



The FMB's Sarah McMonagle has a three-point plan to "transform the industry's image"



Report calls for more land development powers to be given to London Mayor and local authorities



Jason Tebb of GoDevelop says the industry has to change its traditional ways of working

06.18

HOUSEBUILDER & DEVELOPER



KING'S CROSS TURNS UP THE GAS

Argent removes and rebuilds three Victorian gasholders on a new site, providing the setting for surprising and luxurious living space in north London

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CONTENTS

ALSO IN THIS ISSUE:

5-10
INDUSTRY NEWS

12
INDUSTRY MOVERS

13-14
COMMENT

16-20
NEW DEVELOPMENTS

21-26
CASE STUDY

33
STAINABLE & ECO
PRODUCTS SHOWCASE



13

COMMENT
**TRANSFORMING THE INDUSTRY
FOR THE BETTER**

Sarah McMonagle, director of external affairs at the Federation of Master Builders (FMB), explains the body's three point plan to reform quality and professionalism in construction.

FEATURES:

35

FINANCE & INSURANCE
FINDING FUNDING

Go Develop's Jason Tebb explains why joint venture funding could be the future of development financing.

40

GLASS & GLAZING
WHERE HAVE YOU BIM?

Gary Dean of OnLevel UK discusses the rise of Building Information Modelling and explains why those not yet using it should get on board.

43

ROOFING
**DRY-FIX POPULARITY
THROUGH THE ROOF**

The introduction of new standards in construction has gone hand in hand with the growing popularity of dry-fix systems. Mark Parsons of Russell Roof Tiles takes a look at why more housebuilders are specifying the product.

PRODUCTS:

Air Conditioning & Ventilation	27
Appointments & News	28
Bathrooms & Wetrooms	27
Building Products	28-30
Cladding and External Facades	29
Coatings, Sealants and Paints	31
Doors & Windows	30-31
Finance & Insurance	34-39
Floors & Floor Coverings	34
Glass & Glazing	39-41



21

CASE STUDY
TURNING UP THE GAS IN KING'S CROSS

Three Grade II listed Victorian gasholder guide frames have been reinvented as modern luxury apartments in the centre of King's Cross, London. Jack Wooler spoke to Arup's Rob Buck and Ed Shearer about the complex refurbishment that was required.

46

SMART HOME TECHNOLOGY
BE SAFETY SMART

As smart home security continues to accelerate towards becoming the 'norm', Will Butler of ERA Total Security encourages housebuilders to respond to consumer expectations by offering an added value option for purchasers.

49

STONEMASONRY & MASONRY
NATURAL STONE – AN ETHICAL CHOICE

With the focus on responsible sourcing ever growing, Stone Federation's Matt Robb explains how developers can ensure they're using reputable suppliers when it comes to natural stone.

Heating & Renewable Energy	42-45
Kitchens & Appliances	45
Landscaping & External Finishes	42
Roofing	43-45
Smart Home Technology	46-47
Stonework & Masonry	49-50
Timber & Joinery	50
Water & Damp Proofing	50
Classified & Directory	51



James Parker

FROM THE EDITOR

Following the publication of her review into the Grenfell Tower tragedy, Dame Judith Hackitt said the system of regulation and oversight in construction is “broken,” and you can only conclude that she believes that the devastating fire may have been the result. However, questions abound following the final report’s publication last month, centering around what happens next, and whether that system will really change.

Another big question is why what was billed as a review of regulations was in fact never actually set up to do that. Hackitt, an engineer, commented on publication of the interim report: “A systemic review of the regulations by a non-expert in construction was never going to recommend detailed changes to the technical requirements – this is beyond my area of competence.”

According to many voices across the industry, it is the complexity and ambiguity in the Building Regulations and product testing sphere which is the real problem – if it’s not built to fail, it is certainly open to varied interpretations. However Hackitt, perhaps guided by DCLG, decided that the way forward is a more broad-brush reform, ostensibly because there are so many issues to tackle.

The proposed overarching ‘framework’ seems to be more about changing behaviour than regulation. However straight after the report’s release, and perhaps sensing a looming backlash against a failure to tackle glaring issues such as the ‘desktop studies’ used in lieu of third-party testing on products, new Housing Secretary James Brokenshire jumped into the fray in the Commons. He told MPs: “The inappropriate use of desktop studies is unacceptable,” and that he “will not hesitate to ban them if the consultation [which closed on the 25th of May], does not demonstrate they can be used safely.”

On one hand, it is to his credit that he has been unequivocal, but is this focus on desktop studies also somewhat missing the point? A failure to achieve clarity on who is responsible for policing compliance with regulations – currently a multi-faceted prism of professionals – leaves room for risk-dumping by the less scrupulous.

Hackitt is looking at this, with a new overseeing regulatory body plus “dutyholders” to enforce correct specification on each project. However even with new legislative teeth, will they be able to better referee the game if the rules are not fit for purpose? Giving the referees red cards rather than telling the players to be better behaved might be the way to real change, but whether the Government has the will to lead the thoroughgoing investigation needed into regs, with Brexit currently in limbo, is easy to guess.

Many ‘combustible’ materials are used in construction, and can be used safely with the right procedures and designs in place. It’s surely a question of how robust the process of design, testing and accreditation is, and whether there is an enforcement process which will prevent corners being cut? Surely the rules need to be crystal clear, and the industry can’t be left to sort it out?

James Parker

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ON THE COVER



06.18

HOUSEBUILDER & DEVELOPER



KING'S CROSS TURNS UP THE GAS

Argent removes and rebuilds three Victorian gasholders on a new site, providing the setting for surprising and luxurious living space in north London

Argent's Gasholders London go to page 21

Hackitt report avoids ban on cladding materials

The Hackitt review, which looked into the potential causes of construction failures at Grenfell Tower, has called for a “radical rethink” of the regulatory system, proposing the establishment of a new overseeing body for building safety.

The final report of the Independent Review of Building Regulations and Fire Safety by engineer Dame Judith Hackitt was published on 17 May, entitled ‘Building A Safer Future.’ It steers away from advocating a ban on combustible cladding materials, instead focusing on perceived failures of competence and accountability in the construction industry.

Dame Hackitt commented that she would support the Government if it were to impose an outright ban on combustible cladding, however the report does not propose such a ban. Following the report’s release, Housing and Communities Secretary James Brokenshire has commented that the ‘desktop studies’ which have been used to support the use of combustible cladding could be banned by the Government if a consultation currently underway doubts their safety.

He said: “The inappropriate use of desktop studies is unacceptable and I will not hesitate to ban them if the consultation, which closes on the 25th of May, does not demonstrate they can be used safely.”

Addressing the issue on BBC Radio 4, Hackitt explained that the report is “about more than simply issuing a ban on certain materials.”

Hackitt told the BBC: “Cladding is one issue; there are many other features and many other shortcuts out there that could result in other disasters in the future, which need to address as part of this. It needs a whole-system change.”

In the report, Hackitt identifies the current system of Building Regulations and fire safety as unfit for purpose, with “ambiguous” regulations providing room for loopholes in the system. The new framework prosed would aim to strengthen the current system, while introducing a new Joint Competent Authority (JCA) comprising of Local Authority Building Standards, fire and rescue authorities and the Health and Safety Executive.

Brian Berry, chief executive of the Federation of Master Builders (FMB), said the review provides a blueprint to ensure competence in construction. He said the

report is “the culmination of a long and thorough review into the weaknesses of the current approach to competency and compliance in the sector, weaknesses which can serve to undermine safety. It is a suitably serious response to the Grenfell Tower tragedy.”

Homes England announces frameworks

The procurement of new Multidisciplinary and Technical Services Frameworks has been announced by Homes England.

It is hoped this will broaden the range of technical and design services available to support Homes England’s and other public bodies’ work to accelerate the supply of new homes.

These frameworks will provide “direct access to professional, technical and design services, intended to build the working relationships needed within service-providers to prepare land for housing development and disposal to the market”.

Stephen Kinsella, director for land at Homes England commented on the announcement: “This will be the fifth generation of our multidisciplinary framework and our biggest yet, demonstrating Homes England’s expanded role in bringing together land and expertise to speed up the building of new homes.

“We want to create strong working relationships with a wider range of companies who can provide valuable technical advice and design expertise to help accelerate housing development, deliver value for money and great places to live.”

The new frameworks will have an underpinning Multidisciplinary Framework, which will act as a “one stop shop” to procure a range of integrated technical and design services from a single source. Homes England has operated this arrangement in the past, and will enable the organisation to continue to work with companies and their specialist sub-consultant teams.

The Multidisciplinary Framework will also be supplemented by a range of specialist frameworks to meet specific future needs. These specialist frameworks will consist of:

- Five regionally based frameworks to provide planning, masterplanning and consultation services to help obtain planning permission on Homes England

sites. This will enable Homes England’s regional delivery teams to engage directly with consultants with sound regional knowledge and experience

- A project, cost management and development monitoring framework
- Specialist site survey and asbestos frameworks to provide very specific services and prepare brownfield land

Valued at £150m, the new framework will replace its former iteration that expires in November 2018.

Khan launches first council housebuilding programme

The first ever City Hall programme dedicated to supporting council housebuilding has been revealed, using funds from the £1.67bn announced in the Spring Statement.

According to the Mayor’s Office, in the 1970s London councils were supported by central Government and built more than 20,000 homes a year, but that number fell to almost zero during the 1990s. Today, councils contribute less than two per cent of London’s new homes per year, London councils having built 2,100 homes over the last seven years, including 300 that were completed last year.

Entitled Building Council Homes for Londoners, City Hall’s programme is intended to offer increased expertise and flexibility over funding, and will give councils the opportunity to bid for grant funding at a special rate.

The Mayor of London, Sadiq Khan, commented: “I am proud to announce the launch of Building Council Homes for Londoners – the first ever City Hall programme dedicated to new council housing. I want to help councils get back to building homes for Londoners again, and I’m doing that with support from the £1.67bn fund I secured from Government to help get 10,000 new homes underway over the next four years.

“I am offering councils expertise and resources from City Hall to scale up their homebuilding programmes, and I will help them to replace homes sold through Right to Buy. The Government is failing to enable councils to replace the hundreds of thousands of council homes sold through Right to Buy, and so I will do all I can to help councils replace as many of them as possible.”

Vocational construction T-level courses announced by Government for 2020



Vocational T-levels are to be taught in UK colleges by 2020, including courses on construction, although a leading construction body has raised questions over their viability.

The qualifications, which have the same status as A-levels, are intended to provide young people with a choice between technical and academic education post 16.

Courses in construction, digital, education and childcare will be first taught from September 2020. A further 22 courses will be rolled out in stages from 2021, which will cover sectors such as finance, accounting, engineering, manufacturing, creative and design.

Prime Minister Theresa May explained: "T-levels provide a high-quality, technical alternative to A levels ensuring thousands of people across the country have the skills we need to compete globally – a vital part of our modern industrial strategy."

According to the Federation of Master Builders (FMB) however, "The Government must be realistic about the capabilities of students who have completed construction T-levels." The FMB has questioned how 'work-ready' such students would be.

Commenting on the announcement, Brian Berry, chief executive at the FMB, believes the idea that a student who has completed a bricklaying T-level is able to call themselves a qualified bricklayer is "not credible."

He continued: "The Government must be realistic about how much can be achieved in two years of largely

college-based learning. Although T-levels include a three-month work placement, when the rest of the individual's knowledge and skills are acquired in the classroom, in construction they will need more time onsite, post-T-level, before they can and should describe themselves as being qualified in that trade. Small and medium-sized construction firms, which do the bulk of training in our industry, would rather view T-levels as a rich pool of talent through which to find apprentices.

"More positively, the Government has listened to the concerns of the construction industry and stated its intention to make work placements as flexible as possible. In construction, work placements are not popular or common so persuading sufficient numbers of employers to offer these opportunities will be challenging. The Government being open to the three-month placement being achieved through more than one employer is therefore vital.

Berry concluded: "If implemented properly, T-levels have the potential to provide parity of esteem between vocational and academic education. Although there are challenges regarding the implementation of T-levels, we are committed to working with the Government constructively to overcome those challenges. If the UK is to increase its productivity, we need more young people, and their parents and teachers, to recognise the value of a career in construction. With Brexit just around the corner, this has never been so important."

Overconfidence is hampering businesses, says research

The vast majority of construction bosses rate their skills highly relative to their peers, while investing little time in improving their businesses, according to new research from Be the Business.

The survey of over 1,000 SME business owners and managers found that 83 per cent of construction bosses surveyed believed their business is as productive or more productive than their peers, compared with the UK average of 79 per cent.

28 per cent of all SME businesses surveyed were revealed to have never evaluated their business practices to identify areas of improvement.

Construction bosses cited lack of time as the biggest reason for not adopting best practices in the business (26 per cent agreed), while 12 per cent struggle to identify 'what best practice looks like' for their firm, and a further 10 per cent don't know the right questions to ask about their business' current methods.

Tony Danker, chief executive of Be the Business, said: "Evidence shows that business leaders consistently overestimate the performance of their businesses, and Brexit will only increase the demand for our firms to be more competitive.

"Construction bosses must raise the performance of their businesses to put themselves in the best place to manage the challenges and opportunities life outside the EU will bring.

"If bosses commit to improving their firms' performance, British business will thrive whatever our post-Brexit landscape looks like."



Drone use in construction industry could provide £8.6bn GDP boost

Adoption of drone technology across the construction and manufacturing sectors could generate a £8.6bn boost to UK GDP by 2030, according to new research from PwC.

The UK report – which is titled ‘Skies without limits’ – analyses the broader economic impact from drone technology, with a particular focus on seven sectors from manufacturing and construction to transport and logistics. It reveals what PwC describes as “significant opportunities for economic gains,” with the overall uplift in drone usage reported to potentially grow UK GDP by £42bn (or 2 per cent) by 2030.

While more than 76,000 drones are expected to take to UK skies over this period, it’s thought that as many as 4,800 could be employed in the construction and manufacturing sector alone.

In the construction sector, for example, drones are already providing cheap and efficient ways to map sites and track construction progress against schedule and the original design as well as inspecting structures for ongoing wear and tear. They also offer an effective method of

collecting three-dimensional information, integrating it with existing building information modelling (BIM) models.

Rob Walker, PwC’s UK engineering and construction leader, said: “Embedding drone flights in the construction life-cycle can provide a compelling ‘golden record’ of activity and we are already seeing tangible benefits from users. Survey times can be around 400 times faster than traditional methods, costs reduced by as much as 40 per cent and data can be shared via the cloud with multiple stakeholders anywhere in the world. This enables faster decision making, and people can be freed up to focus on higher-value work.

He added: “As businesses gain experience with this technology, we expect to see more evidence of the accumulation of drone collected data across wider programmes and tighter integration with other sources of management data.”

The analysis also reveals that by increasing productivity, a rise in the use of drone technology has the potential to save the UK up to £16bn in net cost savings by 2030, with the construction and manufacturing sector set to benefit by £3.5bn.

Southern England sees price growth stall

House price growth is stalling in southern England, according to the latest Hometrack UK Cities House Price Index, while in the Midlands, northern regions and Scotland, stronger market conditions means the gap between asking and sales prices is shrinking.

The latest Index has revealed that in the south of England, the largest discounts on house prices are being accepted in London, Oxford and Cambridge, of up to 4.7 per cent on average. The data also indicate that the gap is also starting to increase in southern English cities, as affordability pressures increase.

One anomaly to this southern trend is Aberdeen, which has the largest discounts from asking price of 9.6 per cent. Over the last year prices have fallen by 7.2 per cent in the city, and by almost 20 per cent since 2014.

Overall city house price inflation has slowed to 4.9 per cent in April, with average values in London increasing by just 0.8 per cent over the last 12 months. This has been compounded by below average growth in cities across southern England, such as Southampton, Portsmouth and Bristol, where house price growth has slowed compared to the average rate of price gains over the last 5 years.

The strongest house price growth of 7.7 per cent is being registered in Manchester, followed by Leicester at 7.4 per cent and Edinburgh at 7.2 per cent. These cities are all recording house price growth that is higher than the average over the last five years, which according to Hometrack, is supported by attractive affordability levels.

Richard Donnell, insight director at Hometrack says: “The strength of house price growth and level of discounting from asking prices reveals how the current housing cycle continues to unfold. The overall pace of overall city level growth has lost momentum as a result of virtually static prices in London and slower growth across southern England.

“Weaker consumer confidence and modest increase in mortgage rates are also impacting demand and mortgage approvals for home purchase have drifted lower in the last quarter. The cities index reveals, how macro and local factors such as the strength of the local economy and the relative affordability of housing are influencing the pace and direction of house price growth.”



Report calls for better land assembly model in the Capital



Local authorities and the Mayor of London, Sadiq Khan, should be given greater powers to get more land into development for new homes, according to new research.

The report, *Capital Gains: A Better Land Assembly Model for London*, has been led by Urbanism Environment and Design (URBED) and was commissioned by the Mayor.

Investigating how land, “often in a complex patchwork of different ownerships, is brought together for development in various places around the world,” the research looks at the Netherlands, France, Germany, and the USA to “draw lessons for speeding up the assembly of land to deliver new homes in London”.

The report suggests the Mayor should be given greater powers over Compulsory Purchase Orders in London, particularly where developments are at risk of delay. It also proposes new mechanisms for putting a stop to land value speculation in areas due for development, a step which is hoped will enable more social rented and affordable homes to be built.

Khan commented: “This report shows how giving City Hall more powers to bring land forward and ultimately buy it if necessary, as is common in other parts of the world, would help us build more homes, more quickly. It also shows how practical steps to curb speculation – where owners and developers trade land and see its value go up and up – could help us build more social rented and other genuinely affordable homes.

“I am using all the resources I have to their fullest extent to get more homes built in London, and will implement the recommendations of the report as far as my current powers and resources allow. But we need greater devolution of powers

and investment from the Government to help us truly shift gear and make a step change in the number of homes we are building.”

The report’s key recommendations include:

- Establishing a specialist team at City Hall to identify and bring forward land for housing, with the Government providing significant extra resources to support land assembly in London, as is the case in other countries around the world
- Reforms to speed up the compulsory purchase process with greater powers devolved to the Mayor, as is common in German cities
- Creating special Land Assembly Zones to promote land assembly through negotiation with the landowners or through compulsory purchase, where required. This could see land values frozen at market value on the date of designating the zones

The future of construction

3D printed walls, drones carrying construction materials, and roofs made of recycled plastic bottles from the ocean are just some of the possibilities the construction industry could offer by 2025, according to a new report for the Construtech initiative.

Authored by Dr Ian Pearson and commissioned by Colmore Tang Construction and Virgin Startup, the report indicates that floating buildings or apartments will be possible by 2050 thanks to carbon foam, which is lighter than air.

In the immediate future, Dr Pearson believes it is 3D printing that will steal most of the construction headlines. Cheap homes, built quickly using 3D printing, “will essentially put an end to the housing crisis.”

By 2025, he believes that drones will be able to carry large materials up construction sites and that bottles recovered from the world’s oceans will be recycled to create biometric buildings or roofs.

Over the next decade, it is also predicted

that artificial intelligence (AI) will be commonplace, linking to sensors and cameras around construction sites, ensuring that buildings are being developed according to the architect’s plans. Humans will reportedly work along side AIs, and will not only see these robots as clever tools, but also colleagues and even friends as they start to develop unique relationships.

Looking more than 50 years into the future, by 2075 Dr Pearson suggests that self-assembling buildings under AI control will allow for a new form of structure – kinetic architecture – where a structure is literally thrown into the sky and assembled while gravity forms the materials into ‘beautiful designs.’

Colmore Tang Construction and Virgin StartUp have partnered to deliver a £10m innovation fund that is open to entrepreneurial companies, as part of the ConstruTech technology accelerator programme.

Housebuilder & Developer man completes Paris marathon



Sheehan Edmonds, senior sales executive at *Housebuilder & Developer* magazine, has completed the Marathon de Paris 2018 as a team Schneider Electric runner.

He commented on the experience: “I’m extremely proud to have ticked something off of my bucket list; it’s always been a goal of mine to complete a marathon!”

Sheehan continued: “I was really impressed with how well run the event was, and I really enjoyed teaming up with Schneider Electric.”

This is the sixth consecutive year that Schneider Electric has sponsored the marathon, with the goal of reducing the event’s carbon footprint.

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Damning report highlights worker exploitation among other industry ills



'Construction and the Modern Slavery Act, tackling exploitation in the UK' is a new report published by the Chartered Institute of Building (CIOB) that says both British and foreign workers are at risk of exploitation in the industry.

The Gangmasters and Labour Abuse Authority (GLAA) and the National Crime Agency (NCA) have jointly led a national enforcement campaign involving police forces and other agencies aimed at tackling labour exploitation. NCA analysis has identified construction as one of the most common sectors for labour exploitation in the UK.

Criticising the industry's slow response to the Modern Slavery Act, CIOB's report highlights the aggressive business models that are "creating an environment for unethical procurement and recruitment practices, and the systemic auditing failures that are allowing criminals to infiltrate major projects undetected".

According to the CIOB, problems start at the top of supply chains, with lowest cost tendering, abuse of the retentions system and late payment "pricing out ethical practice". The report indicates that the situation is creating an imbalance of power that leaves all nationalities vulnerable to exploitation. Illegal activities such as black-listing are also believed to be continuing,

despite recent high profile court cases.

Major contractors in construction typically have long and fragmented supply chains, with little visibility beyond tiers one or two. They are also heavily reliant on temporary migrant labour, a significant indicator of risk. Nevertheless, the report found examples of complacency and disbelief that major projects were vulnerable to criminal infiltration and human trafficking.

This is contrasted with incidents of modern slavery being found on major UK infrastructure programmes, PFI hospital projects, power plants, recycling centres, renovation projects, demolition sites and local authority schemes, said CIOB.

The report also highlights:

- How industry is conflating immigration checks with modern slavery checks. This is ineffective because many people trapped in modern slavery have a legitimate right to work in the UK
- Severe weaknesses in commercial auditing models, with auditors disincentivised to report problems to the police
- Poor transparency in supply chain reporting standards, with many eligible companies failing to produce a modern slavery report in the first annual reporting cycle. A significant number of published statements do not follow minimum legal requirements, including being visible on the company homepage and being signed off by a board director
- A tendency for companies to water down their modern slavery statements to remove mention of risk, against the spirit of the Modern Slavery Act
- Examples of 'sharp practice', with major players defaulting to legal compliance exercises that push responsibility onto their less well-resourced suppliers. This is also "against the spirit of the legislation".

The report explores the legal, investor and social pressures for driving change. It also highlights examples of industry best practice as well as platforms for information sharing, such as the GLAA's construction forum. Strategies for rehabilitating survivors of slavery are included through the Co-op Group's Bright Future programme.

CIOB is calling for "a new industry narrative": asking contractors to acknowledge that every supply chain is at risk and collaborate more widely to combat crime. It is launching a Routemap to Fair Business

which sets out steps for raising standards for all workers and suppliers, encouraging a more proactive approach to tackling systemic issues.

Survey finds modular not a popular choice

52 per cent of individuals would be unlikely to live in a modular home, according to Home Group, yet almost 90 per cent failed to identify a modern modular product.

The research, carried out on behalf of Home Group by YouGov, found that more than half of those surveyed "would not choose modular," and 41 per cent "believe that modular homes are less durable than conventionally built homes".

However, using a selection of images from which respondents could identify modular homes, the reported revealed that many identified the two images of 'container homes' as modular (75 and 78 per cent respectively), whereas only 11 per cent identified a modern product as a modular home.

Brian Ham, executive director – development at Home Group, said: "We've always known that there may be issues with perceptions of modular homes, but it's reassuring to see that these are not based upon today's products.

"If we are to respond to the ongoing housing crisis we need to find new and innovative ways of tackling the issue, and modular homes, as well as wider modern methods of construction, including volumetric products, will allow us to deliver homes more efficiently."

In order to achieve this, Home Group is launching a research project in collaboration with ENGIE to test a wide range of modern construction products and smart technology on one site.





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INDUSTRY MOVERS



Ian Sadler

Mulberry

Mulberry Homes has appointed Ian Sadler as managing director of its Homes division.

Ian joins Mulberry with 25 years' experience in residential development, earned across the Midlands and Home Counties with Bryant Homes, Taylor Wimpey and Barratt/David Wilson. After joining Byrant Homes in 1994 as a technical manager, Ian's career naturally progressed to technical director with Taylor Wimpey in 2001 before joining the Barratt Group in 2007. He became operations director in 2013 and was promoted to managing director of Barratt's North Thames division in 2014.

Ian said: "The spirit of the team at Mulberry is very infectious, and I greatly admired the impressive way the company has grown, establishing a very solid foundation, to its well-earned position as a leading medium-sized developer with ambitious expansions plans. Mulberry has a fantastic quality product, a great approach to design and an enviable reputation in the region. These are exciting times for Mulberry, as we expand our business and portfolio of developments in prime locations."

Darren Wright, operations director from Mulberry also comments: "We are very pleased to welcome Ian to the Mulberry team. His skills and knowledge of the industry and the region are extremely valuable, making him an asset to the company."



Steve Breslin

Lovell

Lovell has announced the appointment of Steve Breslin as the company's finance director.

Steve joins Lovell – which is the partnership housing division of leading construction and regeneration group Morgan Sindall Group plc – from Galliford Try Partnerships and Regeneration where he was divisional finance director.

Lovell managing director Steve Coleby said: "Steve has an impressive record of delivering strong but controlled growth for companies in the construction and housebuilding sectors."

"I'm delighted to have secured someone with his skills, focus and extensive industry experience to join our leadership team where he will play a key role in helping shape Lovell's future direction and growth."

After graduating with a BSc (Hons) in Mathematics and Statistics from Warwick University, Steve qualified as a Chartered Accountant with accountancy firm Grant Thornton.

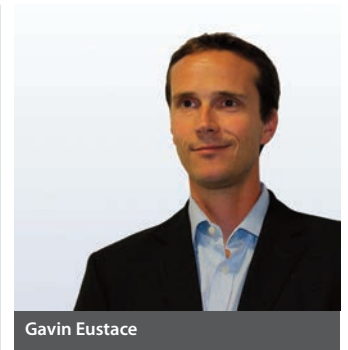
Southern Housing Group

The Board of Southern Housing Group was unanimous in its appointment of Alan Townshend (currently group development director) as the new chief executive to succeed Tom Dacey on his retirement.

Arthur Merchant, chair of the Group's board, said: "We're delighted to announce the appointment of Alan Townshend. There was a lot of interest in the role and the recruitment process was thorough. Alan's track record as group development director is impressive. He has extensive knowledge of the Group and the sector and he has a clear strategic vision. We're confident Alan will lead Southern Housing Group into the future with assurance, building on our strengths."

"We look forward to working with him as he takes the Group onto the next stage of its development, excelling in customer service and building on its history and financial strength as a business with social objectives."

Tom Dacey, Southern Housing Group's outgoing chief executive said, "I am very pleased to be handing over to Alan Townshend. I have every confidence that the Group will move from strength to strength under Alan's leadership."



Gavin Eustace

Octopus Property

Octopus Property, part of the Octopus Group, announced that Gavin Eustace has been promoted to the role of head of residential development. Previously head of credit residential development, Gavin will oversee one of Octopus Property's fastest growing business segments, as demand for swift and competitively priced development finance grows, underpinned by wider market trends.

Gavin has more than 14 years' experience in the financial services sector, including four with Octopus Property, and will lead the 11-strong team, offering bespoke loans for a range of residential development projects, including purpose-built student accommodation, build-to-rent and traditional develop-to-sell, across the UK.

Prior to joining Octopus Property in 2014, Gavin spent five years in the Corporate Real Estate Team at Lloyds Banking Group. He was a key member of the Housebuilders team, managing a £3.5bn debt portfolio, before returning to the Corporate Real Estate origination team. He started his career as a Senior Analyst at the Bank of Scotland.

Gavin Eustace said: "This is an exciting time to be involved in the residential development space as it continues to benefit from the favourable macro-economic backdrop, underpinned by low interest rates and a chronic shortage of housing."



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

THE INDUSTRY ADVOCATE

TRANSFORMING THE INDUSTRY FOR THE BETTER

Sarah McMonagle of the Federation of Master Builders (FMB), explains the organisation's three point plan to reform the sector's approach to quality, in the wake of Grenfell.

Let's be honest, the construction industry does not have the greatest image in the world. There is a significant minority of individuals and firms operating in our industry who tarnish the otherwise good reputation of the majority. In addition, and more recently, the Hackitt Review into Building Regulations, established following the Grenfell tragedy, has raised serious questions about competency, regulation and compliance, which have implications for the industry beyond the particulars of fire safety for high-rise buildings.

The FMB believes that now is the right time to draw a line in the sand and has set out a radical agenda to dramatically drive up quality and professionalism across the construction sector. Although the housebuilding sector may be less plagued by rogue outfits than other parts of the industry, we believe that the incompetence which is allowed to freely continue in some parts of the sector has negative knock-on effects for us all. Unprofessional elements in one part of the sector can never be entirely quarantined from other parts of the sector. The damage done to reputation and recruitment and in raising risk levels across the industry can be entirely escaped by very few.

The FMB recently published a bold new vision designed to address this called 'Raising the bar: A post-Grenfell agenda for quality and professionalism in construction'. The Agenda is a three-point plan, which calls for radical reform in the way the sector is regulated. Firstly, it calls on the Government to introduce a licensing scheme for the entirety of the UK construction sector. There are simply too many firms out there (primarily though not solely in the domestic repair, maintenance and improvement market) which lack the necessary knowledge and competence and pose a risk to themselves and their clients. The fact is, we will never be able to fully remove these elements from our industry until we can set, and legally enforce, a minimum level of competence. Only a licensing system would do this.

A licensing system could further be used to

promote and drive up technical competence, customer service, financial good conduct, and health and safety compliance. The potential benefits to the wider industry are enormous. Gaining and renewing a licence would provide an invaluable means of enabling upskilling and continued professional development, in terms of technical competence, regulatory understanding and management skills. The FMB needs to demonstrate wider support for licensing if it is going to be successful in driving this idea forwards, so we are keen to involve anybody who would like to support the idea in principle. If you are in support, please consider writing to your MP to alert them to our campaign.

The second point in the FMB's new Agenda calls for the introduction of mandatory warranties for all building projects that require Building Control sign-off. Warranties are already a standard feature of the new homes market, but given the expense normally involved, and the significant scope for things to go wrong, we believe that warranties should be a standard feature of all building work.

No one would think of paying £50,000 for a car without a warranty, yet too often people pay more than that for building work that comes with no warranty at all. A mandatory warranty requirement would address this failure and deliver a further level of protection for consumers. It would also enable the insurance industry to provide greater consumer assurance in the construction industry. And furthermore, by introducing an official paper trail for nearly all work, we believe mandatory warranties would serve to all-but-eliminate the cash-in-hand economy.

The final part of the FMB's Agenda calls for the development of a new qualification for general builders to act as a benchmark for quality. It would also aid the transition which so many make from general tradesperson to general builder/contractor. We believe that this is a plan which would transform our industry for the better and deliver the professionalised industry, fit to meet the challenges of the 21st century, that we all want to belong to.

NOW IS THE RIGHT TIME TO DRAW A LINE IN THE SAND – WE HAVE SET OUT A RADICAL AGENDA TO DRIVE UP QUALITY



Dr Richard Coulton,
CEO at Siltbuster

TREATING WATER POLLUTION ON CONSTRUCTION SITES

Dr Richard Coulton of Siltbuster outlines the main types of on-site water pollution, and how to treat them.

Under the Environment Agency's Regulatory Policy Statement (RPS), construction companies likely to discharge anything off site other than clean water need a Bespoke Discharge Permit from the Environment Agency.

This comes in the context of the Environment Agency recently prosecuting a Leeds-based house building company £120,000 for illegally polluting a watercourse, by not controlling silty run-off.

It should be noted that the new sentencing guidelines remove any economic benefit derived by committing the offence, always making it cheaper to prevent the pollution incident. "It should not be cheaper to offend than to take appropriate precautions" Judge Francis Sheridan said at the trial of Thames Water, fining them £20m for polluting the river.

Furthermore, all companies – even those that don't need such a permit – must have a site water management plan in place prior to starting any work. That plan needs to show how they will minimise and deal with any problem waters generated during the construction process. The most common sources of onsite water pollution are silty waters, oil and concrete wash water.

SILTY WATER

Around 40 per cent of construction industry water pollution involves silt-laden water run-off. When a construction site strips the topsoil, it takes away the land's strongest defence against erosion, vegetation. The resultant surface has no protection from rainfall and run-off, so silty water enters drains and watercourses, potentially blocking the gills of fish and smothering aquatic life.

If silty water does arise it needs dealing with – and with expensive tankering costs, people must master on-site treatment techniques. Lagoons or settlement tanks are possible solutions – but these take up a lot of space. The smarter option is using lamella clarifiers, which

are up to 20 times more space efficient. They use gravity to settle the particles out of the silty water, making it safe to then be released. If the waters have very fine slow settling particles, such as clays, a chemical dosing stage can be added to aggregate the particles and increase settling rates.

OIL

Hydrocarbons are commonly encountered on construction sites in the form of petroleum-based substances such as petrol, diesel, kerosene and oils.

To minimise this pollution, oil spill kits and refuelling vehicles can be provided in designated areas. However, in certain cases, such as remediation of contaminated sites, oil polluted water may be hard to avoid. In such cases an oil water separator will be needed to remove free floating oil and light non-aqueous phase liquids from water through separation by flotation.

CONCRETE WASH WATER

On a volume by volume basis concrete wash water has the potential to cause much harm as it can't be easily diluted. This is because the pH of concrete wash water is incredibly high – typically 12 to 13, which is the equivalent of oven cleaner.

This highly polluting water needs to have its suspended solids removed and its pH reduced to an acceptable value. The solids removal is relatively straight forward, however choosing the best pH adjustment method is less clear-cut.

Dilution isn't practical or cost effective, while mineral acids are dangerous to handle and can easily overshoot the target resulting in acidic water. Citric acid is also easy to overdose, and it increases the water's 'biochemical oxygen demand' above acceptable limits.

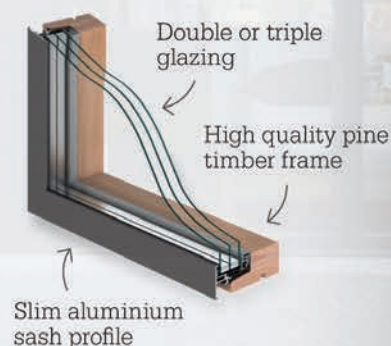
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'Deprived' Surrey suburb to undergo transformation

Plans to transform a post-war housing estate suffering from deprivation in Woking, Surrey into a new "sustainable community" have been revealed. The proposals intend to regenerate Sheerwater into a neighbourhood that meets the housing and future needs of local residents. The plans have been put forward by Thameswey Developments, as developer, on behalf of Woking Borough Council.

The masterplan will see the existing number of homes on the 30 hectare site double from 570 to around 1,200, nearly half of which will be affordable, complete with community facilities, public parkland and gardens.

To maximise public space and build a sense of community, car movement is to be restricted to the perimeter of the site. Instead of multi-car forecourts to the homes, ground-level car parks will be located central to the development, with housing and 'podium gardens' set above. This is intended to create a network of pedestrian streets, parks, squares and gardens, where children can play safely out of doors and residents can come together.

Chris Kenny, architect with BDP, explained: "We needed to increase the number of homes but also wanted to maximise the public spaces at the same time. Surrey has high levels of car ownership so we have created car parks with gardens above them and moved the roads to the perimeter of the neighbourhood."

A new community hub, complete with local shops, doctors' surgery, community centre and nursery, as well as existing primary and secondary schools, will all be within walking distance of the homes.

Set in five neighbourhoods, each with its own distinct identity, the new homes are designed to be contemporary, with a mixture of mews houses and low-rise apartment buildings, each overlooking landscaped gardens or parkland. They will cater for any stage of life and circumstance, from one-bed studios up to five-bed family houses, including homes for the elderly, people with disabilities and sharers.

The designs will enable denser housing development, while also providing four hectares of quality outdoor space, including parks, gardens, sports facilities and semi-rural greenspace, for all the residents to enjoy. The parks and gardens will include habitats that encourage wildlife and pioneering water management systems will see rainwater collected and used to irrigate the gardens.

Centralised systems for waste management, and sustainable heating and electricity, will be housed underneath the buildings to service the entire neighbourhood. Energy usage for each home will be minimised with the use of enhanced insulation, extensive solar panels and low energy lighting. Electric car charging is also incorporated into the house and apartment designs.

Chris Kenny of BDP added: "These proposals aim to demonstrate how a deprived estate can be transformed into a vibrant neighbourhood through intelligent, sustainable design. The project has taken the approach of investing in high quality public spaces and infrastructure to maximise the value of the new houses that are put on the market." The sale of the new homes will be used to help fund the affordable housing and community facilities.

Mark Rolt from Thameswey Developments commented on the development: "The vision for Sheerwater is to create a desirable, attractive and highly sustainable place to live and work. A place that, through high quality design and community facilities, will reduce existing levels of deprivation and where the community can thrive into the future. The aim is to promote healthier lifestyles and create a lively neighbourhood with a real buzz."

"THESE PROPOSALS AIM TO DEMONSTRATE HOW A DEPRIVED ESTATE CAN BE TRANSFORMED INTO A VIBRANT NEIGHBOURHOOD THROUGH INTELLIGENT AND SUSTAINABLE DESIGN"

Chris Kenny, architect, BDP

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NEW DEVELOPMENTS

Keepmoat Homes accelerates in North and East Midlands

More than 1,000 new homes across the north of England have announced by Keepmoat Homes in partnership with Homes England, including projects driven by its Accelerated Construction Programme.

Four new developments have had their contracts signed, two in the north east, one in Yorkshire, and one in the East Midlands. Three of the schemes, Brookvale, Dominion and Sedgeleth, are part of the Homes England Accelerated Construction Programme.

In the East Midlands, 200 new homes will be delivered on Phase Two of the Brookvale development in Shirebrook. The development will also include public open space with new play equipment and ponds for the benefit of both the new homes and the existing community in Shirebrook. Green corridors are also being created, linking the existing community with the new homes and amenity space within the development. All 200 homes will be completed and occupied by 2022, helping to create a new and sustainable community.

In Yorkshire, 466 new homes will be delivered on phase two of the Dominion development in Doncaster. The development, which is Doncaster's first low-carbon community with all homes designed to the Government's Code for Sustainable Homes level three, also features high quality green routes and a play area. It includes 172 homes which have already been completed at the site. Phase two is due to start later this year, including 260 homes which will be for affordable rent and PRS.

The Sedgeleth and Eldon Whins developments in the north east will deliver 138 and 256 new homes respectively. At Eldon Whins, 230 homes will be for private sale with the remaining 26 available for rent and discounted sale, while at Sedgeleth 14 of the new homes will be available for rent and discounted sale.

James Thomson, CEO of Keepmoat Homes, commented on the announcement: "Keepmoat Homes is the largest delivery partner of Homes England and has been a member of successive Development Partner Panels, most recently DPP3. Since 2009, we have benefitted from £177m in funding to secure 12,456 homes with a total value of over £1.2bn, so we're delighted to be working in partnership with them to deliver hundreds of much needed new homes in these four key locations across the north of England." He added: "In the next financial year we aim to build over 4,000 new homes right across the UK with an average selling price of £155,000. We are committed to delivering high quality homes at prices that people can afford, at greater speed in line with the Government's objectives."

Nick Walkley, chief executive at Homes England added: "Keepmoat Homes are showing real ambition with their plans to build 1,000 new homes across the midlands and the north of England. It's another example of how Homes England will create strong partnerships and use our land and expertise to speed up the development of new homes. It's really pleasing to see a strong commitment to providing affordable homes to increase the opportunities for local people to have their own home."



Three of the schemes, including the scheme at Brookvale (pictured) are part of Homes England's Accelerated Construction Programme

IN THE EAST MIDLANDS, 200 NEW HOMES WILL BE DELIVERED ON PHASE TWO OF THE BROOKVALE DEVELOPMENT IN SHIREBROOK



Derelict church hall resurrected as affordable housing

A total of 12 new affordable rented homes have begun construction on the site of a derelict church hall in Tilehurst, Berkshire. Social housing provider Stonewater is developing the 12 new one- and two-bedroom affordable rent homes on 8,000 sq ft of surplus land which it acquired from St George's multi-ethnic church.

Stonewater is financing the housing development, with Reading Borough Council providing an additional £752,065 grant for the project in order to deliver a housing scheme which is 100 per cent affordable rent. The new community hall has been financed by the Church.

The L-shaped, two-storey housing development will create a mix of four one-bedroom apartments, six two-bedroom apartments, and two one-bedroom houses. The anticipated weekly rent levels for the new accommodation are likely to be set between £147 for a one-bedroom apartment, and £193 for a one-bedroom house. The development includes ample car and cycle parking provision and landscaped amenity space.

Lisa Wadhams, development manager at Stonewater, commented: "We are delighted to be involved in this innovative development at St George's which will not only bring much-needed affordable homes in a prime residential location, but new purpose-built community facilities for Tilehurst residents.

"With the average rent in the district now averaging £950 a month – which is more than a third (37 per cent) of the typical local wage – the need for affordable homes in the area is very real. This scheme is an excellent example of how we can work together with local authorities to identify under-used sites in the community which can be revitalised with brand new affordable housing. I can't wait to see these new homes completed in January next year."

Cllr John Ennis, Reading's Lead Councillor for Housing, also gave comment: "This is an excellent example of the Council working in partnership with a social housing provider to supply new affordable homes, with the use of Right to Buy receipts.

"There is a desperate shortage of affordable homes in Reading so this innovative scheme is a very welcome development which will also benefit local residents with the provision of a new community centre."

The new homes will be allocated through Reading Borough Council's Choice Based Lettings system which prioritises those that already have a connection to the local borough area.

Stonewater is working with Reading Borough Council, St George's Church Parish Council and family-owned firm Francis Construction to deliver the scheme which has been designed by Reading-based architects The Harris Partnership.

The money from the sale is helping to fund St George's new community centre, a single-storey church extension which will replace the old church hall.

THIS SCHEME IS AN EXCELLENT EXAMPLE OF HOW WE CAN WORK TOGETHER WITH LOCAL AUTHORITIES TO IDENTIFY UNDER-USED SITES IN THE COMMUNITY

CASE STUDY

Turning up the gas in King's Cross

Three Grade II listed Victorian gasholder guide frames have been reinvented as high-end apartments in the centre of King's Cross, London. Jack Wooler spoke to Arup's Rob Buck and Ed Shearer about the complex refurbishment

Rising above the canal docks and Victorian warehouses north of Kings Cross, a group of iconic Victorian gasholder guide frames stands restored and re-erected on the north bank of Regent's Canal.

Providing 145 apartments, a gym, spa and other communal spaces, the three cylindrical apartment blocks offer luxury interiors, roof gardens, basement parking, and are linked by a dramatic central courtyard.

Gasholders London is part of the wider King's Cross Central development. The single landowner at King's Cross, the King's Cross Central Limited Partnership, claims an unusual level of continuity and commitment, which has helped to foster a smooth development and delivery process.

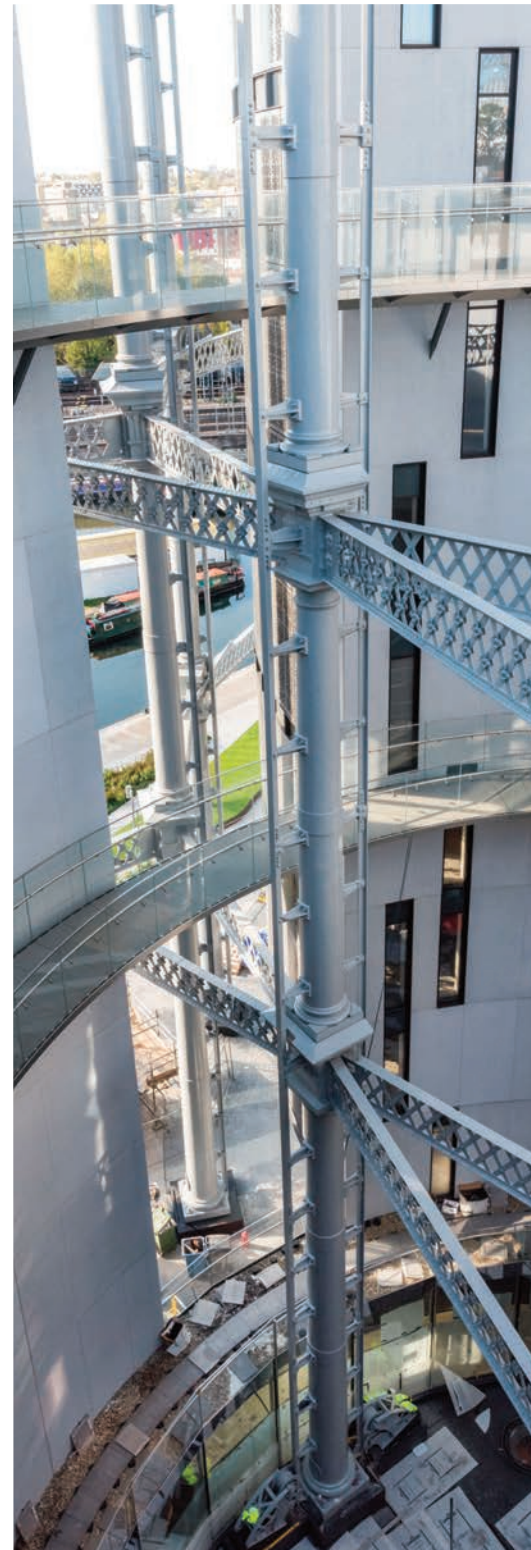
As the structural and facade engineer, Arup has worked closely with Argent on its vision for King's Cross Central since taking ownership of the land in 2000. On the Gasholders development, in collaboration with the architects WilkinsonEyre, Arup engineered the design of the complex civil, structural geotechnical and facade aspects of the project. Hoare Lea led on building services design, and the project was procured via a design and build contract with Carillion.

HERITAGE

The gasworks opened in the 1820s, manufacturing 'town gas' from coal brought in by rail. The distinctive 'Triplet', an interlocking cast iron guide frame encompassing three gas holders, is the backbone of this project – it was built in 1880 driven by a surge in public demand for gas.

"The frames have for over a century defined the landscape at King's Cross, both for the local community and for millions of Londoners and visitors who pass by year after year," Rob Buck, associate at Arup, told *Housebuilder & Developer*.

In fact, four gas holder guide frames were still standing when the development started in the early 2000s, each with Grade II listing in recognition of their cultural importance, not least as surviving examples of Victorian engineering prowess. The 'Triplet' plus the fourth 'No.8' frame would be dismantled, restored and returned to a



THE GUIDE FRAMES HAVE FOR OVER A CENTURY DEFINED THE LANDSCAPE AT KING'S CROSS, BOTH FOR THE LOCAL COMMUNITY AND FOR MILLIONS OF LONDONERS AND VISITORS



The cast iron guide frames have defined the King's Cross landscape for over a century

nearby site North of Regent's Canal in 2013. The three frames of the Triplet were re-erected in the same configuration, and the fourth was turned into a public park, with a stainless steel pavilion plus a landscaped area.

"The ingenuity behind the construction of the Triplet is testament to the energy and pride that drove the industry," said Buck, "and the dominance of the guide frames on the local skylines has made them important features at King's Cross." He added: "The guide frames were thus retained as the heart of the development, and the residential blocks were inspired in part by the large cylindrical storage drums that once stood within the frames."

"The different heights of the three blocks, and the offsets and discontinuities in the facade lines allude to the movement of the old drums, which rose and fell according to the volumes of gas stored inside them.

Each frame was dismantled carefully, refurbished and re-erected in order to remain a striking feature of the landscape. Buck concluded: "Here they will be enjoyed for years by local residents and visitors to this ever more popular London destination."

PLANNING

The regeneration of the former industrial sites north of King's Cross and St. Pancras began in the early 2000s and has transformed what was a disused area. "It's a complicated site," said Buck, "with constraints from live rail assets, and a strong heritage and conservation aspect because of its industrial history."

He continued: "It is the celebration of this heritage, blended with contemporary architecture, that gives the regeneration its unique feel and attraction."

"The repurposing of the old Gasworks infrastructure is a thrilling starting point for much of the new public and private space."

"As with any development of this magnitude, especially those with such historical significance, the planning process can put up a host of barriers. In the case of Gasholders London however, "a clear and viable strategy for the refurbishment and re-use of the guide frames in the master-plan was key to success," said Ed Shearer, structural engineer at Arup.

The frames were built before approaches to structural stability such as cross bracing were in common use. "There was no record of how they were designed, and it was not

clear how they would behave once re-erected,” said Shearer.

Argent was devoted to the conservation of the heritage aspects at King’s Cross, and it was “through the close collaboration with Arup and the specialist contractor team [Shepley Engineering and Craddy] that it was possible to map out a strategy for their restoration and re-erection.”

The height of the blocks was subject to tight planning restrictions, which, among other design constraints, helped the architects arrive at the form of the buildings. According to Buck, a “key challenge” was the integration of accessible roof gardens and the atrium ‘canopy glazing’ within these restrictions.

To minimise the overall height, plant rooms were positioned in the basement to allow maximum space on rooftops, and the glazed atrium roofs have multiple pitches. “This presented challenges in weather-proofing, including opening natural ventilation and smoke clearance elements, as well as to drainage of rain water off the roof lights and their maintenance, which required that the glass be walkable.”

GEOMETRY

“On plan,” Arup’s Shearer told *Housebuilder and Developer*, “WilkinsonEyre’s analogy of a timepiece has a strong relevance to both the overall form of the project and the sophisticated inter-relationship of its component parts.”

The geometry of the Triplet’s frames - three circles meeting tangentially around a common central axis, is augmented by a ‘court circle’ extruded at the axis, creating a central courtyard, where, said Shearer, “the drama of the converging frames and delicate steel walkways” is revealed. The ‘drums’ each contain a central circular atrium, around which gallery walkways provide access to the front doors of the apartments.

The circular courtyard where the frames converge in a complex geometry of ironwork is the centrepiece. To provide access from the residences between the three buildings and to the rooftop terraces, two walkway bridges were introduced at the fifth and eighth floors. “These were envisaged to be lightweight and sleek,” explained Shearer, “so as to complement rather than detract from the gasholder guide frames.”

Making use of the circular geometry, it was possible to design these walkways to be supported solely by a series of slender diagonal legs. Because these form continuous, uninterrupted circles, the tendency for the deck to tip over into the atrium is resisted by the equal and opposite action of the deck on the opposite side of the courtyard.

Shearer explored the “purity” of the structural solution: “The slender structures

of the steel bridges play counter melody to the heavier ironwork of the gasholder frames, and the cantilevered laminated glass balustrades are tastefully minimalistic in detail, ensuring that the intended slenderness is unaffected.”

The geometry of the guide frames posed a significant constraint on the coordination of the apartments and other spaces within the buildings. Shearer explained: “The design of a primary concrete frame had to respond accordingly, and the successful delivery of an efficient layout required careful integration from the start. Early decision-making was key.”

Detailed studies of the floor plates justified ambitious minimum structural depths, set storey heights, and enabled early apprehension of an “efficient, yet flexible” structural diagram. These allowed the architect to proceed with extensive massing studies to achieve the right unit mix.

“The result was three lean concrete frames, optimised for maximum internal space, on a grid accommodating a large variety of non-stacking apartment layouts and basement parking.”

Apartments are accessed via the gallery walkways around central atria within each block. Ranging the apartments around the outer perimeter maximises balcony space and views out for the residents.

“The apartments are wider on the outer perimeters and narrower towards the centres of the buildings, but the overall diameters are large enough that this effect is subtle and seems to enhance the lightness of the living rooms and other rooms against the outer facade.”

The apartments themselves have been internally designed to the meticulous vision of Johathan Tuckey Design, and “strike a perfect balance of subtlety and modern elegance,” said the firm. Tuckey himself commented: “I’ve always been interested in how buildings can change from one thing to another, and the Gasholders is a brilliant example of what’s possible.” He continued: “I see our work as mediating between what the existing building wants and what the person who lives in it needs. The thing that’s most important though, is that these apartments are really beautiful homes.”

FACADE

The curved geometry of the facade, combined with the need to install, while the gas holder guide frames were being re-erected, and the consequent constraints on access, all played into the design of the cladding system.

Buck commented: “Arup facade engineers proposed a unitised cladding system whereby facade and balconies, assembled offsite, would be lifted into place, minimising external access requirements and thus limiting the impact on the



The three cylindrical apartment blocks are connected by an open courtyard



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re-erection of the frames.”

Prefabrication was a necessity, as access around the facade was very limited and facade installation was to run concurrently with the frames’ reinstallation.

The curvature of the facade also presented challenges, particularly for the system of unusually high 4 metre shutters: “We had to disregard a traditional system of hung panels because it would be expensive and difficult to achieve around a curve.

“The answer was to keep the control mechanism in a straight line and use support brackets with varied lengths. These would set the shutters at an appropriate distance away to appear to follow the curve of the building.”

To provide a smooth and robust action for the panels, it was necessary to control both the top and bottom at the same time. “We decided to fabricate this as a whole unit, including frame, motor, gearbox and four panels running on ‘trolleys.’ This avoided building a complicated system on site.” The frames were craned into place, with each tested over five cycles after installation.

The facade is manufactured with aluminium thermally-broken extrusions, with triple glazing or non-combustible insulation. Aluminium panels, perforated in a pattern to represent the original tide marks as gas holders expanded and contracted, are attached to the unitised system; they are movable where they are in front of the windows or balconies.

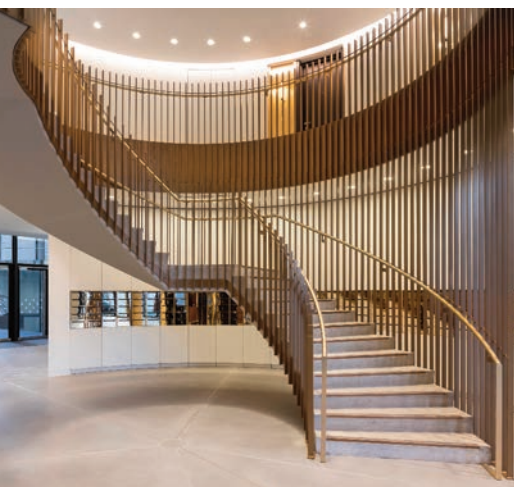
Sharing the same aesthetic as the balconies above, the 5 metre entrance steel canopy (cantilevering 4 metres) displays aluminium slats, with concealed lighting to the soffit and a steel feature channel around the perimeter. Built on site, this extends through the main facade.

“The canopy is held by slender steel supports and the glazed curtain walling which features bespoke steel mullions,” revealed Rob. “Although each support element was relatively lightweight, they worked in unison to provide stability to the canopy.”

ENERGY-EFFICIENT

Arup has gone to great lengths to ensure that the re-envisioned gas holders are as energy-

The ‘drum’ shaped blocks each have a central, circular atrium around which gallery walkways give access to front doors



The communal areas provide a high standard of finish

efficient as they are visually striking. “On typical builds, a balcony structure is bolted to the concrete slab through a thermally broken connection, and the facade system is then built around this,” said Buck.

“However,” he continued, “here the unitised curtain walling arrived from the factory as a fully weather-tight system, including brackets for the balconies.”

It was also strengthened to accept this additional load, with the larger balconies including a vertical post adjacent to the facade which reduced the support forces delivered through the curtain walling.

With the facade, the focus was on thermal performance and reducing air infiltration. All outward facing facades, including the large sliding doors on to the balconies, are triple-glazed, thermally-efficient systems.

For the inner courtyard, windows were double-glazed, as was the atrium roof. The space, although enclosed, is not fully heated. Rob commented: “The bonus for residents are lower energy bills achieved by controlling the ventilation and providing better insulation to the facade.”

REWARDS

The project has been highly praised, being one of the recipients of the 2018 RIBA London Awards for architectural excellence. Few projects are able to

retain this depth of heritage, especially while building apartments to modern performance standards and high-end desirability.

In the context of the wider development of King’s Cross re-envisioning an entire district of London, the efficient and successful design and build process on Gasholders London will likely serve as a model for complex refurbishment.

Shearer summed up his experience of working on the scheme: “It was an enormously rewarding project, successfully delivered.” He concludes: “There were of course challenges which the team rallied to deliver, such as the coordination of a very varied set of ambitious apartments with an unusual geometry, yet this, and other aspects, such as the re-use of the guide frames, served to make Gasholders London development stimulating new territory for both the designers and the contractor’s team. The result is all the richer for it.”

PROJECT TEAM:

Client: King’s Cross Central Limited Partnership

Architect: WilkinsonEyre

Main contractor: Carillion

Interiors: Jonathan Tuckey Design

Structural and Facade engineering: Arup

Building services: Hoare Lea



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Seven Reasons Why You Should Use PR

If you don't believe in the power of PR or aren't convinced it's right for your business, here are seven reasons which could change your mind.

1. Credibility. Regardless of whether you achieve press coverage online or in print, it represents third-party endorsement, which significantly enhances the credibility of your service or product.

2. Articles Have A Long Shelf-Life.

When a great story about your business is published, it lives on well beyond that particular publication. You can keep copies and include them in all of your marketing or as appendices in your bids and tenders.



3. The Online Footprint. The same can be said online. Articles that were published in print, are mostly available online forever, increasing your website relevance, but also appearing when potential clients are checking you out and searching for you online.

4. Positive Perception. Regularly being featured in the press eventually gets your name known to all the key people – people who may not be considering you now, but may well do in the future.

5. The 'Who Are You?' Factor. Even though you submit references and case studies in tendering, it can help your cause if the person looking at the bid already knows a bit about you.

6. Recruit Talent. Positive press coverage that establishes your business favourably will help you to attract the very best talent.

7. Bad Press. If you're not in the PR game, you're less ready and able to respond. How you address negative coverage can make or break you, and if you already have an established reputation, it's far easier to recover. And on that last point, it really helps to have a



good PR advisor on hand. Somebody who knows your company, your history and has been instrumental in the getting you your PR portfolio together. They can help you react and not only limit the damage in the event of a negative incident, but help you potentially come out of it much stronger.

Sarah Reay is managing director of Construction Marketing Experts, a full-service marketing consultancy.

0843 506 5202

www.constructionmarketingexperts.co.uk

BLANCO UK gains ISO accreditation



The International Standardisation Organisation (ISO) is committed to international standards to ensure quality, safety and efficiency amongst products and services. Now, **BLANCO UK**, the kitchen sink and tap specialist, has received ISO accreditation in the form of the ISO

9001:2015 Certificate. BLANCO passed a two-stage audit process, with the second stage completed on 23rd March. This certification means that BLANCO's Quality Management System meets the requirements of the ISO 9001:2015 standard, guaranteeing that BLANCO's products and services are fit for their purpose.

www.blanco.co.uk

Kaldewei NexSys opens new chapter



Kaldewei NexSys is a real shower surface revolution. The innovative 4-in-1 system consists of a waste channel, sloping support, sealing system and an enamelled shower surface enabling ultra simple and fast installation. The 4-in-1 system eliminates multiple installation steps. NexSys takes a completely new approach

to floor-level showers, perfectly combining two worlds: a seamless shower surface made of superior steel enamel with the design of a tiled shower area with a shower channel. The elegant design of the narrow waste channel, with a high-end designer cover made of brushed stainless steel, fits seamlessly into the shower surface's overall minimalist look.

www.kaldewei.co.uk

Vortice introduces the new Vort HR 200 BP



Vortice has reintroduced its compact heat recovery unit – The Vort HR200 BP. There is a growing need for smaller heat recovery units with the increase in new build high rise apartment blocks and smaller dwellings and the Vort HR 200 BP provides the ideal solution. This centralised continuous mechanical

supply and extract ventilation unit removes stale air from the wet rooms and creates a permanent air path throughout the home. The unit has a fully automatic thermal bypass, frost protection and is quiet running. A sleek Italian design ensures that it matches other white goods whilst its compact size is perfect for fitting into cupboards.

01283 492949 www.vortice.ltd.uk

The NEW Lo-Seal Trap from CCL Wetrooms



CCL Wetrooms, one of the UK's leading Wetroom Specialists, are delighted to announce that their new Lo-Seal Waterless Trap, has received a British Board of Agrément (BBA) certificate following a comprehensive product testing programme. The new Lo-Seal

waterless trap at a cutting edge depth of only 45mm, has been developed specifically for use in wetroom construction projects with screed depths of below 70mm. Made from tough Acrylonitrile Butadiene Styrene (ABS), the trap has an improved design which contains a self-sealing mechanism, which locks into position, keeping the trap sealed when not in use.

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

Evinox team of CIBSE Certified Heat Network Consultants expands

Evinox has added to its CIBSE certified Technical and Design team, with Design Engineer Arturs Kokins becoming the latest to successfully complete the CIBSE Heat Networks Code of Practice course, passing his final exam with flying colours.

The CIBSE Heat Network qualification is recognised across the industry and covers a broad spectrum of considerations for communal and district heating systems, demonstrating the depth of knowledge Evinox can offer to their customers in the design of heat network systems.

Arturs originally joined Evinox in early 2017 as a Graduate Engineer, with an MEng (Hons) Mechanical Engineering degree, and has since developed his skills and gained valuable experience working on a number of key projects. These include managing bespoke testing with BSRIA (Building Services Research and Information Association) for a large development in London where Evinox is supplying heating and cooling units. He was also involved in Evinox successfully completing testing under the new BESA (British Engineering Services Association) UK Standard for Heat Interface Units, for which the Evinox ModuSat

(XR) HIU achieved excellent results and is currently one of only five manufacturers to have officially published its results on the BESA website, something the company is very proud of.

"Arturs is a perfect example of what can be achieved by investing in people and promoting their growth within a business," comments Helen Gibbons, Evinox Technical and Design Manager. "He is a highly valued member of the team at Evinox, and we are delighted to employ a Design Engineer of Arturs calibre."

Evinox offers developers, consultants and specifiers a broad range of design support services for district and communal heating projects, including HIU sizing and selection; hydraulic system guidance and advice; and complete plant room system and distribution pipework design, where required.

Please call Evinox or complete the contact form on our website to find out more about our Design Services or BESA tested Heat Interface Unit range.

01372 722277

www.evinoxenergy.co.uk

www.evinoxresidential.co.uk



NEW ORAC RANGE OF SKIRTING BOARDS NOW AVAILABLE

The unique qualities of the material offer numerous advantages to the developer/builder:

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- They can hide ugly cables in the cavity recess, cover messy plastering, a crack between the floor and the wall or an irregular floor joint
- Installation is easy with just glue and is fast and easy, thanks to the integrated glue grooves in the skirting board
- They are your best friend during renovations. The flex profiles are perfect for radius or crooked walls, whilst the stylish cover skirtings hide existing skirting boards that are damaged or difficult to remove.
- They are immediately paintable as they have a white primer layer already applied.
- They are multi-functional and can be used as both skirting and architrave.



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www.davuka.co.uk

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Visqueen builds trade relationships



Visqueen, a market leader in the manufacture and supply of structural waterproofing and gas protection systems has developed an initiative to develop a more prosperous and structured working relationship with the trade. The new Visqueen Specialist Centres enable builder's merchants to become recognised specialists in Visqueen's

product solutions across four key areas – masonry, structural waterproofing, gas and damp protection. Merchants will be recognised as an official Specialist Centre in partnership with Visqueen and will gain access to its products at the best available market rates.

www.visqueen.com

Housing development balances airtightness



A brand new housing development in County Cork Ireland is to maximise airtightness and energy efficiency of the homes whilst ensuring the protection of the building fabric with the introduction of a high performance variable-permeability vapour control layer from the A. Proctor Group. Procheck Adapt has been specifically designed to protect the building fabric from the potential risks

of condensation, whilst serving as a highly effective airtight barrier. Thanks to its unique design the membrane offers variable permeability which adapts to changes in humidity levels and allows the structure to dry out in the summer and while protecting it from moisture overload in the winter.

www.proctorgroup.com

Snickers will stretch your visibility



Snickers Workwear takes personal protection very seriously. That's why this new range of cool and functional Hi-Vis summer clothing is streets ahead of anything else. With an extensive range of Jackets, Trousers, Shorts, Toolvests, Shirts and Fleece from Snickers' LITEWork, FLEXIWork and ALLROUNDWORK families, there's a host of different garments in the range to satisfy the specific requirements of Classes one, two and three protection levels. These 'outstanding' products

combine Snickers' unrivalled hallmarks of functionality and comfort with the requirements of the EN471 standard for high visibility warning clothes.

info@snickersworkwear.co.uk

The Solid Gear VENT Safety Shoe



Solid Gear continues to modernize safety footwear with the revolutionary 'Infinity' technology in this new shoe. Combining a lightweight athletic look with maximum breathability and superb safety features, the new VENT safety shoe is ideal for workers who are constantly on the move.

VENT's upper is made from lightweight mesh combined with Cordura and a TPU reinforcement to ensure cool comfort, maximum breathability and enhanced durability. While the shoe's two midsoles deliver stability, flexibility and optimal energy return for enhanced comfort on your feet, the rubber outsole provides a high level of anti-slip protection.

www.solidgearfootwear.com

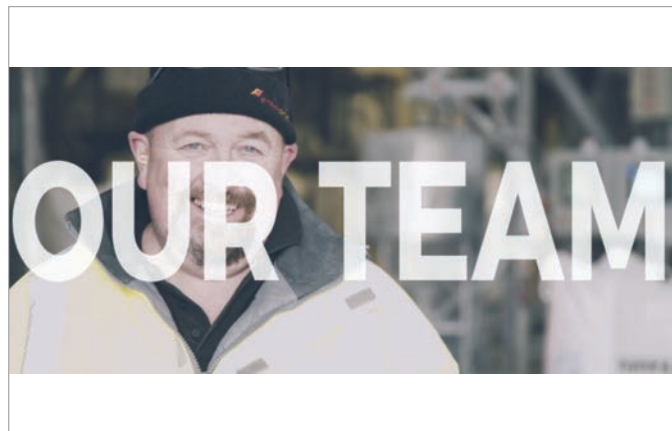


Builder and Plasterers Essentials

One of the world's largest construction manufacturers, **Simpson Strong-Tie**, has released a new catalogue of structural connectors, beads and meshes aimed squarely at the repair, maintenance and improvement sector. The 2018 'Builder and Plasterers Essentials' brochure includes all of the core products that the professional builder or plasterer reaches for when renovating or extending homes. Simpsons' Sarah Greenway explains: "We wanted to provide something more accessible to the builders' merchant. We spoke to our customers and they told us what they really like to see in the catalogue (and what they don't particularly need), and this is the result – a brochure focussed entirely on the things that matter to the RMI sector."

The lighter and easier to navigate brochure is now online and hard copies are available on request.

01827 255600 www.strongtie.co.uk



The people behind the product

Freefoam are delighted to announce the launch of three new short videos to promote the business online and through social media. Showcasing the faces behind the product, and the production and distribution facilities located in Northampton, all three give a real insight into how PVC building products are made and distributed from start to finish. With social media becoming an essential part of any companies marketing strategy Freefoam are committed to producing high quality, interesting, up to the minute content – and video is the perfect medium to achieve this. The production facility video features Freefoam's 21m high 'mixing' plant, and 3,840m² manufacturing plant illustrating how the virgin powder is mixed and blended to produce the raw material and then skillfully heated and processed on extrusion lines to produce a range of products including fascia, soffit and guttering. This video highlights how products are stored, picked, packaged and despatched to customers throughout the UK.

01604 591110 freefoam.com/professional/about-freefoam

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Comar 7Pi LS+ It's a Lift Slide Life for Us

Now it's your turn to lift and slide your product range with Comar 7Pi LS+. Innovative lift and slide gearing provides smooth operation for door configurations up to 12 metres wide and 3 metres high, creating true glazed sliding walls. From one system Comar 7Pi LS+ provides delivered solutions, for the summer months maximise the opening space with the three-track slider which creates two thirds clear opening, whilst in the winter the lowest U-values keep out the cold.

Innovation comes from Comar 7Pi LS+ offering unique solutions from one system, which means that with the same profiles you can provide lift slide or straight rolling gear, standard or slim interlock, enhanced performance with the inclusion of thermal foam and double or triple track configurations.

Optional slim interlocks maximise the homeowners view out when the doors are in the closed position keeping the slim sightlines of Comar 7Pi LS+ doors with the reassurance of the lowest U-values, so even in the coldest winter months daylighting is maximised and warmth assured. For a standard CEN size set of doors U-values are down to 1.4 with a

1.0 centre pane and using glass technology and Comar's Enhanced Thermal Foam U-values of 0.74 are achievable.

The real advantage of this system is it's smooth and easy lift operation, it's ease of operation for sliding doors means that there is no alternative; it really is a lift slide life for all members of the family. Another advantage is the ability to lock the door in an open position anywhere along the track which means that the homeowner can open the door for ventilation without the risk of small children and toddlers exiting the doors.

For our fabricator and trade partners, Comar Systems utilises multi-function profiles which means that from a minimum stock all configurations of this feature laden system can be fabricated. Installers with the unique Comar Easyfit components minimise time on site and disruption to the home owner whilst maximising returns.

The Comar 7Pi Lift and Slide was developed to ensure a highly engineered solution that offers market leading performance. Feedback from the UKAS Accredited Test House was "it is the best they'd ever seen", as it passed BS6375 Parts one, two and three with no water leakage















at 1050Pa. The hardware, has been tested to over 50,000 open and closing cycles.

As Secured by Design is now being incorporated into some region's Planning conditions and BREEAM Assessments, Comar 7Pi LS+ passed the new stringent PAS24:2016 and holds a Kite-mark for Enhanced Security to enable sub-contractors to provide an SBD Licensed product to discerning customers.

Glazing technology advances every day with new triple glazed units providing ever lower centre pane values, acoustic glasses to meet enhanced performance criteria are widely specified, Comar 7Pi LS+ now provides a future proof solution with a glazing pocket of up to 57mm. With a simple change of gasket and beads the Comar 7Pi LS+ provides this flexible solution for all your glazing needs.

projects@parksidegroup.co.uk
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Adhesive and sealant is THE DOG'S B*LL*CKS



EVO-STIK has introduced THE DOG'S B*LL*CKS - a new, all-in-one adhesive and sealant with advanced hybrid SMP technology that sticks and seals virtually anything, anywhere, even in the wet. THE DOG'S B*LL*CKS combines a high strength, multi-purpose adhesive and a flexible, anti-mould sealant in a single cartridge. It's solvent free, overpaintable and can also be used for gap filling, roof repair, or as a decorator's caulk.

Suitable for use on most building materials indoors and out, THE DOG'S B*LL*CKS is waterproof, UV resistant and is available in six colours, including Crystal Clear.

01785 272625 www.trade.evo-stik.co.uk/product/dogs-blcks

EVO-STIK launches new Adhesive Foam



EVO-STIK has added to its foam range with the introduction of a new, fast curing Plasterboard Adhesive Foam. Available in hand held or gun applied options, the adhesive foam will stick plasterboard, insulation board and expanding polystyrene quickly and easily, with minimal mess or waste. It can also be used to bond most common building substrates including stone, concrete, brick, metal and wood. With no mixing required prior to application, the adhesive foam is tack-free in as little as eight minutes and offers the additional benefit of noise reduction up to 61dB, as well as improved insulation. The new Plasterboard Adhesive Foam forms part of EVO-STIK's comprehensive foams range.

01785 272625 www.bostik.co.uk

Protect furniture with paints from TeknosPro



TeknosPro's Futura Aqua 20 was used by Jan Jankowski from JJ Painting Services, a professional painter and decorator with a focus on kitchens and indoor furniture, to protect his customers' furniture. The homeowners requested a coating for their furniture that was not only visually appealing; they also wanted protection

from wear and tear. Futura Aqua 20 was the perfect choice. Futura Aqua 20, is a semi-matt paint specially designed for use on furniture. Jan Jankowski prefers to use TeknosPro products instead of others across the coatings market because they are more durable than other water-based paints in the industry and, as a result, are able to give an excellent finish.

www.teknos.co.uk

Nationwide Windows invests in Swindon



Nationwide Windows Ltd has announced further expansion with the opening of a new 4,000 sq ft depot in Swindon to better service customers in the South and South West area. The company places huge emphasis on the commitment it makes to excellent customer service and the new Swindon depot will enable Nationwide to better deliver to existing

window and door replacement contracts in both social housing and new build sectors in this area. Operations director Daryl Cashmore commented: "Having a regional presence across the UK is part of our overall strategy to achieve ultimate customer satisfaction and sustainability for the brand."

www.nationwidewindows.co.uk



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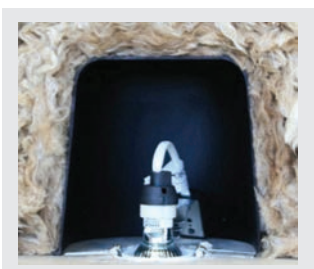
In this issue we look at recent trends in Stainable & Eco Products



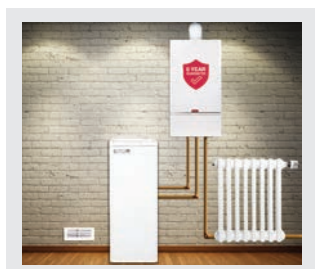
The Biodigester 'T' range from **Burnham Environmental Services** caters for 6-42 people and larger Biodigesters are available for up to 2,000 people. All Biodigesters are suitable for variable loading. The 'T' range Biodigester has been tested to EN12566 Pt 3 and has a CE Mark. Owners are impressed by the limited maintenance required, infrequent emptying intervals and the 'Odour Free' totally aerobic process. For more information contact Burnham.




By 2022, all newly designed wood burning stove appliances that are verified by HETAS must meet the new requirements to be cleaner and more efficient to help improve our environment. The **Capital ECO** range has been designed to reduce emissions thus helping to improve air quality. We have managed to achieve an excellent A+ energy rating. Householders installing one of these stoves will significantly reduce their carbon footprint. Visit Capital's website for more information.



To ensure downlights are installed safely in a loft fit Loft Lids. The Loft Lid, from **Loft Leg**, prevents over heating by creating a protective cover over downlights, ensuring there is sufficient air volume around the light to dissipate heat. The Loft Lid also eliminates heat loss and air leakage into the loft space and allows for a continuous layer of insulation to be laid over the top of the lid to comply with current building regulations. It also creates an effective dust seal and is extremely easy to install.



Installers or homeowners looking to replace old warm air heating systems with the latest highly energy efficient technology should consider the advantages of the **Johnson & Starley's Aquair Heat** interface unit. An Aquair can replace any warm air heater in a home, fully utilise the existing warm air ducting and be integrated into almost any centralised heating source. It can be run in conjunction with an existing wet system and also has the option of supplying unheated air.



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Air source heat pumps from LG



LG's Therma V is one of the highest performing ASHPs on the market with a maximum COP of 4.49 – from the A7/W35, 12kW model. In short and simple terms, for every 1 kW of power it takes to run the pump it delivers up to 4.49kW of output – which is impressive by any standards. The Therma V is available in split or monobloc units, depending on the specific installation and requirements of the system being installed. For more information please contact LG or visit their website.

HVAC.marketing@lge.com partner.lge.com/gateway.lge

Shanly Homes chooses Norbord flooring



With the use of Norbord products, Shanly Homes develops architecturally innovative and sustainable homes. Andy Howard, Group Buyer at Shanly Homes, explains why Norbord products have become their go-to panels. Key factors in sourcing products include the cost and the quality of the panels and reliability of supply. "We have used Norbord's CaberDek flooring panels and CaberFix D4 adhesive in multiple Shanly Homes housing development projects, as they provide increased protection from the elements and are strong, waterproof and slip resistant". Norbord's CaberFix D4 is solvent-free and designed for adhesive use to bond flooring boards to joists and tongue-and-groove joints.

www.norbord.co.uk

Specifier's Guide to Flooring



The Specifier's Guide to Flooring, published by Kick-Start Publishing, has launched in the UK. Officially unveiled at Shaw Contract's showroom during Clerkenwell Design Week, the new 'definitive guide' will provide a specification tool for architects, designers, facilities managers and specifiers on all aspects of flooring. Exploring key materials, from carpet to vinyl, ancillary products and accessories – and everything in-between – the Guide will provide a rich resource for the industry, in hard copy format and online.

01892 752 400 www.specifiersguide.co.uk

Designer Contracts launches new ranges



Designer Contracts – the UK's largest flooring contractor – has added two new soft carpet ranges to its extensive product portfolio. Valencia is a 100 per cent polypropylene, two ply soft twist range available in eight stylish colours, including of-the-season grey and neutral shades. It comes in four and five metre widths, and is both luxurious and practical, mixing a soft deep pile with hard wearing, stain resistant properties. Magnificence is a luxury, deep pile Saxony carpet, with the same hard wearing properties as Valencia, Magnificence is available in 10 colours, in four and five metre widths, meaning no seams in rooms under five metres wide.

www.designercontracts.com



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FINDING FUNDING

Go Develop's Jason Tebb explains why joint venture funding could be the future of development financing

There is currently real momentum within the UK housebuilding industry, following significant governmental drives on planning, Help to Buy and wider policy changes after so many years of words and no action.

Known for its traditionalism, the industry is waking up to many opportunities and witnessing a need for a wholesale mindset change, as skill shortages and traditional working practices challenge the most efficient and punish the inefficient. As the sector evolves, a case of 'adapt or be adapted' will occur.

In round numbers, two thirds of housebuilding is now undertaken by a handful of FTSE250 companies, leaving a third that is picked up by the many SME housebuilders; a decade ago these numbers were reversed. This means that it's never been more vital for change to be embraced by PLCs and non-PLCs alike.

The reinvented UK housebuilding industry is leaving behind many aspects that have slowed it down over past decades and opting for AI, 3D construction and new materials and methods that will deliver higher volumes, shorter construction timelines, uniformity of product and quality.

Such changes will help to offset the shortages of skilled and unskilled labour and the potential for building material inflation. All of these enhancements should also be supported by the release of more public land for housing development as well as further encouragement from government initiatives.

Help to Buy has been truly innovative for housebuilders, helping to drive supply and profits. It's a win-win for the industry, the public and the consumer. It wins votes for politicians and more, but it's not without its critics, and sustainability will have a large

part to play for the future of the scheme.

One thing is for certain, with the Government promise of 300,000 new homes each year, up from 217,000 – more change will be on the way.

SO ARE HOUSEBUILDERS READY FOR THE REVOLUTION?

Frankly no, because the biggest engine that needs to remain on full throttle is the one that finances the industry.

In the last budget, the Government promised £44bn in investment and loans for housebuilding over the next five years. Actually, this equates to just £15bn in new financial commitments: £7bn of direct funding and £8bn of loan guarantees. This will create only around 83,000 new homes over five years – approximately 16,500 new homes a year, and around 130,000 short of 300,000 new homes a year by 2025. Obviously, there's still going to be a shortfall and a big need for development finance from elsewhere.

Recently, this funding gap has led to the emergence of peer to peer, crowdfunding, 'crowdhugging' and other alternative funding. However, there is still a real lack

of understanding within these financial service providers as to what housebuilders need, and many have never seen a recession or experienced the depth and breadth of housebuilding difficulty over the past 30 years.

While Brexit woes have started to recede, the slightest geopolitical or macro-economic blip will have many of these funders scurrying for the hills and with the traditional banks already overweight in the sector, this represents the main threat to the housebuilding revolution of supply finally matching demand.

Therefore, choosing a funding partner for the long term has never been more important for a housebuilder. A funder who understands the need for flexibility and support through thick and thin is fundamentally important.

Joint venture funding is one form of investment that can provide such certainty, ensuring a development project is seen through from its initial plans to completion without the need for a hefty deposit. Offering 100 per cent full funding to cover land, build, stamp duty and project costs, a joint venture enables a housebuilder to

CHOOSING A FUNDING PARTNER FOR THE LONG TERM HAS NEVER BEEN A MORE IMPORTANT FACTOR FOR HOUSEBUILDERS TO CONSIDER



ONE THING IS FOR CERTAIN, WITH THE GOVERNMENT PROMISE OF 300,000 NEW HOMES EACH YEAR, UP FROM 217,000 – MORE CHANGE WILL BE ON THE WAY

continue developing even if their funds are tied up in other schemes, or their profits already embedded in the project.

Furthermore, a good joint venture funder offers a whole range of other services from expertise in legals, surveying, accounting, sales and marketing, freeing up the housebuilder to focus on the actual build. Ultimately, it offers a better return, limiting capital input, de-risking the housebuilder's position and giving greater gearing.

In exchange, the joint venture funder will have some parameters for the housebuilder but these should be kept simple. A request that planning permission be in place, some developer experience, and



a decent margin of 25 per cent on GDV pre-finance are pretty standard.



Only by providing a funding solution that's nationwide, flexible, with no cash flow strain and built with housebuilders in mind, can the demands for the reinvented housebuilding industry be met.

Housebuilders must hunt out that 100 per cent full funding, it does exist and will give greater scale, maximum profit and

provide much needed funding in a flexible, sustainable way.

The upshot will be higher volumes of housing delivery and a less volatile profile of output. A winning combination that will go hand in hand with innovation that is arriving through both a development and funding revolution.

Jason Tebb is COO at Go Develop




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Pitchglaze roof window with frameless design



A new, pitched roof extension to a private residence in Leigh-on-Sea, Essex now incorporates a stylish, modern kitchen and a family dining area complete with a lovely garden aspect. The installation of an impactful and contemporary Pitchglaze roof window from **Glazing Vision**, has enhanced the quality of light in the kitchen and provided for spectacular sky-only views. Access to the kitchen area from the home office and downstairs cloakroom is via a narrow passageway. To prevent this becoming a "dead zone" two traditional roof windows have been installed.

Glazing Vision, has enhanced the quality of light in the kitchen and provided for spectacular sky-only views. Access to the kitchen area from the home office and downstairs cloakroom is via a narrow passageway. To prevent this becoming a "dead zone" two traditional roof windows have been installed.

www.glazing-vision.co.uk

Schueco's new panoramic sliding door



Schueco UK has launched a new version of its highly successful ASS 77 PD panoramic door system. The new door provides minimal sightlines with an outer frame that remains concealed in the building structure. The Schueco ASE 67 PD door is available in two options with different outer frames:

The slimmer of the two options, which

has a 57 mm frame, is especially suitable for use in renovation projects; The deeper 90 mm option caters for even greater weather performance as it delivers watertightness to 600 Pa while maintaining the aesthetics and sound insulation of the 57 mm system.

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WHERE HAVE YOU BIM?

Gary Dean of OnLevel UK looks at the rise of Building Information Modelling and urges those not yet utilising it to get on board.

BIM (Building Information Modelling) is a smart 3D model-based procedure that provides the architect, engineer, builder and designer the understanding and relevant tools to more efficiently plan, design, build, and maintain buildings and infrastructure.

BIM was brought to our attention in 2011 when published in the UK Government Construction Strategy. Since then the BIM Task Group has been developing standards and requirements to enable BIM adoption. Like most things, some were quick to embrace it and others less so.

It's now been quite a few years now since BIM was first introduced to the industry, and for building product suppliers and manufacturers, BIM-ready product information should really be an integral part of the product offering.

WHAT IS A BIM OBJECT?

BIM is defined by the National Building Specification (NBS) in the following paragraph:

"BIM is a process for creating and managing information on a construction project across the project lifecycle. One of the key outputs of this process is the Building Information Model, the digital description of every aspect of the built asset. This model draws on information assembled collaboratively and updated at key stages of a project. Creating a digital Building Information Model enables those who interact with the building to optimize their actions, resulting in a greater whole life value for the asset."

A BIM object is an amalgamation of many things:

- Product properties, such as structural load performance
- Information that defines a product
- Geometry representing the product's physical characteristics
- Functional data
- Visualisation data giving the object a recognisable appearance

In April 2016 we saw BIM Level 2 mandate come into force. The Government 2011 Construction Strategy (GCS) required that a fully collaborative 3D BIM (with all project and asset information, documentation and data being electronic) was



supplied as a minimum by 2016. This referred to all centrally procured Government projects.

The task now is to consolidate and embed BIM Level 2 throughout departmental processes. Although BIM isn't currently required for every project, it is being taken on, and is certainly on the increase in use (public sector construction projects have been delivered using BIM since 2016).

BIM has three key elements:

- The consistent, conventional labelling or naming of documents and data – this helps in tracking and finding data throughout the life of the asset and ensures all those working on the project follow the same procedures. A suitable process is described in BS 1192, which is already used for numbering drawings on many projects and can form the basis of a system for use with BIM.
- A method for storing and manipulating information. On many projects this involves the use of a three-dimensional representation of the buildings in software. Essentially, a BIM is a shared representation and spatial database that

records the location and attributes of every component.

- A method for exchanging or issuing information about the building, including its construction, operation, performance and maintenance. Traditionally, this has involved exchanging drawings, schedules and manuals, in paper or electronic format and this may continue. The difference is that when BIM is used, the information will be generated from the BIM, rather than by preparing the documents separately.

WHAT IS THE FUTURE OF BIM?

Having been a hot topic for quite some time, BIM is clearly here to stay. As technologies advance and evolve it's logical to assume the importance of BIM will increase. Digital processes are key across many industries and the future of the construction industry will be reliant on digital developments. The Government's 'Construction 2025: Industrial Strategy for Construction' paper highlights five key points for its vision for 2025. All five points set out in the vision are strongly linked to the objectives of BIM:

HAVING BEEN A HOT TOPIC FOR QUITE SOME TIME, BIM IS CLEARLY HERE TO STAY

1. An industry that attracts and retains a diverse group of multi-talented people, operating under considerably safer and healthier conditions, that has become a sector of choice for young people inspiring them into rewarding professional and vocational careers.
2. A UK industry that leads the world in research and innovation, transformed by digital design, advanced materials and new technologies, fully embracing the transition to a digital economy and the rise of smart construction.
3. An industry that has become dramatically more sustainable through its efficient approach to delivering low carbon assets more quickly and at a lower cost, underpinned by strong, integrated supply chains and productive long term relationships.
4. An industry that drives and sustains growth across the entire economy by designing, manufacturing, building



and maintaining assets which deliver genuine whole life value for customers in expanding markets both at home and abroad.

5. An industry with clear leadership from a Construction Leadership Council that reflects a strong and enduring partnership between industry and Government. Construction in 2025 is no longer characterised, as it once was, by late delivery, cost overruns, commercial friction, late payment, accidents, unfavourable workplaces, a workforce unrepresentative

of society, or an industry slow to embrace change.

It's hard to predict how advancement in digital technology will specifically manifest itself in the construction industry. However, as BIM is Government-led and driven by technology and clear processes it's likely that it will embrace further digital and technological developments and its use will become even more common than it is currently.

Gary Dean is managing director at OnLevel UK

Safety, speed and accuracy locked in with Taper-Loc®

Minimal and versatile, glass is the material of the moment for balustrades and balconies, particularly for buildings where an uninterrupted view is desired. While the end result unarguably has visual appeal, installation of the glass panelling can be challenging. By their nature, balustrades and balconies will be installed above ground level, often where access for scaffolding is tricky or at the very least time consuming. Wet fit balcony systems need to be held securely in place, most often with cement, to ensure a tight fit, which can be messy, particularly on retro-fit projects.

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Tested to meet the strictest building code requirements, TAPER-LOC® System from CRL can be completely installed from the safe side of the balustrade, eliminating the need for an expensive scaffolding and reducing labour times while being a safe option for installers.

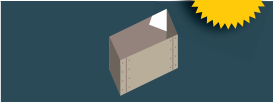
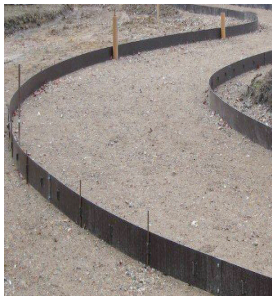
in retrofit projects or when a broken glass panel needs to be changed as it eliminated the need for expensive scaffolding, cuts installation times and provides safety and security for installer and end user.

Tested to meet the strictest building code requirements such as BS6180:2011 and AbP, the

system uses a horizontal design, which allows it to be adjusted, dismantled and re-set. The aluminium base shoe, available in 3m lengths, can be surface or fascia-mounted, and provided drilled or undrilled.

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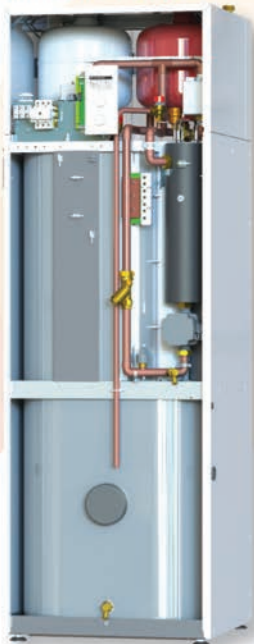
The latest innovation from EHC incorporates a Smart Hot Water Control that complies with the latest ERP Regulations. This high quality product combines the award winning Comet Electric Boiler technology with a Stainless Steel Indirect Unvented Cylinder housed in an elegant enclosure. It is a complete pre-plumbed/pre-wired Electric Heating & Hot Water solution that eliminates unnecessary plumbing and unsightly pipework. To maximise space and minimise installation the unit has top entry pipework.

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DRY-FIX POPULARITY THROUGH THE ROOF

New standards in construction combined with increasingly adverse weather has seen dry-fix systems grow in popularity. Mark Parsons of Russell Roof Tiles takes a look at why more housebuilders are specifying such products.



In the face of ever-changing weather patterns and new standards, dry-fix systems can help roofs remain maintenance free for years and have now become commonplace when specifying roofing accessories today.

Despite having been on the market for more than 25 years, the industry has only in the last few years seen a strong increase in orders of dry-fix products, and manufacturers have invested heavily to meet the increased growth.

Russell Roof Tiles has recently made significant investment in upgrading dry-verge injection moulding machinery

DRY-FIX ACCESSORIES CAN BE FITTED QUICKLY WITH JUST A FEW TOOLS, SAVING TIME AND MONEY

equipment and technology even further in order to continue producing dry-fix products in a quick and efficient timeframe. Manufacturers need to ensure they do this in order to remain ahead of the game, while also being able to provide the best customer service.

Dry-fix solutions have a proven track record. The product is renowned for providing a more reliable and effective roofing fixing solution than mortar bedding, which as a result has now been declining for many years.

From dry-verge systems to dry ridges, dry-fix accessories are high quality and provide excellent waterproof resistance. The products have been designed to be easily mechanically fixed or interlocked with tiles to provide a neat roofing finish.

Dry-fix accessories can be fitted quickly with just a few tools, saving valuable time and money. During the winter months specifically, dry-fix products are excellent for ensuring that

the job is achieved in a tight time frame, despite bad weather conditions.

Specifying both tiles and dry-fix accessories from a single manufacturer also ensures that the products will be creating a more reliable and better performing all-in-one roofing fixing solution, as the tiles and accessories are designed to work together.

Historically, dry-fix was used more across the north of England and Scotland. However, as we are all too aware, weather conditions are getting worse across the whole of the UK.

In the last 12 months alone, severe snow storms gripped the country in February and Hurricane Ophelia brought strong winds to the west of the UK in November. This has naturally been a growing problem that the roofing industry has had to overcome over in the last few years.

As a result of adverse weather, in 2012 the National House Building Council (NHBC) stated that all ridge and hip tiles



had to be mechanically fixed. Then in 2014, the BS 5534 Code of Practice for Slating and Tiling highlighted that mortar bedding for ridge, hip and verge tiles was no longer deemed to be a long term secure reliable fixing method. Construction now required a more sustainable roofing solution.

The decline in mortar bedding was highly significant for dry-fix systems and these changes paved the way for the

product to make its mark in the industry. Dry-fix solutions were soon adopted across all regions of the UK because it was a quick, secure and more cost-effective method.

But this demand for dry-fix solutions also brought with it a need for stronger regulations. For this reason, the industry largely welcomed the introduction of the new BS 8612: Dry-Fixed Ridge, Hip and

Verge Systems for Slating and Tiling – Specification standard earlier this year, to reflect this.

The new standard helps in preventing some inferior and inadequate dry-fix products from being sold, as it specifies the requirements and methods of testing for dry-fix products by setting out both quality and performance criteria.

When looking for a suitable roofing solution, customers will now have more control of their products and should now get the assurance they deserve.

While the new standard is not a legal requirement for manufacturers to follow, specifiers can ensure that the standard is being met in all fixing specifications and their roofing solutions are durable and long-lasting. This in turn will allow leading manufacturers to be recognised for their high quality and standards.

It is important that the manufacturers continue to work closely with the contractors and developers to ensure that they have the best fixing specification which will in turn ensure a sustainable and reliable roofing solution. As dry-fix products continue to grow in popularity, this will become more important than ever.

Mark Parsons is technical director at Russell Roof Tiles

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Schiedel launch the Opus ScanFire



Schiedel Chimney Systems, in collaboration with Firepower Ltd., have designed a new minimalist inset system featuring the Opus Tempo 70i stove within a highly insulating pumice-based frame and chimney. This one-stop solution for architects and designers allows a real fire to be specified for any new build, with the chimney and installation design work already done. Delivered as a complete package, the Opus ScanFire is a timeless

design which creates an eye-catching focal point for any home interior. By combining integrated air supply in the chimney with a convection insert, heat is perfectly distributed in modern open plan spaces.

0191 4161150 www.schiedel.co.uk

Batten End Clip makes dry verge fixing easier

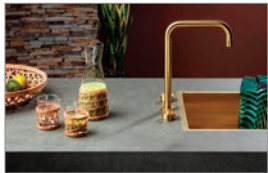


Marley Eternit has launched an innovative Batten End Clip, designed to make it easier for roofers to install dry verges in accordance with the new British Standard. As well as introducing minimum performance criteria, the new British Standard states

that dry verge products can no longer be installed just with a nail fixing into the end grain of the batten. Instead, mechanical engagement must be on the faces of the batten. Marley Eternit's new c-shaped clip is a quick and easy way of complying with BS 8612, providing a strong fix. The clip is designed to fit securely onto the end of the batten, with a robust metal plate for the dry verge to be fixed into, keeping the nail locked into place.

01283 722588 www.marleyeternit.co.uk/bs8612

Lighten the load



A new eco-friendly board material is taking the global worktop industry by storm and Keller Kitchens is leading the way in bringing it to the UK. Forming the core material for Dekker's high quality laminate worktops, Greenpanel is a revolutionary new material that is set to reduce

a kitchen's carbon footprint and, literally, lighten the load for installers. Constructed from an innovative grid of waterproof HDF (high density fibreboard) strips, Greenpanel uses significantly fewer raw materials than traditional solid boards. Keller Kitchens is offering Greenpanel-based laminate worktops in all of Dekker's TopLaminate and DecorTop colours.

www.kellerkitchens.com

New Aico 3000 series fire & co alarms



Aico, one of the UK's market leaders in domestic mains powered Fire and Carbon Monoxide (CO) detection, has launched the new 3000 Series. This

technologically advanced series detects both Fire and CO and includes, for the very first time, a Multi-Sensor Heat & CO Alarm, providing whole property coverage from one Series. Unique to the 3000 Series, the Ei3028 Multi-Sensor Heat & CO Alarm has been much anticipated as a convenient, cost-effective, efficient solution to protecting residents from both Fire and CO. All alarms in the 3000 Series are backwards compatible with existing Aico products, including the ground-breaking Ei450 Alarm Controller and Ei414 Fire/CO Alarm Interface.

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It's not that long ago that having any kind of remote-controlled operating system in a new house was a fanciful idea, yet today, smart heating, lighting and entertainment systems are an everyday reality for many people.

Home security is also now undergoing a tech transformation which creates a great opportunity for housebuilders to get on trend and transform the homeowner experience.

Smart security, including alarms, intercoms, doorbell cameras and smart locks could just be the cutting-edge security technology that sways consumers into a purchase decision. After all, buying a new home is a big investment and what better way to encourage househunters to buy a new build than sell them a home with enhanced security built in?

By combining smart products with more traditional home security solutions, home owners can have a 'belt and braces' approach to protecting their home and belongings for extra peace of mind.

Smart, cloud-based security locks, alarms and cameras should be offered in addition to traditional security in just the same way as superior kitchen or bathroom fittings or top of the range tiling might be offered.

SMART HOME SECURITY IS JUST AS DESIRABLE FOR HOUSEHUNTERS AS AESTHETIC UPGRADES

Smart home security is just as desirable for househunters as aesthetic upgrades and adds resale value to a new home.

Consumers are beginning to get used to improved home security, especially in family homes. It will not be long before previously unattainable levels of smart technology and convenience will be commonplace – sitting alongside homeowners' voice-activated virtual assistant that controls their lights or blinds, and streams their favourite playlists to multiple speaker systems around the home.

THE CONNECTED HOME IS HERE TO STAY

The smartware market will be worth an estimated £300bn worldwide by 2020, so now is the ideal time for housebuilders to get on board with security in general and be fully prepared for the future demands of the consumer.

Smart security offers a range of benefits to homeowners. It gives them extra peace of mind, providing immediate, remote notification of intruders, as well as automatic locking and unlocking of

BE SAFETY SMART

As smart home security continues to accelerate towards becoming the 'norm', Will Butler of ERA Total Security encourages housebuilders to respond to consumer expectations by offering an 'added value' option to purchasers.



WIRELESS TECHNOLOGY ALLOWS FOR EASY INSTALLATION

premises via apps to keep people out or let them in. They can also see who's at the front door without being at home.

Smart security is especially convenient for homeowners who are constantly on the move and rushing around. Whether they suddenly realise they've left the house unlocked or a family member has forgotten their key, the problem can be easily solved. Products are also available with accessibility technology which makes them suitable for everyone, and when the housebuilder takes on the fitting it removes the hassle of installation and set-up for the homeowner. They'll also benefit from the added value to the property when the potentially want to sell it further down the line.

As well as the homeowner, installing smart security offers benefits to the housebuilder, too. By following trends and not competitors, developers will be providing a genuine point of difference to their customers. It ultimately offers a 'wow factor', as everyone wants to live in



a home they can be proud of.

Housebuilders needn't worry about the hassle of installing products – wireless technology allows for easy installation with no need to plan it into the original house design, meaning it could be offered

as an optional extra. Plus, once fitted, all products will be covered by manufacturers' guarantees.

Will Butler is group marketing and innovation director at ERA Total Security

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TAKING A STAND ON ETHICAL STONE SOURCING

With the focus on responsible sourcing ever growing, Stone Federation's Matt Robb explains how a new register of companies helps developers ensure they're using ethical natural stone suppliers

As the trade association for the natural stone industry, Stone Federation is passionate about promoting the use of natural stone as the ideal building material, and alongside this, the use of Stone Federation members as the leading companies within the industry.

One of our key messages is how to select the correct stone for the project in hand. Within the recommended steps there has always been a strong element of ensuring that materials are ethically and sustainably sourced.

In 2015, The Modern Slavery Act was created to tackle slavery in the UK and also ensure that businesses responsibly and ethically managed their global supply chains.

THERE HAS BEEN AN INCREASE IN DEMAND FOR ETHICALLY AND RESPONSIBLY SOURCED MATERIALS

Stone Federation believed that we had a responsibility to the client base, the industry and our members to make a real and long-lasting impact on this issue. As a result, development began on a unique resource created specifically for the natural stone industry in response to The Modern Slavery Act and the increased focus on sourcing materials responsibly.

THE ETHICAL STONE REGISTER

In February of this year the Ethical Stone Register was launched at an event in London (pictured below) attended by major contractors, leading architects and designers, industry bodies and natural stone industry firms. The response from these

different sectors of the industry was overwhelmingly positive, and many of the professionals attending the event have now become ambassadors for the scheme.

This project will allow natural stone firms, whatever their size, to offer a responsible and manageable ethical sourcing solution to their clients. There are three tiers of membership of the Register: Declaration, Verification and Accreditation, each requiring an increasing level of external auditing and accreditation of the natural stone company.

Declaration: at this tier, companies will have to complete a questionnaire looking at the responsible and ethical sourcing practices of their business. To achieve this level, a company will need to meet 100 per cent of the criteria. The claims and assertions made by a firm at this level will be by means of self-declaration.

Verification: at this tier, the claims made by a company at the Declaration level will be externally verified. The initial verification will be for the company rather than each material they supply, however, they may choose to have some or all of their stones included at Verification level. This will involve an independent auditor assessing the journey of the material and ensuring that the responsible and ethical sourcing criteria are met the whole way along the supply chain. Only verified






stones will appear on the Register itself. Accreditation: at this tier, members will have met the requirements of the Declaration and Verification tiers, and will be further audited for this level. The aim is to have the scheme recognised and to gain credits within schemes such as BREEAM and LEED at this tier. There has already been an incredibly positive response to the scheme from all areas of the industry, with a number of leading major contractors and architects working towards incorporating membership of the Register into their tender

requirements. Stone Federation is aware that a scheme such as the Ethical Stone Register requires ‘buy-in’ from all sectors of the industry, which is why we are so encouraged by the support from these different professionals. Since the launch, the Federation has interviewed the three pilot scheme members to find out about their journey on the scheme. These interviews provide contractors, architects, designers, clients and natural stone firms with an insight into the workings and systems of the Ethical Stone Register. The full interviews can be read on the Stone Federation blog (at www.stonefed.org.uk). One of the recurring themes in all the interviews was the increased demand that natural stone suppliers are seeing from their clients for ethically and responsibly sourced materials. Steve Turner, managing director of stone supplier Amarestone commented: “It has become an issue that must not be ignored and will trigger an even greater demand for ethically and responsibly sourced stone. Major players in the construction industry will want to avoid the potential embarrassment of unsavoury practices in their supply chain. The Ethical Stone Register will be the safe source for natural stone and I can foresee that it will become

THERE HAS ALREADY BEEN AN INCREDIBLY POSITIVE RESPONSE TO THE SCHEME FROM ALL AREAS OF THE INDUSTRY


a key resource for the specifier.” Since the launch Stone Federation has begun to work with another group of natural stone firms who are committed to engaging with the requirements of the Ethical Stone Register. These include a range of international and British quarries, all of whom are committed to providing their clients with robust assurances when it comes to the ethical and responsible procurement of materials. Stone Federation is also regularly meeting with major contractors, client bodies and architects to help them engage fully with the scheme and look at ways of incorporating its requirements across the full spectrum of their business operations.

Matt Robb is digital media executive at Stone Federation



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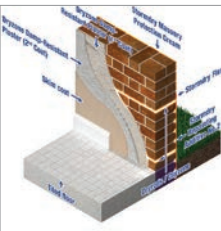


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