAILS:

Client: Regal Homes
Main Contractor: Regal Homes Construction Limited
Architect: Waugh Thistleton
Structural Engineer: Ramboll UK Ltd
Structural Frame Provider: B & K Structures
Key materials: Cross-laminated timber, concrete and steel



The carbon removed from the atmosphere resulting from Dalston Lane's CLT construction is equivalent to the annual emissions of 1703 cars



The structural benefits of CLT include its loadbearing capacity when used as a wall or slab, together with its superior acoustic and performance properties. It is typically five times lighter than concrete and distributes concentrated loads as line loads at foundation level. Structures are typically built using a 'platform frame' approach, meaning that walls are temporarily braced with raking props before floor panels are lowered onto them and fixed.

In addition to its sustainability credentials, thermal insulation performance and sound insulation properties, it is speed of construction where cross laminated really comes into its own, says B&K Structures. "As a rapid, robust and reliable offsite manufactured solution, CLT delivers many benefits during the construction process and beyond. Manufactured to very high levels of accuracy in factory controlled

conditions ensures minimal defects and improves construction and project delivery time, reducing costs and maximising efficiency on all levels – providing cost and programme certainty."

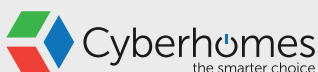
However, the benefits do not end after the construction phase. Due to the enhanced performance values and robust nature of CLT as a material, the ongoing lifecycle costs of the building are "vastly reduced, through fewer maintenance requirements and lower energy consumption."

As not only the world's largest yet CLT building but one of the tallest of its kind, the Dalston Lane project was a pioneering development. As with all such projects it required close collaboration between the client, engineer, contractor and architect to meet the tight building schedule and achieve a successful result.

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236 new homes at Royal Docks

Gallions 3B, a joint venture set to provide 236 new homes in the Royal Docks, Newham, has been announced by Notting Hill Housing (NHH) and the Greater London Authority (GLA).

It will be the first site in the Royal Docks to come forward with a development partner under the current Mayor, meeting his aspirations for 50 per cent affordable housing and including homes for London Living Rent.

NHH is already on site with an adjacent development, Royal Albert Wharf. This site combined with Gallions 3B will deliver 1,900 new homes.

The affordable housing will be evenly split between shared ownership, London Living Rent, and London Affordable Rent. The other half of the homes will be available for private sale.

The scheme is to be integrated with NHH's neighbouring Royal Albert Wharf development, while retaining its own character and distinctive features with private and landscaped gardens.

A portion of the neighbouring development site, adjacent to the existing Armada Green, will be landscaped and managed by NHH, providing outdoor sports areas, along with emerging plans for a future Thames river crossing.

Plans for the space include community allotments, an outdoor cinema, art exhibitions and further amenity space, aimed at drawing residents and visitors to the waterfront and to make Gallions 3B a destination in its own right.

Once integrated into Royal Albert Wharf, the development will also benefit from access to an existing energy centre which is already live, and has the capacity to provide the needs of Gallions 3B residents.

John Hughes, group development director at NHH, said: "It is a priority for both NHH and City Hall to provide new affordable homes for the capital, which is why we have signed our strategic partnership, and this scheme is the first example of that agreement in action."

Deputy Mayor for Housing and Residential Development, James Murray, also commented: "Notting Hill Housing is a key partner in our commitment to build thousands of new affordable homes for Londoners to rent and buy.

"This site is an important milestone in the wider regeneration of the Royal Docks – the first in the area to deliver 50 per cent affordable housing, including for London Living Rent, those based on social rent levels, and shared ownership homes for first-time buyers."

The announcement came after NHH signed a strategic partnership with the Mayor that would create thousands of new affordable homes by 2021.

COMMUNITY ALLOTMENTS, AN OUTDOOR CINEMA, ART EXHIBITIONS AND OTHER AMENITIES WILL DRAW RESIDENTS AND VISITORS TO THE WATERFRONT AND MAKE GALLIONS 3B A DESTINATION IN ITS OWN RIGHT

CASE STUDY

Founding principles

Aiming to foster a new community enhanced by the arts, Deptford Foundry in south London is its developer's debut scheme, offering open-plan living and rich industrial history. Jack Wooler reports.



Set in the heart of south-east London, Deptford Foundry consists of 276 private homes, 40 affordable homes, and dedicated commercial space.

First-time developer Anthology London, which builds homes exclusively in the capital, is constructing eight buildings and one tower, made up of one, two and three-bedroom properties. Each home will offer either a balcony or a terrace.

Based on the site of a former metal foundry on Arklow Road, opened in 1831 by engineer Josiah Stone, the design and architecture of the homes are intended to reflect the area's industrial heritage.

The development is a full tenure mix of socially rented and open market homes. This is as well as dedicated commercial space which will offer a large array of uses, including creative artists' space, offices and leisure facilities.

Anthology London has also partnered with Moat, who recently acquired 40 affordable homes at Deptford Foundry, in order to see through the completion of 28 affordable rent and 12 shared ownership apartments.

Deptford has competitive travel links, and with the night Tube coming to the area and New Cross station just 10 minutes away, it is likely to prove even more popular with commuters.

SITE & PLANNING

The brownfield site for Deptford Foundry was chosen due to its ideal location in the middle of the district and its interesting, rich heritage.

Approval was received in February 2016, following many months of planning and hard work. The company worked closely with the local residents of Deptford as well as Lewisham Council, hosting two public consultations during the planning period.

The green light was recently given from Lewisham Council for the 22 storey residential tower on the development, which will incorporate 58 new homes within it.

Ben Allen, project director for Anthology Deptford Foundry, said the history and location of the site provided the company with a "clear vision" for the development, providing "ongoing inspiration for the architectural design and branding."

He explained further: "Deptford is a truly unique community, packed full of diversity and rich history, so we could not have asked for a better spot to launch our first development."

"Since beginning work on site, we have been lucky enough to engage with some of the wonderful local businesses and residents, who are a real credit to the neighbourhood and the area as a whole."

The scheme is progressing quickly, with few issues, say the developers. The structural frame completion of the first phase of building was a recent success. Topping out the buildings which surround Eastern Square was another major milestone for the construction team, and was completed on time. This enabled the follow-on works to commence as scheduled, with facade works, windows and roofing to achieve water-tightness by January 2018, with the internal apartment fit out thereafter, keeping Anthology on track to release the first homes to customers in 2019.

THE HOMES

Inside the development, the lounge and dining areas are combined in all the apartments, each offering a fluid, open-plan space. The high ceiling and full-height doors to the balconies continue this spacious feel.

Contemporary, handleless kitchens are tailored to the size of each apartment. Each comes with a composite stone top and splashbacks, and is fully equipped with modern Siemens appliances – an integrated oven, fridge-freezer and dishwasher. The one and a half bowl sink and the integrated recycling bins offer handy convenience for the residents.

Roomy bathrooms have large-format tiles with a natural-textured feature wall, in another nod to the Foundry's industrial past. There is also a bespoke cabinet in each bathroom that provides both display and closed storage. Additional features include a composite stone vanity top, chrome furniture and LED downlights. Master bedrooms in the two and three bedroom homes include their own ensuite.

Full-height doors feature in all bedrooms, along with bespoke wardrobes,



A SENSE OF COMMUNITY HAS BEEN PRESENT THROUGHOUT THE BUILD, WITH ANTHOLOGY WORKING HARD TO INCLUDE LOCAL BUSINESSES AND SCHOOLS

hanging rail and shelves providing plenty of storage space. In the two and three bed properties, the additional bedrooms have enough space for a double bed, as well as wardrobes.

Private decked balconies and terraces will offer views of the London skyline, along with the communally landscaped courtyards and gardens.

All the properties at Deptford Foundry are designed and built to the highest standards of energy efficiency, with fixtures and fittings being selected to ensure maximum efficiency in every home, which will cut living costs for homebuyers. White goods will be included as standard in every property, all selected with efficiency in mind.

COMMUNITY

A sense of community has been present throughout the build, with Anthology working hard to include local businesses and schools from the surrounding area.

Deptford is one of London's most diverse regions, and is renowned for its commitment to, and community involvement with, the arts. Each year, the area hosts the annual Deptford X contemporary arts festival, which has been running since 1998.

In keeping with this, arts organisation Second Floor Studio & Arts will occupy the development's commercial space, offering 75 new purpose-built affordable studio spaces for artists in south east

London. The 30,000 ft² of affordable workspace on the ground and first floor at Deptford Foundry will provide creative employment space for up to 160 people. The studio provision will be used by a wide range of artists, craft makers and designers, whose practices include ceramics, fine art, painting, leatherwork, sculpture and textiles.

To help integrate the community, children from local school Childeric Primary were recently invited to the site to assemble and bury the first ever Anthology time capsule, a small piece of Deptford history which will remain part of the development forever.

Along with local park user group, Deptford Folk, and nearby school Sir Francis Drake, Anthology London is working to design a children's play area that will be available at the development.

"We look forward to creating this space that will have been designed by local children for their own use, as well as Deptford Foundry residents," said Ben Allen from Anthology London.

A STEP APART

In addition to a strong focus on community, Anthology London hopes to set itself apart from the competition in other ways, priding itself on what Allen calls the developer's "unique approach to development."

The business' mantra is 'Built From London.' Allen believes the company lives up to the mantra, with it being "true

of our homes, our ethos, and our whole approach – keeping the wonderful city of London at the heart of everything we do, in order to honour and pay tribute to the many diverse communities within it.”

Allen joined Anthology in May 2015, with 14 years experience in the construction and property industry. He described his experience so far: “Anthology was just a year old when I joined the business, and I was drawn to it due to its different approach to property development, where regeneration, community and customer experience are at the heart of its values.”

He adds: “I knew this would be the perfect fit for me, and I never looked back!”

The project director explained some of his colleagues roles’ in the development: “There have been many contributors to the Deptford Foundry project, including our talented and skilled architects, Rolfe Judd, who were able to bring our vision for the development to life.

“We are enjoying watching the development come together and start to mirror the image that we all thought up when first acquiring the land.”

He was also grateful to the “supply chain of specialist contractors, suppliers and consultants, who are working hard to deliver the homes on the development.”

THE END RESULT

The developer hopes that Deptford Foundry will appeal to a broad demographic. So far the property has attracted a wide range of people, as Ben Allen explains: “We have had interest from a variety of buyers, including first time buyers.”

He explains further: “Lissie, one of our customers who recently bought her one-bedroom apartment, is making the move to Deptford from Brixton.

“Young professionals Hamish and Ilona, on the other hand, are making the move to the city from the Surrey suburbs, and have purchased a three-bedroom home with us, as it was the perfect place for them to put

down roots in the capital.”

Anthology will be offering interested buyers the option of using Help to Buy from February 2018. The company has reserved the Casting House building solely for those buyers interested in utilising the Government scheme. All homes however will be available using Help to Buy.

Construction on the scheme is currently at fever pitch, with completion expected in 2019, and the first building having topped out over the summer. The focus is now being shifted to completing construction on the smaller buildings, with the installation of the building envelopes and roofs underway.



Vent-Axia provides ventilation to floating home



Vent-Axia, is delighted to have supplied ventilation to a ‘Floating Home’ in West Sussex. Vent-Axia’s Lo-Carbon Sentinel Kinetic BH Mechanical Ventilation with Heat Recovery unit is providing energy efficient and effective ventilation to this innovative

and exciting project. The whole build took four months to complete and fit out, including installation of Vent-Axia’s Sentinel Kinetic BH MVHR Unit and other building services. Sentinel Kinetic BH MVHR Unit is designed specifically for new build and low-permeability properties. The Sentinel Kinetic BH MVHR unit can also interact with a number of external sensors, including PIR movement, CO₂ and ambient temperature.

0844 856 0590 www.vent-axia.com

Accessible guidance



With the growing need to make homes adaptable so occupiers can remain independent, and in their own homes, new guidance is aiming to help get it right. ‘Design Guidance & Considerations for a Domestic Accessible Toilet’ has been produced and published by **Closomat**.

The white paper gives advice to ensure that the key aspects affecting the functionality and practicality of a bathroom/wetroom and toilet, as occupier needs change, are considered. It even addresses the details as far as both new build and retrospective adaptation, in terms of legislation and ‘best practice’.

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



Don't miss your chance to enter the TTA Awards 2018!

If you or your business have achieved something to be proud of in the past year, whether it is a particular initiative or a project which deserves special recognition, why not enter the **TTA Awards**.

The prestigious annual Awards celebrate the best in the tiling industry, so winning one or being shortlisted is a great accolade for your business. But you will have to be quick, as entries will be closing in January.

To enter please use the online entry form which is to be found on the homepage of the dedicated TTA Awards website.

The TTA Awards gala celebration will take place on Friday 18 May 2018 at the St Johns Hotel, Solihull.

This year the TTA is launching two exciting new events to run alongside the Awards. Firstly the Tile Association Tiling Show is to take place on the same day in the same venue.

Gold sponsors of the Awards and other TTA member companies will be exhibiting.

Meanwhile the TTA is also to host a full programme of CPD presentations from member companies on the same day.

0300 365 8453 www.ttaawards.com

PRODUCT FOCUS



FastHouse

2017 saw FastHouse, the Northern Irish innovative off-site manufacturer, complete the first phase of its first housing project to the English market, installing its core product, the closed panel timber frame system, to Little Colliers, Corby. The product left the NI factory fully insulated, with vapour control, internal plasterboard, service conduits, electrical boxes and windows all installed. FastHouse installation turnaround averaged a house a day, to weathertight stage. This resulted in the Main Contractor's turnaround averaging a house a fortnight, from foundations stage to build completion.

www.fast-house.eu



Norbord Europe Ltd

Norbord Europe Ltd has significantly added to their chipboard flooring portfolio with CaberAcoustic. Designed for both domestic and non-domestic applications, CaberAcoustic comprises of 28mm and 32mm variants tongue-and-grooved particleboard panels with a 10mm sound reducing layer bonded to the underside. This specially-designed layer, made in the UK from recycled felt, reduces impact noise transmission by up to 19dB. It also helps reduce airborne noise.

www.norbord.co.uk



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Wykeham Mature Plants has been supplying the trade with large trees, specimen shrubs and instant hedging for over 40 years. Grown on over 150 acres of nursery, stock is guaranteed to be hardy and free from imported diseases. Quality stock, combined with expert advice, will transform your garden or landscape project, resolve security and screening problems, help with planning issues, and create instant kerb appeal. Nationwide delivery and advisory services available.

www.wykehammatureplants.co.uk



Kolorseal

Kolorseal has established an excellent reputation across the UK, primarily supplying uPVC, glass and metal coated products. For fabricators, Kolorseal will collect your item, coat it and return to you within seven days. For installers, Kolorseal will order the item for you, coat it and deliver to you with 14 days. All products in the range come with a 10 year guarantee. Managing Director Deborah Hendry says: "Regular feedback from our customers has helped us gain an insight in to their needs and position the business to cater for the varying services which are needed."

www.kolorseal.co.uk



Layher Ltd

The range of scaffolding needs associated with housebuilding of all types is fully met by the Layher Allround system. "Our rosette connection design is central to Allround and allows multiple fixings to be achieved," says Sean Pike, Layher Ltd's UK MD. "Needing no separate connecting clamps, installations are fast, safe and extremely versatile while clear walkways provide an important advantage for the movement of workforce and materials." While Layher Allround brings benefits to all housebuilding, the company draws particular attention to new methods of construction.

www.layher.co.uk



Building Product Solutions

Window and door manufacturer, Building Product Solutions (BPS) was founded in the midst of the recent recession. The company spotted a gap in the market and filled it with innovation and outstanding service levels. In an industry where average turnaround time is up to six weeks, BPS stands out from the crowd having slashed this to five working days for cavity closers and 10 for glazed frames. Many leading house builders have quickly come to rely on BPS as the partner who never lets them down.

www.buildingproductsolutions.co.uk

All power to the shower

The increase in the number of showers in UK homes, coupled with the decrease in floor space within them, calls for bespoke solutions for a seamless finish. Simon Boocock, CRL Managing Director, looks at some of the options.

Second bathrooms are becoming more of the norm in the UK, with en-suites often being added to a property without extending the floor space. Created from a spare corner of a master bedroom, squeezed into a converted loft space or created from an under stairs cupboard, these spaces are often compact in design and require clever thinking to make them work.

Conventional shower solutions such as 'standard' shower enclosures simply won't work in bathrooms that are anything but standard in shape. What is needed in such spaces is a bespoke solution, designed to fit seamlessly into the bathroom regardless of its shape or size. Even in bathrooms where space isn't so much of an issue, the trend is towards a minimal finish that is neat, uncluttered and creates a high-end look and feel. Frameless glass enclosures with as little in the way of hardware on show as possible is the current direction of



The range of frameless shower hardware available from CRL makes installing a shower possible in virtually any space.

the shower market.

CRL has a wide range of frameless shower hardware, enabling a minimal, high-end and bespoke shower area to be created in any space. Providing a clean-looking alternative to U-Channels, CRL Glass Clamps help to maintain the frameless appearance of a contemporary shower enclosure, with square cornered and bevelled edge hinges that can be exactly matched, for a sleek finish. Suitable for use with 8mm to 12mm thick toughened safety glass, this is an easy to install solution that provides a robust fit.

An alternative solution which works particularly well in the smaller bathroom is to opt for a sliding shower door. This offers

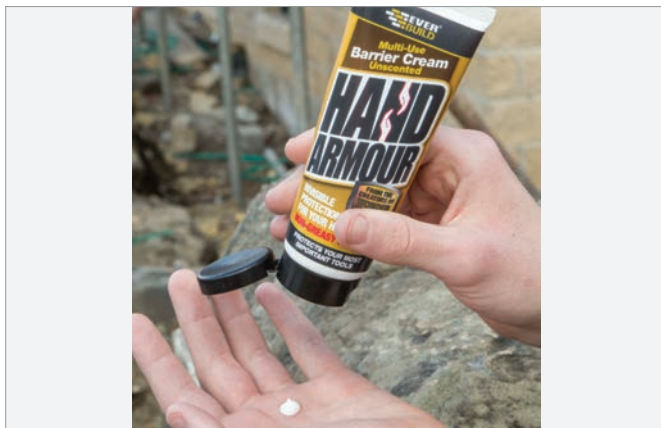


Ideal for creating a shower area from a corner of a master bedroom, the CRL Compact-X system is a sliding solution for frameless glass panels, combining the latest technology with an attractive, minimalist design.

maximum versatility, with CRL's Sliding Shower Door Systems able to accommodate a wide range of shower designs as they are available in several lengths and finishes.

This option keeps architectural hardware to a minimum for a neat finish, with only the header support bar and track holder being visible. Where support bars and brackets are on show, ensuring they fit with the overall style of the bathroom is key, and again less is more. CRL offers a square support bar, for example, that responds to the trend for geometric design.

01706 863600 www.crlaurence.co.uk



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Available in 100ml tubes, Hand Armour is packed into printed display boxes which are sure to attract attention when sat on the counter, bringing builders back for this product time and time again. For more information please contact Everbuild by calling, or visiting the website.

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Updated brochure shows full Nexus range



Specifying modern brick-faced soffits just got easier, with the publication of Ancon's new 16-page Nexus brochure. Developed by Ancon and Ibstock Kevington, specialists in structural support and prefabricated masonry components, Nexus is an advanced lightweight system that makes modern

brick-faced soffits and lintels simple and achievable, particularly in fast-track environments. Expanded and updated to include the full Nexus range of soffit units and lintels, the new brochure shows the various options now available for achieving different visual effects by varying the style and type of lightweight stainless steel carrier and real brick slip facing.

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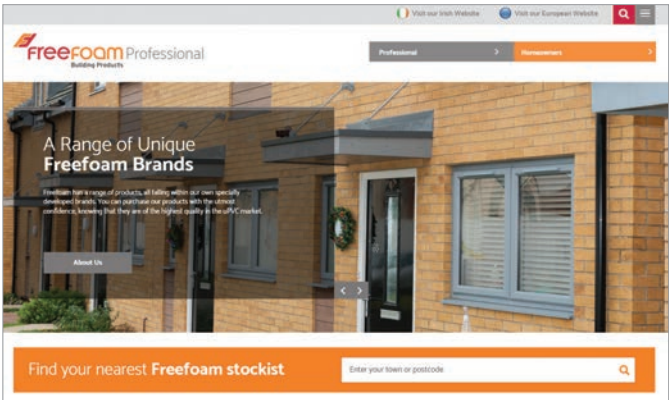
Garador now a recognised Centre of Excellence

Garador has achieved the status of Centre of Excellence from the Builders Merchants Federation (BMF).

Garador is a leading British manufacturer of garage doors, front doors and operators with an ultra modern production facility in Yeovil, Somerset. With over 50 years' experience in the garage door industry, utilising German engineering expertise, it has developed an extensive range of garage doors unsurpassed in the industry.

Garador has now joined an elite group and been named as a Builders Merchant Federation's Regional Centre of Excellence. John Newcomb, Chief Executive Officer of the BMF, said: "Garador offers an excellent facility for our members in the South West to meet and train together." Find out more about Garador's garage doors on the website.

01935 443794 www.garador.com



New look website for Freefoam

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

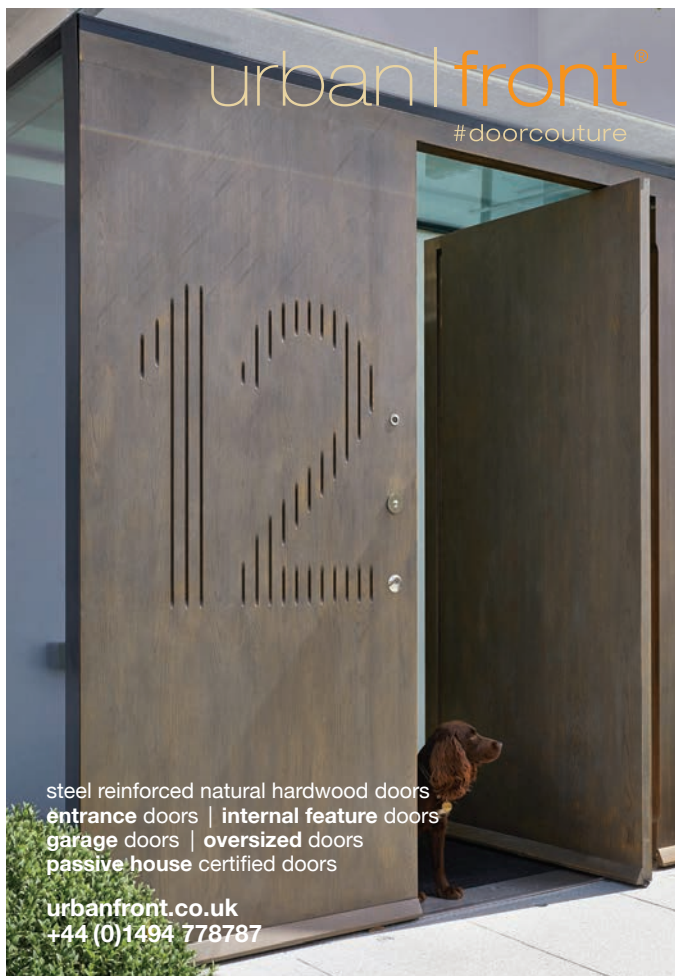
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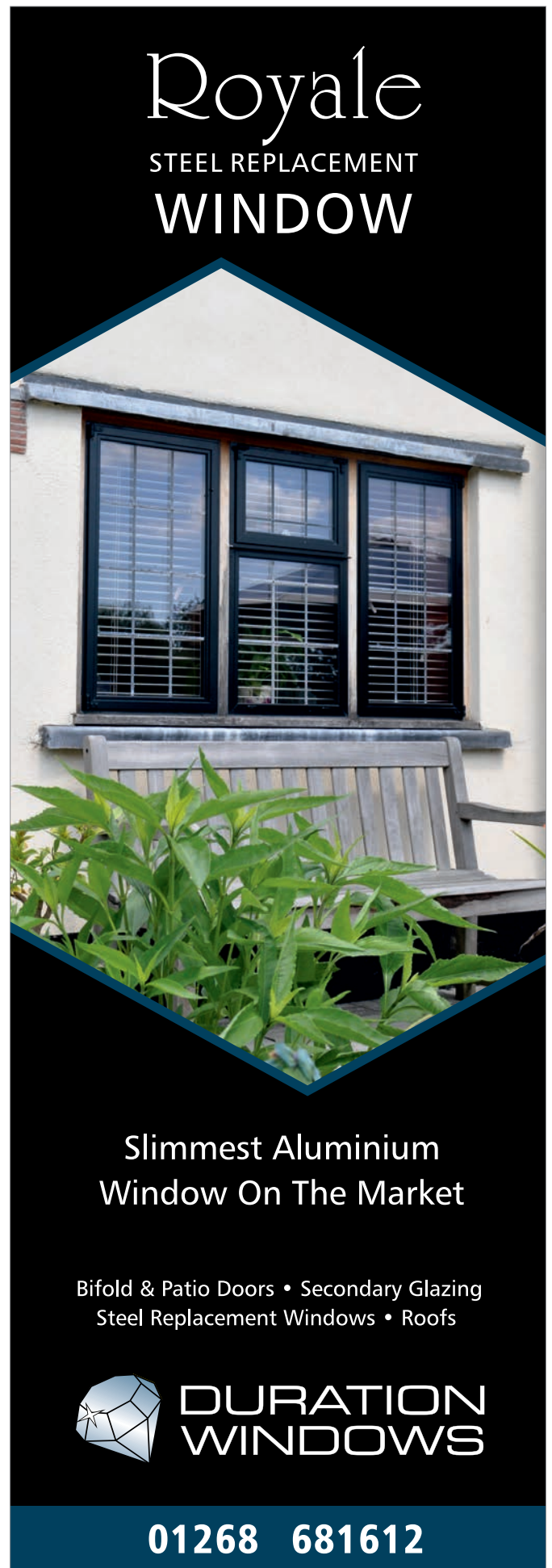
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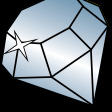
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FENESTRATION WITHOUT THE FRUSTRATION

John Whalley of Nationwide Windows & Doors discusses the latest fenestration trends in new builds.



With calls to ‘fix the broken housing market’ in the headlines, and senior ministers urging the Government to take advantage of record low interest rates and borrow to invest in new homes – up to 300,000 every year – new build is now firmly under the spotlight.

Record profits for major housebuilders and Theresa May’s £2bn affordable home pledge are no doubt injecting a sense of urgency and requirement for innovation within the new build supply chain. Fast moving markets require investment to meet demand for volume, while keeping the focus on consistent quality and seamless service. Being a single supply partner able to offer multiple solutions appears to be proving key to achieving a lean and efficient supply chain.

THROUGH PRODUCT DEVELOPMENT AND INVESTMENT IN COATING, PAINTING AND DRYING TECHNOLOGIES, ALMOST ANY COLOUR AND FINISH IS NOW AVAILABLE

TREND SPOTTING

One of the most significant trends in the fenestration market over the last few years has been the demand from housebuilders and developers for a ‘one stop shop’. The variety of housing now being constructed on many sites demands a mix of door and window solutions. Larger developments generally have a combination of single dwelling homes and multiple occupancy dwellings, which in turn require not only different product

styles but also different materials.

For example, aluminium entrance systems are best for high traffic areas, while PVCu can be more cost-effective and versatile to match the build style of the rest of the homes. Naturally, the door and window specifications for high end multi-million pound homes are different to affordable housing. Add to this cavity closers, curtain walling, the legal requirements for fire doors and security considerations through next generation



hardware and composite doors, and the complexity of the door and window solutions required for even one new build site is evident. Traditionally, a housebuilder would have to use multiple suppliers to fulfil all these requirements, but through the investment in manufacturing, product development and range expansion, some single suppliers are able to meet all these demands.

COLOUR

Although the 1980s saw the introduction of first generation PVCu whitewash our buildings and homes, colour is now a major driver. In fact, one in four windows in the UK is now coloured, with RAL7016 Anthracite Grey proving particularly popular. That said, through product development and investment in coating, painting and drying technologies,

almost any colour and finish is now available. There has even been a blurring of lines between aesthetics and materials, such as smooth grained anthracite grey PVCu windows that look exactly like aluminium. When it comes to desire for urban design, there's also been growth in demand for long, slimline glass cassettes within full height doors which have a European feel to them.

SECURITY

Secured By Design (SBD) is a passport for any door and window supplier working in new build and, along with many accreditations, is hugely important. Not only does it offer peace of mind to homeowners who will eventually move into the property, SBD products can help keep live build sites safe too.

Supplying housebuilders is hard, with margins often tight, so it's critical that suppliers have a deep understanding of the sector, develop close, collaborative relationships and invest in product ranges, infrastructure and IT that allows them to provide the right products at the right time, every time.

John Whalley is managing director of Nationwide Windows & Doors



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It is without a doubt that both housebuilders and developers are feeling the pressures of not only constructing homes to satisfy building stock demands, but also the competition to attract buyers.

Within this is the need for housebuilders to build to a high standard, while taking into account practicality, longevity, safety and design. As such, it is vital that careful consideration is given to all building materials to ensure that they fit the practicalities of every day life. This is especially true of those products that can potentially be subject to heavy use, such as floor coverings.

Having a real wooden, stone or ceramic floor can bring a natural beauty and timeless appeal to family living spaces. However, depending on the desired application and use, installing a natural floor might not always be the best or most cost-effective option. Modern vinyl floor coverings provide a perfect alternative, offering convincing, authentic visuals with excellent practical performance.

State of the art manufacturing processes deliver high-tech wear layers and finishes to floor coverings, to ensure products retain their 'as-new' appearance, even after years of intensive use. Other elements such as consistent and dimensionally stable construction, colour fastness and unique embossing can also make a vinyl collection stand out from the crowd.

Housebuilders have a duty of care, and as such, products that incorporate safety features are essential. Factory applied finishes, designed to ensure that the level of grip is not significantly reduced by spills or splashes of water or any other liquid, result in a floor that is more practical and safe to walk on. In addition, the ability to provide protection against scuff and scratch marks, as well as ensuring easy cleaning, results in the best natural surface finish.

Aside from the practical benefits of vinyl floor coverings, their outstanding aesthetics are also a driving factor in their specification, providing impressive visuals with a unique identity and

MODERN VINYL FLOOR COVERINGS PROVIDE A PERFECT ALTERNATIVE WHEN INSTALLING A NATURAL FLOOR ISN'T THE BEST OR MOST COST-EFFECTIVE OPTION

THE VINYL FRONTIER

Jason Pethard of Forbo Flooring Systems discusses the rise of vinyl specifications and the benefits of partnering with a reputable flooring manufacturer.





ASIDE FROM THE PRACTICAL BENEFITS OF VINYL FLOOR COVERINGS, THEIR OUTSTANDING AESTHETICS ARE ALSO A DRIVING FACTOR IN THEIR SPECIFICATION, PROVIDING IMPRESSIVE VISUALS WITH A UNIQUE IDENTITY AND NATURAL FEEL

natural feel. Modern printing techniques deliver sophisticated designs to offer future homeowners, from natural wood, stone and tiled effects to contemporary brushed steel and metallic finishes – all of which have been designed to reflect a home's individual style. In fact, the designs available are sure to inspire flooring schemes for new build homes, providing homeowners with the aesthetics they really want. What's more, as sheet vinyl is available in multiple widths, housebuilders can rest assured that a beautiful seam-free finish can be achieved without the need to weld.

In addition to sheet vinyl, luxury vinyl tiles (LVT) are also growing in popularity as the trend for modular design increases. Modular floor coverings are the perfect solution to create unique designs, as they allow housebuilders and homeowners to quickly and easily mix, match, combine or contrast various shapes, sizes, colours and textures of tiles. They also make commercial sense as they reduce installation time and wastage, which in turn helps to save on overall costs. They are also easier to handle and store on site.

In order to stay up-to-date with the latest trends and technological advances of vinyl and other floor coverings, it is advised that housebuilders and developers liaise with a respectable manufacturer who can offer dedicated portfolios specifically for the housing sector.

Jason Pethard is key account manager at Forbo Flooring Systems



When clear glazing is not clear cut



Clear glazing has been most commonly specified in rooflight solutions over the years and has, in the main, fulfilled the requirements of installers and end users. A leading rooflight manufacturer **Xtralite** is challenging the specification in applications such as workplaces and educational establishments where lighting can influence, positively and negatively, behaviours and wellbeing of building users such as concentration and vision. It is of course possible to specify the full range of glazing mediums and provide consistent light across the work space. Xtralite can provide Glass Polycarbonate and Lumira Technology installed in either their structural glazing systems or modular rooflights.

www.xtralite.co.uk

Fan-assisted radiator from Mitsubishi Electric



Mitsubishi Electric has launched a new fan-assisted radiator that works superbly with either traditional or renewable heating systems and delivers a faster heat up time and lower running costs than the equivalent output double panel, double convector radiator. The i-LIFE 2Slim is

available in 1kW and 2kW models and offers a high heat output from 50 per cent less wall space (based on 45°C flow). Paired with a renewable heating system such as an Ecodan heat pump, and choosing lower design temperatures, the i-LIFE 2Slim can also potentially increase the payments homeowners can receive from the Renewable Heat Incentive.

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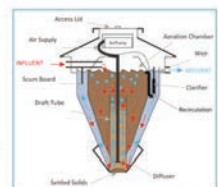


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New ESi heating controls brochure



Heating controls manufacturer and distributor ESi has released its brand new heating controls range brochure introducing its new five series range designed to be fully interchangeable by the home owner. The latest ESRT5P5 range is packed with energy saving features designed to save the homeowner money by lowering their fuel bills. It includes the ESRT5P5 5 series

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Housebuilders and developers are under pressure to offer more forward-looking, energy-efficient heating solutions, rather than just the traditional provision of gas-fired individual boilers. Meanwhile, planning requirements demand that new developments be low carbon, fossil fuels are depleting, and renewables are playing an increasing role in energy supply as a means of reducing carbon emissions.

Heating supply is on the brink of a period of great change. Developers need to implement systems now that will be flexible enough to adapt to new technological developments and increasingly stringent planning regulations. District energy is such a solution.

WHAT IS DISTRICT ENERGY?

District energy, sometimes called district heating, is the name given to a network of pipes that efficiently delivers locally generated heat to a development. Traditional power generation normally produces heat as a by-product. This is often wasted however, being lost to the atmosphere. District heat networks allow for this by-product heat to be harnessed and delivered efficiently to connected homes and businesses. The use of one common plant, or energy centre, rather than individual boilers in each home or public/commercial building is far more energy-efficient, and is often more cost-effective. The homeowner or building manager is still able to control the heat input, and each customer is individually metered for the energy they have used.

WHY CHOOSE IT?

District energy is a tried and tested technology, with more than 2,000 heat networks already operating in the UK. Indeed, the Institute for Public Policy Research (IPPR) has forecast that by 2030, heat networks could be servicing at least 10 per cent of the UK's total heat demand. The urgent demand for new housing in the UK and the constant pressure to deliver it might tempt developers to stay with more familiar heating solutions, but district energy is a flexible, future-proof solution that offers them big advantages.

Following the 2016 UN Paris Climate Change agreement, the UK Government is committed to drastically reducing carbon emissions, and new planning regulations have focused on the need for low-carbon – and in London zero-carbon – development. District energy networks, which are commonly powered by Combined Heat and Power (CHP) engines, driven by natural gas or biomass, can provide a saving on carbon emissions of up to 50 per cent measured against traditional utility solutions. The

LOCAL SOURCING

Andrew White of Metropolitan Infrastructure explains how the move to district energy taps into the growing need for energy efficient heating solutions.



energy efficiency savings are equally impressive, with networks generating electricity at 80 per cent efficiency compared to 30 per cent in the conventional UK electricity supply.

District energy networks can be implemented today using CHP plant, but once a network is in place, it can be adapted to take advantage of the latest innovations in heat generation. A wide range of alternative heat sources is being explored, including using waste heat from industrial processes; and using heat pumps to draw upon heat in rivers and sewers, or possibly the London Underground system. For example, we are working on the next phase of the King's Cross development to deliver further carbon savings with fuel-cell technology, a highly efficient way of generating electricity, achieving 90 per cent efficiency with no particulate emissions.

District energy networks provide heat for both commercial and residential buildings. To be viable in the long term, a heat network needs to service the

equivalent of at least 700-800 homes, but networks can be expanded over time. As demand grows with each new phase of a development, additional heat sources can be installed, making this a very flexible solution.

Heat networks are not just confined to new developments, with the retro-fitting of existing buildings possible as their current heating systems are renewed.

The energy-efficiency delivered by district energy schemes means that savings can be passed on to customers in the form of lower fuel bills. At King's Cross, for example, customers' heating costs are at least 5 per cent lower than they would be if the heat were provided by individual gas boilers.

A number of ownership models are available, from wholly owning a network to part-ownership through Energy Service Companies (ESCOs) such as the one operating at King's Cross. There the developer and utility network share ownership of the ESCo, which operates the district energy network and provides

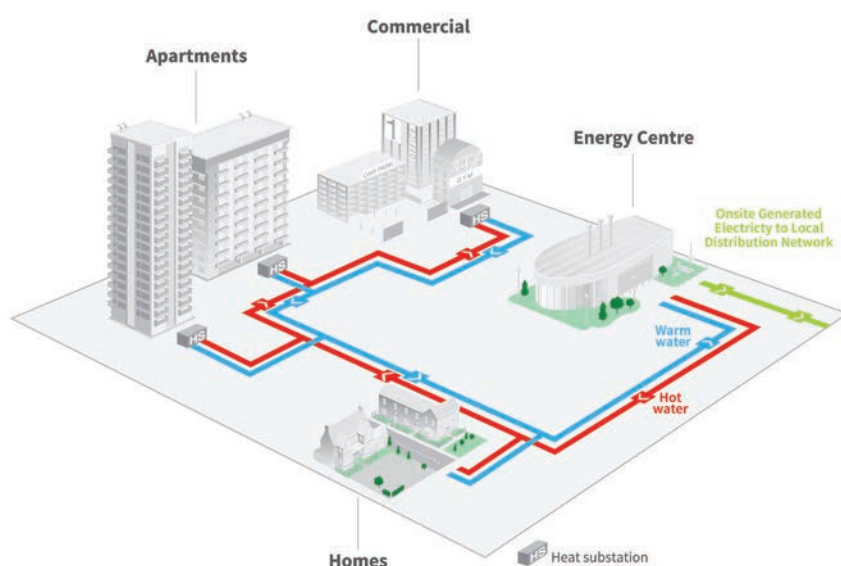
DISTRICT ENERGY IS A TRIED AND TESTED TECHNOLOGY, WITH MORE THAN 2,000 HEAT NETWORKS ALREADY OPERATING IN THE UK

professional metering and billing services to the householder. The level of ownership and involvement that a developer wishes to retain depends on the level of long-term risk they are willing to accept.

HOW ARE NETWORKS OPERATED?

The merits and long-term value of district energy networks are well-recognised and funding is available to support their implementation from both private and public-sector sources. Indeed, the UK and Scottish Governments have made significant loan funding available for projects that involve public-sector organisations through the Heat Network Investment Project (HNIP) and the District Heat Loan Fund (DHLF), and grants in Scotland through the Low Carbon Infrastructure Transition Programme (LCITP).

Major district heating networks have operated in the UK for many years (for example in Sheffield since 1988), and consequently a wealth of expertise and experience is now available to developers considering this technology. Consultancies and utility infrastructure providers can assist developers to formulate robust business plans, select the right network ownership model, and ensure that the district energy network will remain a



THE MERITS AND LONG-TERM VALUE OF DISTRICT ENERGY NETWORKS ARE WELL-RECOGNISED

valuable asset over its lifetime (which can be up to 60 years).

To sum up, district energy networks offer a way for developers to meet the demand for energy-efficient heating provision and make a demonstrable commitment to low-carbon development.

At the same time, they have the flexibility to adapt to new technology as it becomes available, delivering a truly future-proofed heat solution.

Andrew White is business development director at Metropolitan Infrastructure

Johnson & Starley new eight year guarantee.



Johnson & Starley's established range of QuanTec condensing boilers has now been given a free eight year guarantee. This covers all parts and labour for every QuanTec model, adding a further three years of peace of mind for installers and users of this proven domestic boiler range. QuanTec condensing boilers were recognised in 2016 by a leading consumer magazine as the most reliable boilers on the UK market. Their build quality and energy efficiency applies to a wide

choice of combi, system and regular models including the top of the range QuanTec HR 28C (PFGHR).

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Kingspan OPTIM-R provides slim solution



A derelict Grade B listed hotel in Kinross, Scotland, has been transformed into an impressive modern family home, with help from the ultra-slim Kingspan OPTIM-R Flooring System. Kingspan OPTIM-R vacuum insulation panels feature a microporous core which is evacuated, encased and

sealed in a thin, gas-tight envelope. This design allows them to achieve optimum levels of insulation performance with a declared value thermal conductivity of 0.007 W/m.K despite their minimal thickness. 20 – 40mm thick Kingspan OPTIM-R panels are the only vacuum insulation panels in the world to be certified under the independent BDA Agrément scheme.

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as marble, wood, granite, quartz, concrete and metal, while being light, hygienic and stain resistant. TrueScale provides the necessary sizing to bring design to life. The decors do not repeat across the full width of the laminate sheet so you can unveil patterns in their full beauty.

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Connekt Flushfit sink with Atlas tap



Connekt Flushfit from Abode – an ultra slim flush fit or inset sink with its ultra-thin edge detailing, delivers a sleek contemporary look to any chosen worktop. The sink can be fitted perfectly flush at the same surface level as the worktop by inseting or alternatively fitted conventionally as an inset with stylish low-profile edges. Sinks come complete with the unique Abode Orbit waste and all plumbing pipework, as standard, plus a pre-fitted seal strip around the underside edge.

Complemented with the Atlas Professional tap makes a very stylish finish to any kitchen.

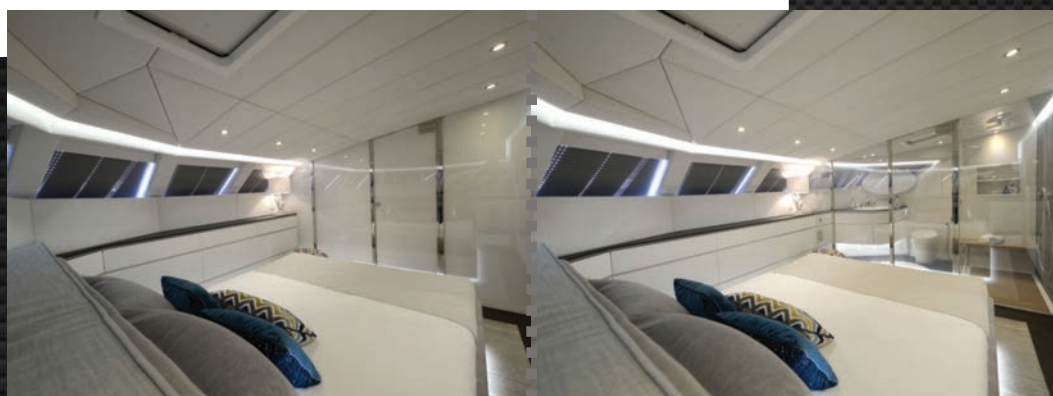
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Supplement




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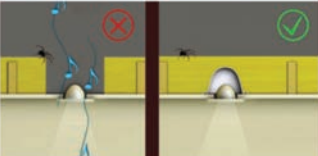





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Thermahood Ltd manufacture its own brand of Airtight Downlight Covers, a contemporary design for current & future building regulations. Thermahood products can be implemented with great ease and efficiency, and what's more, they can be handled by anyone, including the everyday DIY amateur. Once fitted, they require no further maintenance and can effectively operate in tandem with heat recovery systems to improve air quality in living areas and reduce fire hazards from household storage items. For more information on Thermahood and its products, please visit the company's website.



Clearstone's resin-bound surfaces present a smart solution to the combined demands of quality assurance, drainage, accessibility, environmental regulation and tight project timelines. Developers like Berkeley Homes turn to Clearstone time and time again, knowing that a professionally-installed resin-bound surface satisfies exacting technical and aesthetic requirements. The Clearstone system enables a range of colours and shapes, allowing for creative and innovative designs that impress clients. The result is a long-lasting, low-maintenance, SuDS-compliant technology that looks good and performs well.



With all the benefits porcelain has to offer, Levato Mono from The Deck Tile Company is the ideal product for exterior projects, both residential and commercial alike. Available in 40+ colours and finishes in both ultra-realistic timber, stone effect and concrete; by combining 3D printing and mould making technology to reproduce identical copies of the original materials. Using our height adjustable, self-levelling head (slope correcting) pedestals, the Levato Mono system makes it possible to easily create perfectly flat surfaces over uneven sub-surfaces and any single ply membrane.



Award-winning WarmCore windows and bi-fold doors from Synseal are the first choice aluminium products for nationwide and regional housebuilders including Avant Homes, Bellway Homes and now Heathco Country Homes. On completion of their first development using WarmCore, Director Stephen Kelly was impressed by the product's low U-values of 1.3W/m²K double glazed for windows and 1.4W/m²K for bi-fold and patio doors, saying: "It makes such a difference to use affordable, high performance aluminium products that offer the same thermal benefits of PVC-U but with an aesthetically cleaner finish."

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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. For more information contact **Envirograf**.



An inexpensive pocket door kit with features you would expect from a more expensive system. Unlike other brands at a similar price (list price £119.50 +vat) the **Rocket Pocket Door Kit** assembles into a complete unit comprising of a galvanised steel pocket and track, making it quicker and easier to install. The Rocket Pocket Door Kit comes in six standard sizes to fit six UK standard door sizes so you will not need to cut and adjust the kit to fit. If you want a double rather than a single pocket door you simply combine two single kits together. Kits are supplied from stock for a next working day delivery and come with a 12 year guarantee.



Don't squash your loft insulation this winter. Compressing insulation reduces its thermal efficiency by more than half, allowing significantly more heat to escape through the roof. **Loft Legs** raise loft boards above your insulation to create an ultra-strong storage platform ideal for domestic storage such as suitcases. Tested to withstand weights of over 250Kg per leg, Loft Legs create a platform that is strong, durable and can be walked on. Simply screw Loft Legs onto your ceiling joists or roof trusses, lay the mineral wool insulation, and secure the loft boards on top. Loft Legs are manufactured in the UK from recycled materials.



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tp24's Abstract range is an LED lighting revolution

Launch in Spring 2017, the Abstract Linear LED lighting range from LED lighting specialists **tp24**, has captivated Architects, Designers and Builders with its uniquely innovative contemporary design which allows consumers to create their own light fitting by simply changing the orientation of the arm, removing the arm or swapping it for an alternative arm design, resulting in a totally different lighting effect. Furthermore, as each LED arm has a built-in driver and integrated circuit dimming, the light levels of the fitting are easily controlled to complement the ambience.

A wide selection of base frames, including Flush frames are available in the range, which are ideal for low ceilings and a choice of suspension heads for multiple arm connections which are all height adjustable. Pendant fittings enable the arms/bulbs to be fixed to either a horizontal or vertical body fixing, whilst the wall plates for Abstract are suitable for all locations, with a selection of wall mounting options, either recessed into the plasterboard, or alternatively can be mounted onto the wall with tp24's chrome finish surface back box option to create a protruding fitting.

www.tp24.com



Mapei's Keraquick Ultrafast S1 Adhesive

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

Available in grey, Keraquick Ultrafast S1 is suitable for installation over wet and electrical underfloor heating systems, and can be used as part of Mapei waterproofing systems in conjunction with Mapegum WPS, Mapelastix AquaDefense or Mapeguard WP 200.

After 90 minutes the tiles can be grouted using Mapei's Keracolor, Keracolor Flex, Ultracolor Plus or Kerapoxy grout ranges.

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Proving permeable paving

The trade association **Interpave** has just launched a new case study showing how concrete block permeable paving provides a comprehensive and cost-effective sustainable drainage system (SuDS) for a new housing development without additional land-take. The case study explores a SuDS scheme at Fleetwood Crescent, the 28-home first phase of a new development in the Eastfield area of Peterborough for award-winning housing association Cross Keys Homes. It makes extensive use of concrete block permeable paving, reflecting Peterborough City Council's desire to incorporate SuDS in developments. The estate road is a trial site for the adoption of permeable paving by the Local Highway Authority and will be adopted under the 'Section 38' process, and its performance monitored. All the concrete block permeable paving has been designed and constructed in accordance with Interpave technical guidance. This scheme demonstrates how concrete block permeable paved drives, parking and adopted roads on a typical new housing development can attenuate, store and treat runoff from all the hard surfaces without additional land-take or other SuDS features. Use of a simple orifice plate flow control protects the local sewer from overloading.

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Reggiani CELLS, inspired by the cellular eye structure of a dragonfly. Engineered to offer the broadest range of design options and uses in single or multiple inter-connected modules, from rugged bulkhead (IK10) to bespoke, architectural installations, indoors or out (IP66). Recessed or surface-mounted on ceilings and/or walls, CELLS can be individually assembled to achieve the ideal lighting solution.

Light distribution can be narrow, medium or wide, with an output of up to 2300 lumen, a choice of colour temperature of either 3000K or 4000K and an impressive CRI of >80.

The base unit will take a standard electrical conduit and can also be used as a junction box. It comes in raw aluminium but offers optional finishes in white, grey or graphite with a clear or opalescent diffuser allowing further control of the final light output and distribution.

Internal back plates are available in a choice of colours to blend in with – or stand out from – the surrounding décor, according to preference.

Control system options include simple on/off operation; Dali; Dim1-10V; Phasecut and Bluetooth.

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Epic Protection!



C-TEC's revolutionary hush buttons are protecting Epic House, a luxurious apartment block in Leicester. Connected to one of C-TEC's 4-loop ZFP touchscreen addressable fire panels, the hush buttons act as mini fire alarms, providing residents with the means to silence

false alarms themselves, for example, if they set the fire alarm off accidentally by burning a meal say, so preventing false alarms and the full-scale evacuation of other residents in the building. A series of special cause and effects have also been incorporated into the ZFP to further enhance fire protection at the 12-storey building. For example, certain windows and vents are programmed to open automatically in the event of a fire.

www.c-tec.com

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.

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Schöck for all three phases of Manchester's Adelphi Wharf

Manchester is a city rich in architectural styles and proud of its industrial heritage. Something that is reflected in the design at Adelphi Wharf. A high-end development by Fortis, being delivered over three stages in Salford, alongside the River Irwell. It is within easy reach of both the city centre and MediaCityUK at Salford Quays. When complete it will offer a mix of over 500 townhouses, studios, one, two and three bedroom apartments.

To reflect its heritage and Salford's expansion as a contemporary academic and creative centre, the architectural approach to Adelphi Wharf combines solidarity and playfulness. The lower levels feature stout blue engineering brick, contrasting with the reactive colour-change panels of the upper levels. As the observer's position changes, these vary visually in tone and colour, accentuating the many recessed balconies on the development. In addition, there are also steel balconies connected to the concrete frame.

Any risk of thermal bridging must be minimised and to counter this, the widely used Schöck Isokorb types K and KS structural thermal breaks are incorporated. The type K with compression module HTE-Compact and 80



mm insulation thickness, is a load bearing thermal break element for free cantilevered balcony construction. Whereas the type KS is suitable for cantilevered steel balconies and canopies. Both types transfer negative moments and positive shear forces and block the outflow of heat by means of a high-quality polystyrene insulation core.

The Schöck Isokorb types K and KS units guarantee totally verifiable performance standards, meet full compliance with

the relevant UK building regulations and offer BBA Certification and LABC Registration. In addition, the Schöck Isokorb range also offers a modular product for steel-to-steel applications – and there is even a maintenance free alternative to wrapped parapets. For a free copy of the Schöck Thermal Bridging Guide or the Thermal Bridging Solutions brochure, contact Schöck by calling.

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STEP UP YOUR DEVELOPMENT

Nick Rackham of Complete Stair Systems explains why housebuilders and developers need to consider investing in custom-made staircases, and how they can do so on a budget.

A staircase is generally the first feature on view when entering a property, creating the opportunity for a wonderful first impression. Having a specially designed staircase in the hallway can further increase this effect, while enhancing the style of the property.

While choosing the right stair is an important decision for any housebuilder, margins are often strict, so it's vital to understand how bespoke a staircase your budget will stretch to.

A closed softwood flight with carpeted treads and risers might be the most economical choice, but would it give the right impression? There are a few key elements that affect the price of a more custom-made flight with open risers.

SHAPE & FORM

The simpler the shape of the staircase, the cheaper the cost of the flight. A straight flight staircase is therefore the cheapest to produce, followed by a quarter turn (90 degrees) and a half turn (180 degrees).

Spiral staircases (steps arranged around a central pillar) can be fairly cost-effective, depending on the materials used. The most expensive option is to add curves to the staircase, whether in a complete curve (helical shaped), or just a swooping entrance. While a curved stair can look stunning, it will definitely come at a significant cost.

SUPPORTING STRUCTURE

Above and beyond the conventional double timber stringer construction, there are many other ways the steps of the staircase can be supported. Steel is very popular, as a smaller structure can support a greater weight and therefore appear less bulky than timber. Steel stringers can be cut to a certain shape, or can be located under the centre of the stair to form a spine.

TREADS AND BALUSTRADES

Hardwood treads are generally the choice for most custom-made staircases, but glass, granite and stone are popular.

Conventional timber spindles tend to be the standard choice of balustrade on a basic softwood stair. For a more modern, open and light feel however, a custom-made flight is likely to have a glass balustrade, stainless steel spindles or rails.

Glass is extremely popular and is generally held in place between timber or steel newel posts, or bolted to the edge of the stringers or treads to give a frameless 'no newel' appearance.

Horizontal rails are attractive and a little less costly than glass, but check your building inspector is happy with them before purchasing. They can be viewed as forming a 'ladder' in effect, and are therefore climbable.

Spindles are available on more custom-made staircases and are often constructed in steel or stainless steel. They are also generally thinner in profile than their traditional timber counterparts. The cost of spindles will likely be less than glass, depending on their finish.





EXTRA CONSIDERATIONS

Many custom-made modern staircases have open risers to allow light to pass through. Building Regulations stipulate that the gap between each step cannot exceed 100 mm for safety reasons. All specialist companies will be aware of the regulations and will have solutions to reduce the gap, but if they have many methods to do this they might not include the cost in the quote. Instead, they might list and cost the options separately, so check the quotation carefully.

Another item to consider that can add considerably to the costs is the requirement of any landing balustrade. This is to protect around voids over the stairwell, and is generally protected with balustrade matching the staircase. A company is likely to price this per metre, so be sure to work out how many metres you need and calculate accordingly.

Installation is another cost to be factored into the staircase budget. Most companies will offer a cost for supply only and/or supply and install, giving you the option of self-assembly. Given that many of the custom-made staircases are straightforward

to fit, it might well be a more economical option to install yourself, but make sure you get a price if not. Any install price a company provides will most likely be a little inflated when including travel and accommodation (if applicable).

SUMMING UP

To keep your new staircase within a respectable budget, the best advice is to keep the design simple. The most economical option would be a traditional straight flight formed with softwood treads and stringers and ply risers. This style however is unlikely to provide the same impact as a custom-made design.

If you are looking for something a little more striking and modern, in keeping with your new build, it's advisable to gather some inspiration from the internet and trade shows. It is important to prioritise the list of the elements and materials you would really like to have (for example oak treads, glass balustrade), and be prepared that you might have to make sacrifices to meet your budget. For example, opting for stained beech rather than walnut steps, or

perhaps having a stud wall at first floor level instead of matching glass balustrade.

If you can, influence the design at an early stage. Try to specify a straight flight configuration, or at least stay away from curves. Your architect should be able to give you an indication of costs at this stage, before you filter down your selection and contact some specialist companies for a precise quotation.

When getting quotations, ensure they are for a 'like for like' product and check if the price includes fitting or is supply only. It can also be helpful to check if it is possible to see the product in a property or a showroom to satisfy yourself with the quality before proceeding.

There are more specialist staircase companies operating in the UK than ever before, each with some wonderful designs. Enjoy gathering inspiration, but remember, the more ambitious the design and shape and the more unusual the materials, the more the price of the stair is likely to soar.

Nick Rackham is managing director of Complete Stair Systems

Balustrade adds to stunning horizons



Neaco's balustrade is adding a stylish contemporary touch to a stunning outlook at a prestigious development of luxury apartments in Huntingdon.

Extensive terraces feature

Neaco's powder coated balustrade with glass infill panels to maximise the panoramic coastal views. In contrast to painted finishes, which are prone to flaking, the hard-wearing durability of the powder coating ensures that the balustrade retains its aesthetic quality. It also provides low thermal conductivity to prevent handrails from becoming extremely cold to the touch in winter conditions.

www.neaco.co.uk


Glass balconies add style to coastal location




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


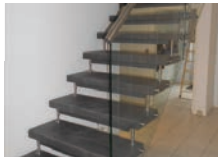
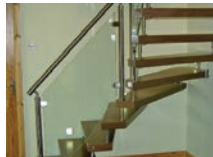
flooring. The aluminium balustrade and rails feature a black powder coated finish which complements the tinted glass panels. Neaco's grille systems are designed to provide a large foot contact area – typically between 74 per cent and 100 per cent on balcony applications – whilst enabling efficient drainage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

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Vandex BBA systems now available from Triton

Vandex waterproofing products, including BBA certified Vandex BB75 and BBA certified Vandex Super, are now available from Triton Systems. The introduction of these two 'Type A' cementitious waterproofing systems to Triton's range will enable specifiers to source, from a single point of supply, all the waterproofing materials they need for projects where a BBA certified, combined waterproofing system is required.

Vandex BB75, a ready mixed slurry coating, is designed to waterproof vertical and horizontal concrete and masonry substrates, including awkward areas in vaults and cellars where a cavity drained system would not be appropriate.

Vandex Super is an 'active' formulation, designed to waterproof foundations, slabs, lift pits and construction joints by combining with the free lime and moisture present to form insoluble crystalline complexes that block capillaries and minor shrinkage cracks.

Other Vandex products, including elasticized slurries and repair mortars, will also be available through Triton from now on.

Neil Taylor, Sales Director at Triton, said, "The introduction of Vandex products to our range means we'll be able to supply a much



wider choice of Type A waterproofing systems to our customers, in particular for where a BBA certification is required for third party building warranties such as NHBC and Premier. Our Vandex products will of course be backed up by the expert technical support

architects and contractors have come to expect when sourcing waterproofing systems from Triton." For more information visit Triton's website.

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