



FMB's Brian Berry reveals the key findings from its annual House Builders' Survey



Patrick Mooney reports on how councils are increasingly asking for financial freedom



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James Parker

# FROM THE EDITOR

The Government's Green Paper on social housing admits Grenfell "shook public trust in the wider system of fire safety" but does little to tackle the issue of accountability – essentially, 'who's responsible'? A few pages on informing residents on safety issues, and further questions about whether or not the safety 'Regulator' needs to be strengthened is frankly, somewhat feeble, given the gravity of the situation for many. There's little sign here of plans to implement Dame Judith's Hackitt's recommendation of a new 'dutyholder' to oversee safety.

The Green Paper calls residents "consumers" suggesting they should have a choice over options, however in many cases in social housing, this is far from the reality. Arguably they should be treated as needy recipients of a service, robustly administered with clear lines of accountability, whether it is building, or maintaining the places where they live.

While Government is continuing to ask questions, one manufacturer in the door security sector has got to the heart of the matter with its recent 'white paper' on door security. Assa Abloy's interesting document (available at [www.assaabloy.co.uk](http://www.assaabloy.co.uk)) responds to Dame Hackitt's review, and attempts to propose ways in which the industry can work together towards best practice. However it also identifies some salient truths in terms of failings at Grenfell which the Government's done little to address as yet.

The company says that compartmentalisation failed "due to failures in hardware specification and lack of fire door inspections". It also highlights the importance (which should be self-evident) of "not only ensuring that third-party certification for fire door products is in place and specifications are fit for purpose, but also ensuring that they are installed correctly and maintained".

Doors recovered from the tower "were found to be fitted with untested metal fittings that significantly affect their ability to resist fire, and some were fitted with glazing not included in the relevant test evidence". It adds: "Even if these problems had not been present, none of the doors found are believed to have been in line with current guidance".

Why? The next page provides depressing hints: "The lack of clarity (on roles and responsibilities) can cause specifications to be overlooked or outright ignored; those acting at each stage assume that it is someone else's responsibility to ensure everything is being done correctly. In many cases, the lack of information, understanding and clarity being passed on means that companies and individuals working on a building may not even be aware of the necessary details".

When will Hackitt's new recommended 'oversight' framework be introduced? It cannot come a moment too soon.

*James Parker*

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## ON THE COVER



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**SQUARE DEAL FOR HOUNSLOW**  
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Barratt London, High Street Quarter, Hounslow go to page 15





## Social housing green paper launched

A 'new deal' for social housing residents has been launched by the Government, aiming to "rebalance the relationship between tenants and landlords, tackle stigma and ensure that social housing can be both a safety net and a springboard into home ownership."

The social housing green paper is based around five core principles: "A safe and decent home, swift and effective resolution, empowering residents to get their voices heard, tackling stigma and celebrating thriving communities, and building the social homes necessary."

Proposals hope to "empower residents to hold their landlords to account, and give them the support they need to seek redress when things go wrong". The Government added: "A tougher regulator could help drive up standards and ensure social homes are well-managed, quality places to live".

As well as this, new reforms have been proposed to make it easier for tenants to progress into home ownership, such as allowing them to purchase as little as 1 per cent of their property each year through the Government's Shared Ownership programme.

Also proposed are "sharper teeth" for the Regulator of Social Housing to intervene where needed, allowing councils to continue to have choice over their use of fixed-term tenancies, and the introduction of performance indicators and new league tables in order to "rebalance the landlord/tenant relationship."

Communities Secretary James Brokenshire commented: "Our green paper offers a landmark opportunity for major reform to improve fairness, quality and safety for residents living in social housing across the country. Regardless of whether you own your

home or rent, residents deserve security, dignity and opportunities."

Over 8,000 residents from across the country have shared their views of social housing as part of the Government's 'listening exercise.'

The Green Paper consultation will run until 6 November 2018.

## London Development Panel is launched to accelerate delivery on public sites

A new London Development Panel (LDP) has been announced by The Mayor of London, Sadiq Khan. Made up of developers, housing associations, and contractors, the intention is that the panel will work with public bodies to accelerate housing delivery on sites that they own.

According to City Hall, through the LDP, Transport for London (TfL) will soon bring forward three car park sites in the London Borough of Harrow (Canons Park, Rayners Lane and Stanmore), and will deliver 100 per cent affordable housing within these developments.

City Hall also announced the purchase of a large part of the site of St Ann's Hospital in Haringey from the NHS. Plans for the site are being developed with the local council and community, and the site is expected to be brought to the LDP for residential development.

In addition, Enfield Council is reportedly bringing forward the Meridian One scheme through the new LDP. The site is next to the forthcoming Meridian Water station, and will deliver up to 725 homes along with 25,000 ft<sup>2</sup> of commercial space and leisure facilities.

James Murray, deputy mayor for Housing & Residential Development, commented on the announcement: "Public land has a vital role to play in tackling the housing crisis, and the new London Development Panel offers public land owners a quicker and more efficient way to bring their sites forward. We want to see it playing an important role in building the homes Londoners so desperately need."

## 85 per cent would recommend a career in construction, but skills crisis remains

Although most respondents to a recent Considerate Constructors Scheme (CCS) survey would recommend a career in construction, the skills crisis is still a pressing issue for the industry.

Called 'Spotlight on...the next generation,' the CCS' campaign revealed that although 85 per cent of its respondents would recommend a career in construction, 84 per cent feel the ongoing perception of construction as being 'manual work' is the main reason it remains an unpopular career choice.

The survey also uncovered that 77 per cent view the skills shortage as the most pressing issue facing the construction industry, 72 per cent cite the challenging nature of the work as the main benefit of a construction career, and 53 per cent know young people who are, or could be, interested in a construction career.

On the subject of what the industry could do to attract the next generation, 37 per cent mentioned changing perception/promoting benefits, 26 per cent suggested engaging schools and colleges, and 15 per cent mentioned apprenticeships and training.

With over a quarter of respondents seeing engagement with schools as important in addressing the shortage of workers, the scheme reports that 91 per cent said their site or company engages with schools or youth groups, and 66 per cent have personally visited schools or youth groups to discuss their career.

Considerate Constructors Scheme chief executive Edward Hardy said: "The shortage of new entrants in to the workforce is one of the most pressing issues facing the construction industry. With over 400,000 new recruits needed each year to deliver construction projects, we must all take steps to attract the next generation."

The CCS survey of the construction industry in the UK and Ireland received around 800 responses. The campaign contains a range of practical case studies on what organisations have done to help attract more people into the industry.

# NHBC reveals the changing shape of UK households

More people are living alone, more children are being raised by single parents, and more grown-up children are living with their parents than ever before, a new report by the NHBC Foundation has revealed.

The report found that in 2017, 28 per cent of households were occupied by single people, increased from 13 per cent seen in 1961. A range of factors are believed to contribute towards this increase, such as people marrying later in life, couples divorcing, or the death of a partner.

Evidence has been found that the traditional 'nuclear family' of two parents and 2.4 children is becoming a thing of the past. Ten per cent of all households were found to be single-parent families, accounting for about one in four of all families with children.

The NHBC found that there were 3.4 million households in the UK where young adults still lived at home in 2017. This is an increase of 30 per cent, up from 2.6 million in 2007. This is reportedly due in part to more young adults choosing to stay in education, those returning to their parental home following university, the increased deposits needed to buy a home, and high house prices.

Steve Wood, NHBC chief executive, commented on the figures: "The changing shape of UK households will determine the houses we live in in the future. The growing strain of young people unable to afford to leave home will drive demand for multi-generational accommodation."

He believes that, as a result: "More homes will be designed with flexible layouts which can be adapted as families' needs change, and more "micro-living" options will be required for the increasing numbers of single people."

The facts about UK households come from the forthcoming NHBC Foundation publication, '40 facts: homes, housing and house building today'. Steve Wood explained: "We have gathered together some interesting facts about UK housing and house building to give you a picture of the homes we live in today. Economic and socio-demographic factors are changing the shape of housing and I am sure that this will continue as developers respond to societal pressures for a broader range of products and tenures."

## HOUSEHOLD SURVEY STATS

- 1) 3.4 million – households with 20 to 34-year olds living with parents
- 2) 57 per cent – proportion of households consisting of just one or two adults
- 3) 39 per cent – proportion of households with children
- 4) 4 per cent – proportion of other household types, e.g. House share, multigenerational living
- 5) 28 per cent – proportion of people living alone
- 6) 10 per cent – proportion of single-parent families

## House prices still recovering from financial crisis

House prices in a quarter of the UK's largest cities are struggling to get back to those at the height of the financial crisis, according to figures from the latest Hometrack UK Cities House Price Index.

Prices in Belfast, Liverpool and Aberdeen are reportedly still lower than they were in July 2008, less than two months before the apex of the crisis – the collapse of investment bank Lehman Brothers in September 2008. Meanwhile Newcastle and Edinburgh have experienced weak single digit growth.

At £129,629, prices in Belfast are 28 per cent lower than they were a decade ago, highlighting how hard Northern Ireland's capital was affected. Aberdeen and Liverpool are also still recovering, with prices down 3 per cent and 1 per cent, respectively, on where they were a decade ago.

House prices are just 1 per cent higher than they were a decade ago in Glasgow (£121,940) and 3 per cent in Newcastle (£128,641), an indication of how slow their recovery has been. By contrast, homeowners in Cambridge have seen the value of their properties rocket by 70 per cent, on average, to £432,410. London homeowners have experienced nearly as spectacular a rise, with prices up 65 per cent to an average of £483,792 since July 2008.

On a national basis, house prices are 26 per cent above the level they were 10 years ago, highlighting the regional differences within the UK's housing market.

In the past year, UK house prices

have risen by 4.2 per cent, driven by medium-sized cities such as Nottingham and Leicester, where house prices are rising by 7.5 per cent and 6.6 per cent, respectively.

## Barratt and Berkeley results show success, while firms stress market concerns

In recent trading updates, Barratt Developments has reported "another outstanding year," and the Berkeley Group has announced a profitable period, while expressing concerns that the south east "lacks urgency."

South east-based housebuilder the Berkeley Group has reported in its August trading update that the regional market "lacks urgency" in the face of a variety of "headwinds" including cost of development, and uncertainty fuelled by Brexit.

Barratt Developments meanwhile has announced its highest volumes in a decade, with profits up 9.2 per cent to £835.5m. "Our continued focus on operating efficiencies and margin initiatives is starting to deliver," commented David Thomas, chief executive. "The Group starts the new financial year in a good position with a strong balance sheet, healthy forward sales, and robust consumer demand supported by a positive mortgage environment."

In a statement to its Annual General Meeting, the Berkeley Group reported: "London and the south east remains constrained by high transaction costs, restrictive income multiple limits on mortgage borrowing and prevailing economic uncertainty, accentuated by Brexit."

Announcing a profitable four months, the company said: "subject to any large land transactions that might arise before 31 October 2018, Berkeley anticipates that net cash at the half year will be above the year-end position of £687.3m."

In the first four months of this new financial year, Berkeley reported that market conditions in London and the South East have remained consistent with those reported with the full year results in June, and pricing has remained "robust."

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## Right to Buy Pilot launched in the Midlands

Thousands of social housing association tenants are being given the opportunity to buy their home, with the launch of the Midlands Voluntary Right to Buy Pilot.

Communities Secretary James Brokenshire said that the Government “is committed to providing opportunities for people to get a foot on the property ladder and to have a place they can call their own.” He believes the pilot is “first step” in helping housing association tenants achieve home ownership.

Government is providing £200m for the voluntary Right to Buy pilot, with places allocated via a ballot to ensure fairness for applicants. The news follows measures announced in the recent social housing Green Paper, which is hoped to make it easier for residents to progress into home ownership.

In a joint effort being undertaken with the National Housing Federation, the Government said that the money from the discounted sales will be used to fund replacement homes.

Chief executive of the National Housing Federation, David Orr explained the partnership: “Over the past three years, we have worked closely with the government on its proposal to extend the Right to Buy to housing association tenants. Of course, this pilot is not the finished product. We want to take the time to get this major endeavour right.

“It will be a success for everyone involved only if every home that is sold is replaced with a new affordable home, and if the application process is as smooth as

possible for tenants.”

He concluded: “Now, we are looking forward to working with tenants, with housing associations and with the government to make this pilot a resounding success. This scheme must empower social housing tenants and meet our own ambitions to deliver the homes that the country needs.”

The Government has said it will assess the impact of the pilot before deciding on the next steps for this policy.

## 400 new homes approved by London Mayor after council rejection

A major development in Brentford, set to deliver hundreds of new homes, has been given the green light by the Mayor of London, Sadiq Khan, after being refused by Hounslow Council earlier this year.

Plans were approved for 441 new homes on the site of a former Citroen car dealership, of which 218 will be genuinely affordable, including both shared ownership for first-time buyers and homes based on social rent levels.

The development was refused by Hounslow Council in February this year. After considering the scheme, the Mayor decided to ‘call in’ the scheme and make a final decision himself.

The 50 per cent level of affordable housing was secured following the intervention, after the borough rejected the application at a stage when it included 40 per cent affordable housing.

Included in the approved scheme is a review mechanism, which states that if a building is not well underway within two years of the permission being granted, the developer could be compelled to provide further affordable homes.

The Mayor of London, Sadiq Khan, gave comment: “This scheme shows how we can unlock the potential of an underused site to build more genuinely affordable homes for Londoners.

“I’m clear that to fix the capital’s housing crisis Government must play its part, but we can make a difference now by ensuring developments include more genuinely affordable housing.”

## Fall in net migration ‘sounds alarm bells’ for construction

EU net migration is at its lowest level since 2012, which should “sound alarm bells” for UK construction, says the FMB.

The latest Migration Statistics Quarterly Report from the ONS shows that while EU migration continues to grow the UK population, the net migration has fallen to 90,000 more EU citizens coming to the UK than leaving in the year ending March 2018.

Figures also show that the estimated number of EU citizens coming to the UK to work has continued to decrease. The main decrease between 2016 and 2017 was in EU citizens looking for work, but much of the most recent decrease can be accounted for by a fall in the number coming to the UK for a definite job over the last year, particularly citizens of ‘EU15’ countries.

Commenting on the release, Sarah McMonagle, director of external Affairs at the FMB, said: “EU net migration is at its lowest level since 2012 and this is deeply worrying for those sectors that rely on workers from the EU. Despite the fact that we are still operating under the free movement of people, we’re already seeing far fewer EU workers coming to the UK and a greater number leaving our shores. This could be due to financial reasons since the depreciation of sterling following the EU referendum, which means that if these workers are sending money home, or saving up, their UK wages are now worth less. It could also, quite simply, be that some EU workers no longer feel welcome.”

She concluded: “The drop in EU net migration is a particular problem for industries like construction. At present, 9 per cent of our construction workers are from the EU and therefore we are more reliant than most on EU workers. In London, this proportion rises to nearly one-third. We can’t afford to lose any more EU workers as currently two-thirds of construction SMEs are struggling to hire bricklayers and 60 per cent are struggling to hire carpenters and joiners. If the Government wants its new homes and infrastructure projects built, it needs to do more to back up our industry’s message to all EU workers – they are welcome and they do have a bright future here in the UK.”

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Brian Berry of the Federation of Master Builders (FMB)

## THE INDUSTRY ADVOCATE

# SURVEYING THE INDUSTRY

Brian Berry, chief executive of the FMB, explains the company's annual House Builders' Survey, and explores what the Government could do to alleviate the issues found.

Most policy makers in central and local government now accept that we will struggle to meet housebuilding targets, unless we diversify the supply of housing and once again enable the growth of small and medium-sized (SME) housebuilders. In the late 1980s, two-thirds of all new homes were built by small local housebuilders, but this now stands at less than one quarter. This represents a significant loss of capacity, diversity and healthy competition in our industry. Reviving the fortunes of SME builders undoubtedly has a key role to play in delivering the 300,000 homes needed every year in England alone.

The Federation of Master Builders' (FMB) House Builders' Survey is an annual snapshot of the business environment SME housebuilders are operating in. It reveals what barriers are preventing small housebuilders increasing their output. This research is of real interest to policy makers who need an industry that is growing in capacity and diversity rather than dwindling.

The survey has consistently shown that the most prevalent concern for SME housebuilders is the lack of available and viable land, which for SME builders means small sites. In fact, according to the 2018 survey, 59 per cent of SME housebuilders cite the lack of suitable sites as a barrier to increasing their output, making it the top barrier for four years in a row. Worryingly, nearly two-thirds of respondents believe that the number of small site opportunities is actually decreasing.

Small and medium-sized sites can make a huge contribution to meeting the housing requirement of an area, and are often built out relatively quickly. However, there is a tendency for local authorities to concentrate on the delivery of new homes on large sites mainly suitable for large housebuilders. Recent reforms in the National Planning Policy Framework (NPPF)

are fundamental to tackling this. As part of the reforms, a new section of the NPPF stipulates that local planning authorities must identify sites no larger than one hectare sufficient to deliver at least 10 per cent of their housing delivery on sites. By making good on this requirement, local authorities will put in place an ongoing pipeline of opportunities to smaller firms. The survey gives some grounds for optimism on this score, finding that 40 per cent of builders believe that, perhaps as a result of the changing policy landscape, small sites are being taken more seriously by planners and local authorities.

Another key issue is the problem SME builders face accessing the finance they need to build. The results of the latest survey show that nearly half (46 per cent) of SME builders believe problems involving finance are a major barrier to their ability to increase their output. "Poor loan-to-asset-value ratios" was rated as the most significant finance-related barrier ahead of "limitations on business overdraft facilities" and significantly ahead of "refusal of loans". This suggests that the terms on which finance is available is now the most pressing finance-related concern.

There have been initiatives put in place to address access to finance, such as the Government's Home Building Fund that was created specifically to improve access to finance for small housebuilders. Though there will always be limits to the reach of a scheme-by-scheme loan fund administered by a Government agency, Homes England deserve credit for the fact that the Home Building Fund has been better tailored to smaller builders. It has generated a higher uptake than any previous scheme and has undoubtedly been a real help to the sector.

This year's survey suggests how Government policy could now go further in improving access

## THE ACUTE SHORTAGE OF SKILLED LABOUR IN CONSTRUCTION IS ALSO FAST RISING UP THE LIST OF CONCERNS FOR SME BUILDERS AND DEVELOPERS

to finance for SME builders in a way that would pay most dividends in terms of delivering new homes. The survey suggests, not only that poor loan to asset value or loan to cost ratios are now the biggest financial headache smaller builders face, but that, if the currently typical offer from lenders of 60 per cent to 65 per cent of project cost rose up to 80 per cent, then SME builders would be able to bring forward on average 40 per cent more new homes. If the Government can design policies that would allow this gap to be bridged, then it stands to reason that output will rise.

The acute shortage of skilled labour in construction is also fast rising up the list of concerns for SME builders and developers. The percentage of respondents citing a shortage of skilled workers as a major barrier to growth rose compared to last year. The UK construction sector is particularly reliant on EU labour, with just under one in 10 workers in the sector having been born in the EU. What's more, EU migrants are heavily concentrated in London, where one in three construction workers were born in the EU, and fewer than half were born in the UK. The skills shortages will likely get worse still. Brexit and the end of free movement threatens to further exacerbate

the skills shortages we already have. It is unsurprising therefore that, when asked to look ahead over the next three years, more SME housebuilders cited skills shortages as a likely barrier to growth than access to finance. While we wait to hear what the post-Brexit immigration system will look like, we are hopeful that the Government will listen to the needs of the sector.

The results of the FMB's 2018 House

Builders' Survey were published in early September and launched in Parliament. Secretary of State for Housing, Communities and Local Government James Brokenshire MP spoke at the launch and Melanie Onn, Shadow Housing Minister spoke on behalf of the opposition. The launch was sponsored by JCB and JCB Finance.

To view the survey in full visit: [www.fmb.org.uk/housing-and-planning](http://www.fmb.org.uk/housing-and-planning)



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## THE SOCIAL NETWORK

## FINANCIAL FREEDOMS

Patrick Mooney, housing consultant and news editor of Housing Management & Maintenance, reports on how councils are saying the new social housing Green Paper doesn't go far enough.

**T**he pressures imposed by tight pursestrings have been very evident in recent Government announcements affecting housing services provided by social landlords up and down the country.

In mid-August we finally got to see the content of the social housing Green Paper, released on the same day as consultation on suggested changes to the Right to Buy scheme. These came hard on the heels of a new strategy aimed at ending rough sleeping. The measures went down fairly well in town halls with the exception of the lack of new money. Is this the Brexit effect taking its toll on Government policies?

It was painful listening to the Housing Secretary James Brokenshire trying to explain to the radio listeners at home that while he was making £100m available to deliver the new rough sleeping strategy, none of the money was new. It was all coming from savings or underspends elsewhere in his department.

This of course is not a new tactic. The £400m promised to help councils (and possibly housing associations) to pay for the removal of dangerous cladding on high-rise tower blocks was taken from the budget for building new affordable housing. Perhaps some of those new homes intended for rough sleepers will get built after all, but who knows.

At a time when the country is crying out for new housing which people on low incomes can afford to live in, it is a shame that Ministers are engaged in the Whitehall equivalent of 'feeling down the back of the sofa for loose change'.

**DECLINING BUILDING RATES**

While preventing homelessness from happening in the first place is taking priority in the Government's plan to tackle rough sleeping, it is also allocating money to provide homes and support for up to 6,000 vulnerable people at risk of ending up on the streets. However, this needs joining up with welfare reform and removing the worst effects of benefit cuts.

Last year we built fewer than 5,400 new

homes to be let at low rents and managed by social landlords. The experts say we need at least 90,000 new low rent homes to be built every year for the foreseeable future, if we are to build our way out of the current crisis.

Two decades ago over a third of households lived in council housing, today it is just one in 10. As a result, more and more individuals and families are finding themselves living in private rental properties that are usually more expensive and less secure.

In the last six years, more than 60,000 council homes have been sold under the Right to Buy, at prices which are, on average, half of their open market value, leaving councils with only enough funds to build or buy just 14,000 new homes to replace them.

The social housing Green Paper was meant to put low cost housing centre stage and deliver a sea change in public attitudes – both towards council housing and the people who live in it.

Instead the Government talks about speeding up the complaints process for tenants and establishing league tables for housing associations. This idea has been discussed previously and quietly dropped because people realised its flaws – housing is not a sport, it is not easy to switch landlords and how do you fairly judge different levels of service and performance outcomes in different circumstances and with different levels of resources?

The Government has reaffirmed its commitment to a target of building 300,000 homes a year but it has not committed a single extra penny to new social homes for rent. Not surprisingly this has been met with degrees of both scepticism and disappointment.

**MORE LOCAL FREEDOMS REQUESTED**

Responding on behalf of the Local Government Association, the leader of Leeds City Council Councillor Judith Blake, said: "This Green Paper is a step towards delivering more social homes but

it is only a small step, compared with the huge and immediate need for more genuinely affordable homes.

"There is a desperate need to reverse the decline in council housing. The loss of social housing means we are spending more and more on housing benefit to supplement expensive rents instead of investing in genuinely affordable homes. It has also come alongside an increase in homelessness, with 79,000 families, and almost 125,000 children, stuck in temporary accommodation."

She urged the Government to allow councils the freedoms and powers to invest in new and existing housing. "The Government must go beyond the limited measures announced so far, scrap the housing borrowing cap, and enable all councils, across the country, to borrow to build once more. This would trigger the renaissance in council house-building which will help people to access genuinely affordable housing."

One area that brought loud cheers from stock-owning councils is the Government's willingness to consider reforms to the Right to Buy scheme. This could see Whitehall dropping its plans to force councils to sell off their most valuable houses.

But councils want the changes to go further, allowing them to set their own discounts locally and to keep 100 per cent of the receipts from homes sold, which they can reinvest in new homes along with the proceeds from expanded borrowing powers. If he agrees to these changes, Mr Brokenshire might be able to redeem his reputation with the social housing sector.



## CASE STUDY

# A new high for Hounslow



As part of a large-scale regeneration project for Hounslow Town Centre, a major new mixed-used scheme from Barratt is in the works, which will bring over 500 private and affordable homes to West London. Jack Wooler reports.

**AFFORDABLE HOMES WILL ENCOMPASS 41 PER CENT OF THE OVERALL HOUSING UNITS, INCLUDING SOME RENTED AND OTHERS ON A SHARED OWNERSHIP BASIS, WITH HELP TO BUY ALSO ON OFFER**

Arranged around a new public square in Hounslow, High Street Quarter will include 528 new homes and over 134,000 ft<sup>2</sup> of commercial floor space, as well as a new 10-screen multiplex cinema. The development is sited a five-minute walk from Hounslow Central and Hounslow East tube stations, served by the Piccadilly Line, with Heathrow Airport just 10 minutes away.

The project is being led by Barratt London, with affordable housing to be provided by L&Q. The affordable homes will encompass 41 per cent of the overall housing units, including some rented and others on a shared ownership basis, with Help to Buy also on offer.

Barratt London has been heavily invested in the Hounslow project since 2012, when the company first won a bid to acquire the site from Hounslow Council. The design team also consists of architects TP Bennett, and planning consultants Carter Jonas.

#### SITE & CONSTRAINTS

Hounslow already benefits from a prosperous and diverse town centre, with a

range of high street shopping amenities and restaurants. Barratt's new development is set right in the heart of Hounslow's commercial centre, meaning that residents will benefit from all of the perks that offers. In addition to the strong transport links with the rest of London, it is in close proximity to the city's many attractions and job opportunities. A short walk away, Hounslow Heath also provides the area with a natural reserve, being one of the largest parks in the borough.

Working in the middle of a town centre always comes with its challenges however, given the busy nature of the location, combined with the size of this scheme. Barratt London predicts successful navigation of the undoubted issues in store however, due to its "comprehensive project execution plan that foresees all eventualities."

The route in and out of the site, for instance, has been carefully planned all the way to the nearest motorways to minimise any impact on the local community. In addition, the delivery schedule factors in the high number of students walking nearby the site, and will see large deliveries



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such as tower cranes arriving very early or leaving ahead of rush hour to avoid further disrupting traffic.

One contentious part of the planning process was the fact that a car park would have to be demolished to make room for the development. This of course raised issues initially, but Barratt have appeased the planners with a secure, underground car park extending across the site with 250 commercial and 160 residential spaces as part of the masterplan. The developer will also work with the council to direct people towards alternative car parking in the nearby area for the time being.

### CONSULTATION

Danny Farenden, projects director at Barratt London (West), explains how the team tackled planning constraints via a careful consultative approach: “The planning process for a scheme of this scale is never easy, and the design had to undergo iterations through consultation with our project stakeholders before we were able to settle on an agreed scheme with Hounslow Council.

“Of particular importance – due to the scheme’s town centre location – was our extensive consultation with statutory authorities, such as fire, airport, and ecological bodies that represent the area. It was critical that the scheme was compliant with their own aspirations for the project.”

As part of the scheme, Barratt established a network of local businesses, consisting of representatives from the adjacent Asda store, as well as the Blenheim Centre (a shopping/leisure centre), and a further shopping centre called the Treaty Centre, as well the local GP practice. The network continues to meet frequently to discuss the impact that the project is having on their operations to date, and raise any concerns or queries. According to Farenden, the developer has received “an overwhelming amount of support” for the scheme from the group, in the hope that footfall and revenue will be increased for nearby commercial enterprises.

He continued: “We also meet regularly with a working group of interested local stakeholders, including residents, councillors and resident groups operating within the area.

“The overarching feedback has been that everyone is looking forward to taking advantage of what High Street Quarter will bring to the community in the form of new residences and new amenities.”

### HOMES & PUBLIC SPACE

Over 40 per cent of the homes will be ‘affordable,’ split equally between affordable rent and shared ownership, and spread across all four blocks at the development. Upon completion, High Street Quarter will



deliver 528 one, two and three-bedroom homes. Residential accommodation will be spread across four new residential blocks, including a 27-storey tower, together with the 15 new commercial units of varying size and the cinema.

Each of the homes have been meticulously designed to derive maximum benefit for residents from the available space. Design elements seen in the development include open plan living and dining areas, fully integrated German-designed kitchens and stylish lighting, with interior designers employed to ensure that the homes look their best from day one. As well as this, residents can rest easy with CCTV security system coverage across all residential buildings and entrances.

Farenden provided some more detail: “The apartments above shops have generous balconies and large windows letting in plenty of light, and the apartments will take advantage of our quality communal amenity space being provided in the scheme.

“The public spaces have been designed as a series of distinctive areas, each having a different character reflected in their scale

Residential accommodation will be spread across four new residential blocks, including a 27-storey tower, together with 15 new commercial units of varying size, and a cinema

**IT IS HOPED THAT THE 27-STOREY TOWER WILL ACT AS A LANDMARK AND VISUAL MARKER FOR THE TOWN CENTRE WHEN SEEN FROM FURTHER AFIELD**



and presentation. Ecological features across the scheme will include bird boxes, bat boxes, biodiverse living roofs and wildlife-friendly plants.”

It is hoped that the 27-storey tower will act as a landmark and visual marker for the town centre when seen from further afield. Barratt's intention is to create a “vibrant new town square” at the centre of the scheme, where the community can come

together to enjoy the various new amenities that are being delivered at High Street Quarter. This will include a brand new public realm, seasonal market offerings, and a volleyball, kabaddi and leisure amenity space for use throughout the year.

#### A FIRST STEP

Danny described the project's target demographic: “We expect a large proportion of buyers to come from the immediate area and surrounding neighbourhoods, with a range of housing aspirations from one-bedroom apartments for first time buyers to three-bedroom homes for growing families.”

He continued: “All homes at High Street Quarter are below the Government's Help to Buy threshold. We have found that in similar urban locations across other boroughs, up to two-thirds of homes are currently purchased through Help to Buy. This presents an opportunity for local first-time buyers to take their first step onto the housing ladder at our High Street Quarter development.”

First completions are due to take place before the end of 2019, together with the delivery of new affordable housing. Commercial units are due to open in 2020, and from then there will be staggered completions of new homes until the entire scheme completes in 2021.

## Festool to exhibit at W Exhibition 2018



A leading manufacturer of power tools, **Festool**, will be exhibiting at W Exhibition 2018, Joinery and Furniture Manufacturing Show, from 30<sup>th</sup> September to the 3<sup>rd</sup> October. Visitors to the NEC, Birmingham, will find the Festool team located at stand No.M610 and will be able to benefit from live demonstrations of the full

Festool portfolio, including the new CT pre-separator and innovative Edge Bander. Launched in September. The new cyclone technology allows up to 80 per cent of mineral dusts, and up to 95 per cent of coarse dust – such as sawdust – to be separated and collected before they can even reach the mobile dust extractor, reducing the load on the main filter.

01284 760 791 [www.festool.co.uk](http://www.festool.co.uk)

## Go Develop have appointed new sales manager



**Go Develop** have appointed Derek Liu as New Home Sales Manager. Derek has over seven years of experience working in the real estate industry and is a skilled negotiator with a strong track record in sales. This new role will report to the COO Jason Tebb who said, “I'm delighted to welcome Derek to the growing team. We have created this position to add even more value for our JV partners and is

part of our growing list of support services. The sales and marketing stage of any development is crucial and with Derek's input our partners can be assured of a swift and successful exit and ultimately a rewarding profit share.”

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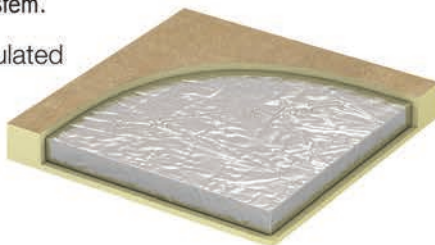


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## Stannah future-proofs new homes

**S**tannah Lifts has supplied and installed (and will maintain) 38 lift products in Imperial Green, a high-specification development of 75, two-, three- and four-bedroom townhouses and apartments in Hythe, a peaceful, coastal market town on the fringe of Romney Marsh.

### WORKING IN PARTNERSHIP

Stannah Lifts worked in conjunction with GSE Developments, Imperial Green Developments, Jenner Contractors, and GDM Architects, to bring the project to a successful conclusion, on time and budget.

### SETTING THE SCENE

Imperial Green is a three-phased development that took two years to complete, with Stannah lift products being supplied and installed throughout each phase.

More than a collection of townhouses and apartments, the development offers a whole new way of life, including access to a nine-hole golf course, spa, gym and fitness centre, and views across the English Channel. Prices range from £425K for a three-bed apartment to £1,250,000K for a three-bed penthouse.

### PROJECT OVERVIEW

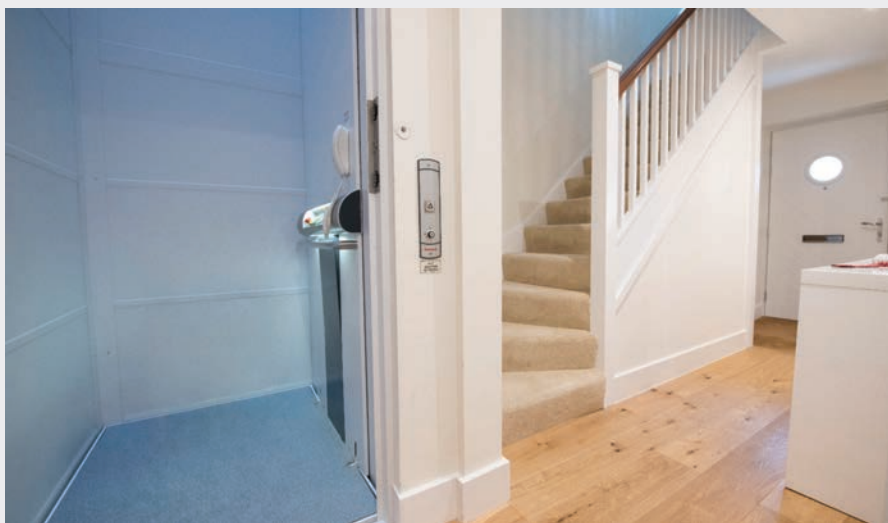
To facilitate luxurious living, and, where applicable, to enable homeowners to stay in their homes for as long as possible, a total of 38 Stannah lift products were supplied and installed: a traction passenger lift, 11 hydraulic platform passenger lifts (home lifts) and 26 dumbwaiters (service lifts). This future-proofing capability helped to secure the contract for Stannah.

Geoff Crouch, Surveying Director of Jenner Construction, comments: "We have used Stannah lift products on many occasions and had no qualms in using them again for Imperial Green. They had the product range required and their tender was highly competitive, especially with regards to the dumbwaiters."

### SCOPE OF WORK

#### PLATFORM LIFTS IN 11 DETACHED HOUSES

Installed in their own structures, these versatile home lifts did not require a pit or a dedicated load-bearing lift shaft, making for swift, straightforward fixing in just a matter of days.



The lifts enjoy an operation and design specification sympathetic to their contemporary surroundings:

- Safe, easy access to three floors (580mm)
- Smooth, reassuring ride at .150m/s
- Roomy platform size (950mm x 1250mm): easy access for people of all mobilities, including wheelchair-users
- Manually operated: large, simply marked, illuminated pushbuttons are easy to use for all ages
- Angled operation panel and grab rail
- Ceiling light and timer in the lift structure: well-lit travel with lighting that automatically cuts out after use
- In-car telephone: a reassuring feature should the occupant need assistance
- Grey safety flooring with contrasting white structure
- Light-oak door with clear glass viewing panel: mirrors the interior doors and allows natural light to enter the lift car

#### DUMBWAITERS IN 26 SEMI-DETACHED PROPERTIES

A fleet of Stannah 50kg service lifts delivers imperial household management, whizzing smaller household goods and shopping between floors, silently and effortlessly. They do exactly as they are told – and don't answer back!

Finished in satin stainless steel with easy-clean, grey baked-enamel interiors, these not-so-dumbwaiters mind their own business behind light-oak doors until needed. At the touch of a button they spring into action, offering their interior shelving as an extra pair of arms. Another push of a button and they disappear, to reappear moments later at the required destination, with their loads safely stashed behind secure rise-and-fall shutters.

These dinky, dynamic helpers were supplied in their own structure-supported enclosure, so took just one to two days to install. Not a luxury but more of a modern-living

necessity, Stannah service lifts are not known as Europe's best-selling range for nothing.

#### PASSENGER LIFT IN WISLEY HOUSE APARTMENTS

A Stannah 630kg MRL (motor room-less) passenger lift delivers access for up to eight people per journey in Wisley House, one of two five-floor complexes comprising seven properties each of one- and two-bedroom apartments and two-bedroom duplexes.

Ideal for this impressive building, this workhorse conceals its muscle behind a chic facade:

- Traction drive: gearless and energy efficient for low-cost use
- Travel: 11538mm
- Speed: 1.0m/s
- Motor room-less (MRL): lift workings are housed in a space-saving cabinet located remotely from the lift
- Mirror: silver, half-height to rear wall
- Interior walls: silver-grey vinyl skin plate
- Hand rail: satin stainless steel
- Ceiling: illuminated, satin stainless steel, bubble cut-out effect
- PVC floor: light-wood effect

#### A COMPREHENSIVE PACKAGE STANDARDS COMPLIANT

As with all Stannah lift products, every lift in Imperial Green meets all required legislation in design, manufacture and performance.

#### SUPPORTING SUSTAINABILITY

All Stannah lift products are designed and manufactured to be energy efficient and cost-effective to run. In this case, the apartment passenger lift generated two BREEAM credits, which supports the development's policy of sustainable construction.

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## Why Your Construction Firm Needs A Strong Brand

**Y**our brand is not your logo. In this quick fire Q&A, I dispel the common misconception around what branding is and how it is a game changer for companies in the construction industry who are serious about success:

### HOW CAN A STRONG BRAND IMPROVE MARKETING?

Your brand helps to create a strong impression of your business and gives confidence to buyers.

Get your branding right and you'll achieve customer loyalty and lifetime value for years to come.

### DOES BRANDING REALLY MATTER FOR B2B COMPANIES?

Yes. In fact, it is arguably more important as B2B purchasing decisions are more long term than consumer ones. Make the wrong decision in the B2B world and the impact could be much greater than if you buy the wrong bottle of

shampoo from your local supermarket.

Furthermore, B2B companies with strong brands outperform weak ones by 20 percent.

### HOW RELEVANT IS BRANDING IN THE CONSTRUCTION INDUSTRY?

Highly relevant. When your construction business is competing against so many other firms offering a similar product or service, at a similar price, a strong brand is the only differentiating yardstick people will have.

### HOW DO I BUILD A STRONG BRAND?

Building your brand is not an overnight job, it takes persistence, focus and dedication to originate and perpetuate a brand people can recognise and want to support. The first step is a marketing tutorial with an agency you can trust to offer you strong advice and support.

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

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## Freefoam de-mystify the process

TV Shows and online videos about how everyday objects are made are incredibly popular and can be a powerful marketing tool for many manufacturing companies – with Lego clocking up over 6.5 million views on YouTube! Freefoam Building Products are pleased to announce the launch of another new video featuring all aspects of the production process of its fascia, soffit and guttering products. The video explains each stage, right from the arrival of the raw materials on site, through the extrusion of PVC in the production process to storage and distribution of the finished product. Louise Sanderson, Marketing Manager explains “This film gives us the opportunity to demystify the process and explain simply and clearly how our products are made. It’s fascinating to see how we take simple raw materials in powder form and create an end product that will still be protecting roofs and homes around the country in 50 years time.”

01604 591110

[www.youtube.com/channel/UChtEpiVP9ux0YAsgl0UqdnQ/featured](https://www.youtube.com/channel/UChtEpiVP9ux0YAsgl0UqdnQ/featured)





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## Women in Construction – the critical solution to a skills shortage

The drive to encourage and retain women in construction roles is a critical solution to the skills shortage and a topic of enormous importance to the industry at large. One only has to consider the 300,000 new homes that are to be built each year, and the need for more than a million extra workers by 2020, to realise the enormity of the challenges ahead. Figures suggest that women are expected to make up more than a quarter of that workforce by 2020, but more can and should be done, with some experts believing the figure will be more like half of the workforce.

Looking back to 1988, less than 7 per cent of the full-time construction industry workforce in Britain were women. By 1995, the Equal Opportunities Commission stated in its annual publication that women continue to be significantly under-represented particularly in the construction sector. The situation is improving with wages rising, albeit slowly, and the proportion of women in senior roles has almost trebled since 2005, providing some hope that the misconceptions around construction being a gender-specific industry are at last being removed. But, a survey by Randstad in 2018 discovered that out of 1,200 people that have experienced gender discrimination (33 per cent), 60 per cent were women, and more than eight in ten women feel left out and excluded from male-oriented conversations and social events. Not only are these figures disturbing, but the survey revealed 43 per cent of organisations do not actively monitor pay equality.

Encouragingly, there are parts of the industry that have recognised the urgent need to address these inequalities, and we at London Build 2018 are a part of that drive. We've been hosting our Women in Construction Networking Event for two years now, and are thrilled that through the growing support from industry, we are able to offer inspiring leaders the platform to encourage and inspire the younger generation and more women to challenge the barriers to entry and aspire to a more diverse workforce.

At last year's event, we worked with NAWIC, Built by Both, Women in Property, the Federation of Master Builders and many more key industry figures, registering 1,150 female visitors to the session. We aim to make this year's event to be even bigger and remain the UK's largest gathering of women working in construction!

This year, we've partnered again with NAWIC, and are delighted that Women in BIM (WiB) and many other industry



leading bodies have come on board to bring this free-to-attend event for all, offering the chance for professional individuals operating in this market to network and feel inspired. Not only will we have a great supply of refreshments, but you'll hear from a panel of established female experts discussing the untapped opportunities for women, get any of your questions answered, and to network. However, we are taking our commitment to shine a light on our women in construction one step further this year by creating our Women in Construction Ambassador community. We have an impressive list of Women in Construction Ambassadors that have agreed to help us to drive equality and diversity in the built environment, but we'd like more to join.

By joining us, you'll attend the morning tea networking event and meet with our selected group of Ambassadors, allowing you to not only strengthen and build your existing network of contacts but to become part of a more significant community of like-minded business leaders. Also, we would encourage you to share your experiences and best practice with aspiring minds and demonstrate the exceptional opportunities a career in construction can offer.

It's essential for us to tell the many fantastic career stories within the industry and hear



from inspiring women on what they have achieved and how they can motivate others to follow a similar path to success. So, what more of a reason do you need to come along and be a part of our community?

The Women in Construction Morning Tea is taking place on 24th October at 10:00am 12:00pm in the Built Environment Networking Hub. Register for your free tickets now.

And if you're interested in getting behind us to drive equality and diversity in the built environment as a Women in Construction Ambassador, simply get in touch with the team.

0203 058 2350 [wic@londonbuildexpo.com](mailto:wic@londonbuildexpo.com)



## Imperial launches industry first with new brick

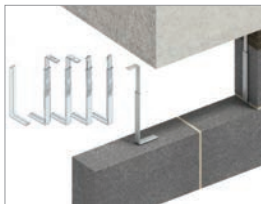


**Imperial Bricks** has introduced a new, handmade brick: the York Clamp. Previously only available from reclamation, the York Clamp is available from stock and mirrors the features of original bricks found throughout Yorkshire and Lincolnshire. It's the first time a new handmade version – created

using the traditional manufacturing methods - has been made available to the market. With imperial and metric sized options and fully F2 rated, it's suitable for new build and RMI. The York Clamp is fired in a traditional kiln which retains the characteristics of the 'clamp' firing method and is energy efficient. The partial reduction of oxygen in the kiln creates a band of reds, purples and yellows to exactly match 'Clamp' bricks from the area.

01952 750816 [www.imperialbricks.co.uk](http://www.imperialbricks.co.uk)

## Ancon launches improved IHR Head Restraint



**ANCON** has re-engineered its IHR internal head restraint to accommodate gaps at the wall head of up to 75mm, extending the previous maximum of 50mm. Head Restraints provide a simple support at the top of masonry panels. They are typically installed in the inner leaf of blockwork on a framed structure, where the masonry is

non-loadbearing. Design resistances are available for this new improved IHR range, based on independent product testing. This information is available in the Ancon Wall Ties and Restraint Fixings technical literature available to download.

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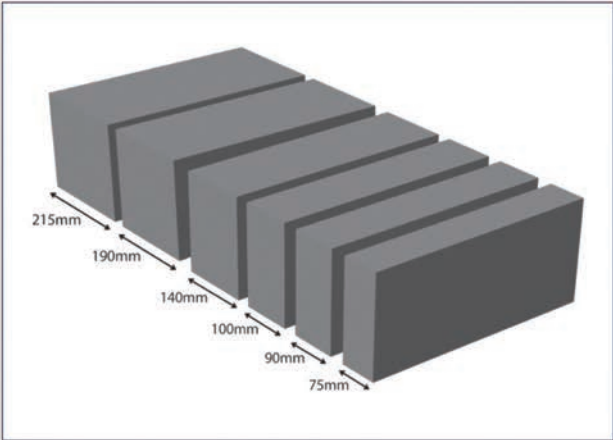
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\*Consult manufacturer for density and thermal conductivity values.



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# THE RISE AND RISE OF CONCRETE FACING BRICKS

Craig McBride of Tobermore tracks the rise in popularity of concrete facing bricks, explaining how they satisfy the needs of housebuilders facing unprecedented demand across the UK.

**W**e all remember the story of the Three Little Pigs from childhood. When given their choice of building materials for a house, one chose hay, the other sticks and the final pig, bricks, presumably as a result of the material's well-known strength and durability.

What we do know is that the pig needed to build a house quickly. If we bring this story to life, a clay brick order could take 40 weeks. The pig would need to look at other options with a shorter delivery time that could still measure up to the quality of clay bricks, and of course, withstand that big bad wolf. That's where concrete facing bricks come in.

In recent years, housebuilders have been using concrete facing bricks, and they now represent the fastest growing materials sector in the UK brick industry, being regularly used by national developers including Bellway, Mace, McCarthy & Stone, Persimmon, Keepmoat and Taylor Wimpey, as well as a wide array of regional developers.

The beauty of concrete facing bricks is that they are readily available, with the average lead time usually being less than four weeks. In fact, most concrete facing brick manufacturers have stockpiles ready to go. While many clay brick makers struggle to meet demand from reduced manufacturing bases post-2008, concrete facing brick makers maintained production during the downturn, and have since made a significant investment to boost production in order to meet the growing demand for quality facing brick.

In 2017, the government set the goal of building 300,000 houses, fuelling the production of bricks. The latest production figures from the office for national statistics show over 2 billion bricks were delivered to

development sites during last year, the first time this figure has been reached since 2007.

2018 has seen the highest number of new homes started since 2007, with build rates increasing and output forecast to grow by over 20 per cent by the end of the year, showing the rapid growth across the house-building industry.

Alongside this, there has been a brick renaissance among architects; brick is cool. In fact, brick buildings have won the Stirling Prize for three of the last five years.

Yes, the brick business is booming; however, housebuilders are being met with a range of issues when trying to build houses on this demanding scale, beyond just availability.

The price of building materials is increasing year on year. Economic influences are exacerbating those costs. In fact, 90 per cent of housebuilders believe material prices will rise over the next six months.

With these factors in mind and the high target set by the Government, housebuilders are looking to build houses faster, for less.

Of course, reduced material costs and availability are some reasons as to why housebuilders are choosing concrete facing bricks. However, there are many more benefits of concrete facing bricks.

## AESTHETICALLY PLEASING

When looking at the aesthetic difference between a clay brick and concrete facing brick, there's not much to see. Even experienced specifiers have difficulty spotting the difference. The range of strong aesthetics, colour palette, and textures available make concrete facing brick a fair match to clay.

## EFFLORESCENCE REDUCTION

Efflorescence reduction is another factor influencing the rise of concrete bricks. Some advanced concrete manufacturers are using treatments to reduce efflorescence in bricks by 95 per cent, decreasing the risk of a house developing an unsightly white shade over time.

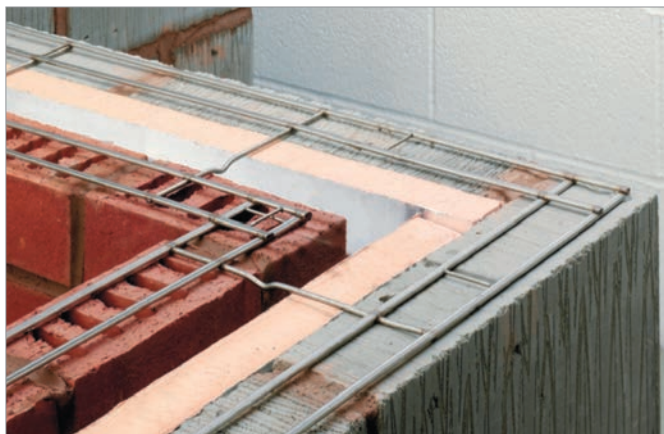
## BATCH CONTROL

Concrete bricks are produced in carefully controlled factory environments, allowing for regular repeated units. Not only does the modern concrete brick manufacturing process ensure consistent properties and appearance, it has been refined to the point where bricks can be turned out to levels of consistency and quality control that other sectors of the industry have yet to achieve.

Now, back to the three little pigs. If the pig from the story was presented with the benefits of concrete facing bricks today, there's a good choice that after going with that option they'd live happily ever after.

Craig McBride is specification manager at Tobermore





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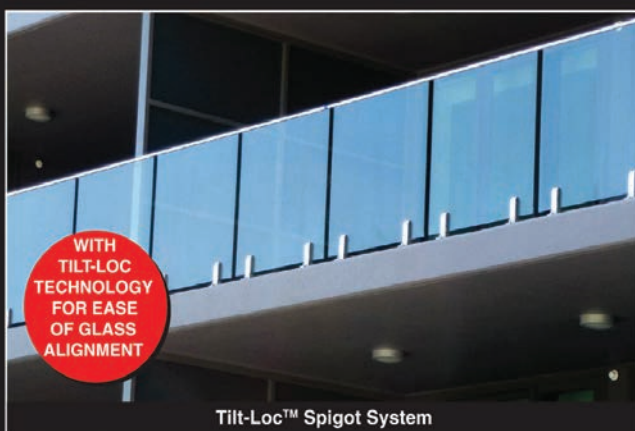
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## Get ready for the 'downpour'

**Freefoam** have now launched a new version of their rainwater brand **Freeflow**® brochure. Showcasing the full range of Square, Round, Ogee, Deep and Cast Iron effect PVC guttering and illustrating the major benefits of their innovative system the brochure is a great selling tool for all fitters. Whilst guttering is often seen as a commodity, with one brand very much like another, Freefoam has developed a series of clever innovations to raise the bar on guttering and solves the usual niggling issues - such as scratches on the outside, discolouration over time and call backs to leaks - making life easier for installers! Freeflow features pioneering long-life compressible seals which create flexible water-tight joints when lengths of guttering are connected together. The seals allow gutters to move without making a noise and without creating the gaps which cause leaks. All Freeflow gutters and downpipes come covered with protective film so they can survive knocks in transit and can be installed without scratches.

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## VMZINC corrugated facade for apartments



GPAD London's design of eight apartments over a doctor's surgery in Elsdale Street Hackney features **VMZINC** curved and perforated Sine Wave cladding in ANTHRA-ZINC®. Sitting at the convergence of two streets, yellow inset balconies provide visual contrast with the metal while the expanding mesh element allows natural light into the stairwell. The art deco building is the first project to feature such a curved zinc Sine Wave feature which can be fixed either vertically or horizontally. It is available in ANTHRA-ZINC, QUARTZ-ZINC®, five standard and bespoke PIGMENTO® colours and AZENGAR, the first engraved zinc to be used in construction.

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## 100 per cent recycled plastic containers



**Crown Paints** is set to launch paint containers made from 100 per cent recycled plastic – making it the first paint manufacturer in the UK to do so. The plastic 2.5 litre and 5 litre containers, which will be available across

Crown Paints' retail range as early as mid-August, have been manufactured by packaging solutions expert Emballator, using 100 per cent post-consumer waste (PCW) plastic for each container. The innovative manufacturing process involves separating polypropylene plastics such as shampoo bottles, yoghurt pots, plastic water bottles and even elements from household appliances from unusable plastic waste – saving thousands of tonnes of PCW plastic from otherwise ending up in landfill.

[info@crowntrade.co.uk](mailto:info@crowntrade.co.uk)

## Clean paint solutions from Crown Trade



**Crown Trade** has extended its Clean Extreme range to offer specifiers a trio of high performance products to help combat the common problems of dirt, mould and bacteria. The water-based range offers three quick drying and low odour solutions to creating clean and

hygienic surfaces and features Clean Extreme Anti-Bacterial Scrubbable Matt, Clean Extreme Stain Resistant Scrubbable Matt and Clean Extreme Mould Inhibiting Scrubbable Matt. The full Clean Extreme range is also available in a high performance, stain-resistant, durable and washable Acrylic Eggshell mid sheen finish.

[www.crownpaintspec.co.uk](http://www.crownpaintspec.co.uk)

## Illbruck PU700 The Van Essential



When speed and strength are paramount, illbruck PU700 multipurpose foam adhesive from **tremco illbruck** provides the perfect answer: offering rapid cure and ease of application for bonding a wide variety of construction materials. While one surface must

be porous, these can include brick, block, timber and steel as well as other metals. illbruck PU700 can also be used to bond insulation or other foams and is ideally suited to supporting different panel products. It can even be used as an alternative to conventional mortars for laying masonry, brick slips and clay pots. Importantly, the adhesive is suitable for outdoor as well as indoor use and exhibits long-term resistance to aggressive conditions.

[www.tremco-illbruck.co.uk](http://www.tremco-illbruck.co.uk)

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# TURNING FLOODS INTO AN ASSET

Management of and protection from localised flooding is a rising concern for housebuilders, but SuDS and flood control doesn't have to be only about moving water to safety. Sean Robinson of Polypipe argues that new housing estates provide the perfect opportunity to harness water as a resource.

**T**he summer conditions this year have turned swathes of green spaces within our inner cities and suburban estates into dry dustbowls, and highlighted the long-predicted challenge of resource management facing the country. As weather in the UK becomes more extreme, solutions to harness the changing conditions need to be adopted more quickly by architects, planners, housebuilders, and landscape specialists.

Policy makers, urban planners and architects are fully aware of the need to change the way rainwater is managed in urban environments. Some notable reports are

encouraging greater focus on water management by all stakeholders in the building process. In July, the Westminster sustainable business forum (WSBF) released its 'Bricks and Water' report on housebuilding, water management and planning policy, which was followed in the same month by the latest National Adaption Programme on climate change being released by Department of Environment, Food and Rural Affairs, which requires local authorities to take greater account of climate change in their planning decisions.

For generations, the received wisdom has

been to manage water away from buildings as efficiently as possible to minimise long-term damage. But key factors are coming to a head that require a rethink in the relationship between housebuilding, city developments, and water management.

With a change of mindset, driven by new research and guidance, developers have the chance to harness the storm water on a housing development as a resource to keep new estates and urban communal spaces green, and to help mitigate the strain our water supply will come under for the next generation.

The first factor is the critical need for new houses to be built at an unprecedented rate over the next decade, to help the UK overcome its growing housing shortfall. A massive 1.5 million new homes has been pledged by 2022, but the Government is already struggling to deliver the momentum required, with 80 per cent of housebuilders predicting that the industry will fall short. If this target was achieved, a new problem would become apparent, as up to 2.5 million homes would then be situated in locations susceptible to flood risks. Thirdly, along with changing weather patterns that could leave our biggest water reserves struggling to service the country each year, the WSBF is predicting a severe swing from a 'water surplus' of 12 per cent to a 'water deficit' of 22 per cent by as early as 2050 – just over 30 years from now.

The solutions to these long-term issues are already available on the market, but are being neglected by some housebuilders. As







the WSBF points out, the use of SuDS on new developments still hasn't become the norm, with the industry preferring the use of legacy materials and tried and tested below ground solutions. This is despite above ground green infrastructure solutions becoming more sophisticated, and up to 86 per cent cheaper than below ground systems.

Fortunately, there are schemes in the UK where green infrastructure solutions have been designed as an integral part of the project. The proposed redevelopment of the Thamesmead in south east London will turn the borough of Thamesmead into one of the city's most biodiverse and sustainable urban living environments. This large-scale redevelopment of one the biggest post-war

residential schemes will serve more than 100,000 people living in 35,000 homes on the banks of the Thames.

Developing new housebuilding with the intelligent use of water at the heart of the design is not just about aesthetics and the environment. It can help to generate value and demand in the homes built and provide widespread protection. The University of Cambridge has encouraged the building of a £1bn sustainable community that uses some of the innovative sustainability features. The Eddington community is built around manmade lakes designed to hold six million litres of water, while protecting the surrounding villages from the frequent flooding the residents used to endure. According to a recent

report in EDIE.net, The North West Cambridge Development team claim that Eddington is home to the largest water recycling system in the country.

Any collected water is pushed through a site-wide SuDS system to be used for non-potable uses such as flushing water and irrigation. The further benefit is that the water recycling system will cut water consumption onsite to 80 litres per person, almost half the average across Cambridge which is 50 litres.

In both examples, the designers and developers behind the masterplan are only using the solutions and systems that are already on the market, which demonstrates the versatility of options available to housebuilders and specifiers.

Despite facing the pressure to build, alongside the need to keep homes safe from changing climate conditions, and the need for more investment in the vulnerable parts of our water infrastructure, these examples also demonstrate the opportunity which lies in front of developers.

Through the adoption of 'green infrastructure' developers can redefine the experience of living on housing estates and the shape of suburbia for generations to come.

Sean Robinson is specification director at Polypipe

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British Ceramic Tile partners with Dandara



British Ceramic Tile has partnered with award-winning property developer, Dandara, on a brand new apartment development in the heart of St Helier, Jersey. Each apartment will include a stylish open plan living area, and a contemporary bathroom. Truly White, a simple understated rectified ceramic tile with gloss finish in a 295x595mm size, was selected for the bathrooms to open up the space and create a modern, sophisticated finish. Mode Gloss grey was chosen to complement the contemporary interior of the open plan kitchen, for a smart, urban look. The classic, small format Mode metro tile features bevelled edges to capture and reflect the light beautifully and is available in a 100x300mm size.

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### Evinox launches fresh new website

**Evinox Energy** announce the launch of their new company website, which features a fresh look and feel and user-friendly navigation, enabling users to browse through their extensive range of heat network products and services with ease. These include a range of smart heat interface units (HIUs) and comprehensive support services including metering, billing, revenue management and service and maintenance. The new website has been designed to provide heat network information for Housing Developers, M&E Consultants, Housing Associations and Building Managers, covering all stages of a communal or district heating project. Emma Alexander, Marketing Manager at Evinox Energy, said - "We are really excited about the launch of our new site, which we've packed with useful heat network information, including articles, case studies, best practice and regulation advice, alongside technical information about our ModuSat® Smart HIU range and metering, billing and maintenance support services."

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We are now fully immersed in a world with a growing interest in all sorts of connected technologies. In terms of domestic heating, many prospective house buyers want to control a heating system from their smartphone or set it up so that minimal interaction is required. For housebuilders and developers, this means exploring the variety of smart heating controls available on the market, in order to help bolster the sales potential of new homes.

#### THE SMART CONTROL OPPORTUNITY

The rise of the smart home has brought with it a raft of heating technologies that improve efficiency, comfort and convenience, all of which require an internet connection. Connectivity is a key feature within the latest generation of boiler controls, enabling heating and hot water to be controlled remotely from anywhere in the world using a smartphone or tablet. It's a hugely desirable concept, and the best examples on the market manage to balance great aesthetics and ease of use with the ability to reduce overall energy output.

With housebuilders and developers always under pressure to improve the efficiency and subsequent emissions of a home, it is easy to see why smart heating controls are playing an important role in the specification process of many new build developments. A large part of this is down to the fact that many smart controls boast several useful features to this end, including:

- Weather compensation, which can tailor a boiler's performance to local weather conditions via the internet – a far cry from the on/off controls of previous generations.
- Load compensation, a control function that maintains internal room temperatures while operating the boiler at as low a flow temperature as possible to increase the condensing operation.
- Automation and optimisation, to adjust time and temperature settings based on occupancy detection and/or stored data from user adjustments over time. Optimisation starts the boiler operation at the optimum time to achieve the set point temperature at the start of the occupancy period. Most internet-enabled thermostats will contain both of these attributes.

Thanks to these features, housebuilders can make sure that all heating methods are synced via controls and ready to hand over to the homeowner to customise based on their lifestyle.

#### SMART CONTROLS & HYBRID HEATING

Smart controls, in conjunction with intelligent hybrid systems, are also increasingly being turned to for developments built off the mains gas grid. The benefit of using

# GET SMART ON CONNECTED HOMES

Martyn Bridges of Worcester Bosch explains how savvy housebuilders can take advantage of the opportunity posed by connected home technology for boilers, which consumers are increasingly buying into.



**THE RISE OF THE SMART HOME HAS BROUGHT WITH IT A RAFT OF HEATING TECHNOLOGIES THAT IMPROVE EFFICIENCY, COMFORT AND CONVENIENCE, ALL BECAUSE OF AN INTERNET CONNECTION**

heating controls with renewable heat sources is that the heat source can often be switched based on need and cost. Most homeowners will also enjoy having the flexibility and money saving benefits that usually come with renewables supplementing a boiler as the main heating source.

Solar thermal panels for example, when used alongside smart heating controls, can work really well together to help reduce emissions and create efficient homes. When combined with a boiler and hot water cylinder for instance, this delivers yet another way of providing hot water requirements for the household, and in turn reduces the reliance on the boiler. Typically, by harnessing energy from the sun and converting it into usable heat, up to 60 per cent of a home's hot water requirements can be fulfilled during the course of a year.

Many new build property developments built on the gas grid are also well-suited to having boilers working alongside renewables such as solar thermal panels, or flue gas heat recovery systems. As a result, it is worth considering hybrid heating systems with smart controls for a variety of new build homes, not just those off the gas grid.

#### BOILER PLUS

Since April 2018, all new and replacement gas-fired combi boiler installations in



England must comply with the Heat in Buildings 'Boiler Plus' policy. In short, the legislation details that boilers must have a minimum efficiency of 92 per cent ErP, and that each installation also needs to include time and temperature controls, in addition to one of the following four options: load compensation, weather compensation, a flue gas heat recovery device, or a smart thermostat with automation and optimisation.

Many of the smart controls on the market today have at least one of these four energy-saving measures options, if not

more than one. The use of smart controls with these features in turn adds peace of mind for developers that the home is compliant with the policy.

Overall, it is in the interest of housebuilders and developers to consider how smart controls can increase the sales appeal of new homes by helping to reduce energy bills and creating compliant homes.

Martyn Bridges is director of technical communication and product management at Worcester Bosch

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## LowBoard provides ideal UFH solution



A complex and time constrained redevelopment contract in central London is making extensive use of 'LowBoard22' underfloor heating panels, as well as other products from the OMNIE range, to offer optimum comfort and flexibility of living space for its future residents. A spokesperson for the

project team commented: "The LowBoard22 system from OMNIE delivers good efficiency using low circuit temperatures while keeping build height to an absolute minimum. The decision to use one of OMNIE's UltraLow options not only down to its minimal depth, but also the straightforward installation process, low wastage, and overall value for money."

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## New LG Therma V monobloc heat pump



LG Electronics has added its latest Therma V air-to-water heat pump to its popular range, operating on the low GWP R32 refrigerant and available in 5kW to 16kW 1Ø and 12kW to 16kW 3Ø, in a wide operating range of between 10-135Hz and water temperatures up to 65°C without an electric heater. It comes with an energy label rating of A+++.

The latest unit has a 5 to 6dB lower sound power level than previous models and incorporates a number of additional new features including a new type scroll compressor, designed and manufactured by LG Electronics with 'wet vapour' injection. The unit has excellent performance at low ambient temperatures – 100 per cent at -7°C.

[uk.aircon@lge.com](mailto:uk.aircon@lge.com) [www.lg.com](http://www.lg.com)

## New LST i Plus Xtra Protection launched



Stelrad has launched its LST i Plus Xtra Protection – the extra protection version of its sector leading LST radiator range – following the success of the Compact Xtra Protection range designed especially for rooms with high humidity. The Xtra Protection radiators benefit from an additional coating to make

them rust resistant and ideal for use in wet rooms, bathrooms, changing areas and any environment where steam is prevalent around the radiator. Stay up to date with Stelrad through their website and by following them on Twitter or via the Stelrad Facebook page.

0844 543 6200 [www.stelrad.com](http://www.stelrad.com)

## Wilo helps major domestic renovation project



Wilo has provided a number of products to help ensure that a major new renovation project delivers the heating and hot water that a sizeable Rutland based farm house conversion requires. Hot water needs to be available in five bathrooms, six WC's, a kitchen and a utility room.

There is a Wilo Boost pump on the system which will easily deliver enough hot water to the multiple bathrooms. There's a Wilo domestic hot water return pump. There's one of Wilo's popular Wilo Yonos-PICOs helping load the cylinder, three Yonos PICOs running mixed heating circuits, and a Wilo pressurisation unit.

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## Kershaw Insulation Rises to the Challenge with Tower Block Insulation

**K**ershaw Insulation are delighted to have successfully completed retro-fit insulation works on four tower blocks in the London Borough of Hillingdon.

Following surveys of the tower blocks it was decided by Hillingdon London Borough Council to undertake additional fire safety.

Kershaw Insulation was approached to review the feasibility of installing insulation into the partially filled cavity. Following a site meeting and survey it was discovered that the cavity was only 40mm, meaning that the insulation supplier initially selected was not an option as the insulation could only be used in cavities of 50mm or more.

As the works involved improving fire safety for the residents, Kershaw Insulation had a keen interest in helping to find a solution. Working closely with Hillingdon London Borough Council and the main contractors, Quinn London, Kershaw Insulation looked to provide an alternative solution for the high-rise towers.

Due to their strong relationships within the market, Kershaw were able to approach Knauf Insulation to establish what materials they had for filling partial cavities at 40mm. After a second site meeting, Knauf Insulation's

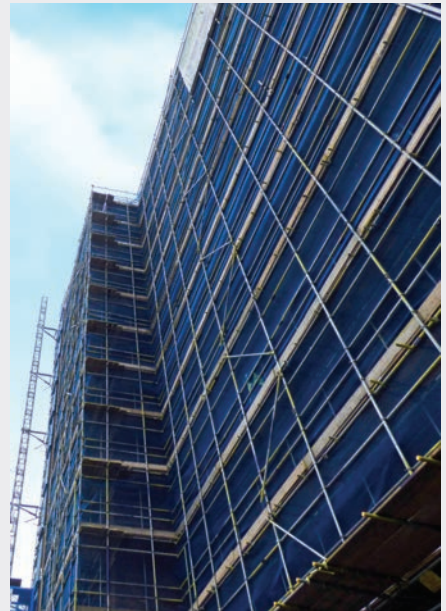
Technical Support Team (TST) decided that an appropriate solution would be to use their Supafil CarbonPlus. The product is a high performance, non-combustible, blown Glass Mineral Wool specifically designed for installation into existing masonry cavity walls with narrow cavities down to 40mm.

Happy with the alternative product, Kershaw Insulation was appointed by Quinn London to carry out the works. Knauf Insulation's Supafil CarbonPlus was used to fill the remaining cavity between the original Styrofoam insulation and the external brick cladding.

This eliminated any remaining air space which could possibly fuel a fire if it were to occur. This additional insulation will also make the tower blocks more energy efficient and therefore help to reduce the residents CO<sup>2</sup> emissions and future fuel bills.

The works were carried out to all four blocks over a period of fewer than 8 weeks, which included an allowance for making good the site, pointing all drill holes in the brickwork and leaving the site in a clean and tidy state.

In addition to the retrofit insulation works, Kershaw also provides services for new-build developments and can carry-out thermal



imaging surveys as an effective method of identifying if there are any hidden defects within a building.

01223 715800 [www.kershawinsulation.co.uk](http://www.kershawinsulation.co.uk)



## Icynene – the spray-foam thermal blanket

A well-insulated building means a healthier, quieter and more energy efficient environment with better comfort levels and lower heating bills.

And nothing does a better job of insulation than Icynene – the first name in spray foam insulation.

Icynene expands 100-fold when applied, sealing all gaps, service holes and hard to reach spaces, completely eliminating cold bridging and helping reduce energy bills.

What's more, its open cell structure lets the building breathe naturally.

Icynene. It's the modern way to insulate buildings, old and new.

For more information on the benefits of Icynene visit [icynene.co.uk](http://icynene.co.uk)





When Britain began its post war building boom, coal was king and energy was relatively cheap, so little thought was given to heat loss, and few buildings were constructed with any meaningful level of insulation.

Now 70 years on, the world is very different. With sky-high heating costs and a greater focus on the need to reduce energy consumption, builders, landlords and homeowners all take the insulation of their properties much more seriously.

But before we look at insulation solutions, it's important to understand exactly why it's required. Insulation in a building is introduced to provide resistance to heat flow. The more heat flow resistance the insulation provides, the lower the likely heating (and cooling) costs. Good levels of insulation not only reduce heating and cooling costs, but also improve comfort.

#### HOW INSULATION WORKS

To understand how insulation works it helps to understand heat flow, which involves three basic mechanisms: conduction, convection, and radiation.

Conduction is the way heat moves through materials, such as when a spoon placed in a hot cup of coffee conducts heat through its handle to your hand.

Convection is the way heat circulates through liquids and gases, and is why lighter, warmer air rises, and cooler, denser air sinks.

Radiant heat travels in a straight line and heats anything solid in its path that absorbs its energy – think about sitting in front of a roaring open fire and how you feel warm on the side facing the fire but less so on the other!

Insulation materials work by slowing conductive heat flow, and to a lesser extent, convective heat flow. Regardless of the mechanism, heat flows from warmer to cooler areas until there is no longer a temperature difference. In a typical home this means that in winter, heat flows directly from all heated living spaces to adjacent unheated roof voids, garages, cellars and, particularly, to the outdoors. Heat flow will also move indirectly through interior ceilings, walls, and floors, wherever there is a difference in temperature.

To maintain comfort in winter, the heat lost must be replaced by heat from a central heating system or other means. Adequate levels of insulation will decrease this heat loss by providing an effective resistance to the conductive flow of heat.

#### HOW CAN WE INSULATE EFFECTIVELY?

Retrospective insulation – that fitted after the construction of a building – has traditionally taken the form of thick layers of glass or mineral fibre placed between rafters in the roof void, or blown in cavity

# THE HIGH PERFORMANCE ALTERNATIVE

Paddy Leighton of Icynene takes a look at heat loss in buildings, and how new, high performance insulation systems can improve comfort levels in both retrofit and new-build applications.



**A MORE MODERN ALTERNATIVE IS SPRAY FOAM INSULATION, WHICH IS APPLIED USING A PRESSURISED GUN SYSTEM**

wall insulation such as styrene beads or mineral wool.

These forms of insulation work well, but they do not significantly address the crucial factor of preventing convective heat loss.

In the UK, U-values are the measure of insulation's ability to limit conductive heat flow – the lower the U-value the better the resistance to heat loss. However, it should be noted that up to 40 per cent of a building's heat loss can be attributed to air leakage.

Moisture vapour in the air within a building carries heat and moist, humid air can support up to 4,000 times more heat energy than dry air. As air leaks out of a building, it carries with it this moisture vapour, and with it, heat.

Therefore, the best way to increase the energy efficiency of a building is not merely to reduce U-values as required by Building Regs, but rather to combine U-value reduction with an air barrier – creating a 'sealed box' effect to reduce air (and heat) leakage to a minimum.

#### SPRAY APPLIED INSULATION

Traditional forms of insulation are relatively inefficient in 'sealing the box', in that they cannot completely fill all voids or seal the interface between the insulation and the building structure. Nor can they cope

with small structural movements which will often lead to air gaps, particularly in difficult-to-treat situations where access is poor and/or when voids are of complex geometry. This can lead to cold bridging and thermal bypass, with the consequent risk of localised condensation and inevitable dampness.

Air leakage can be eliminated by the introduction of an air barrier. These can take many forms, but must be installed with great care if they are to perform as desired. Real world experience also shows that the more difficult a component is to install, the less likely it is to be installed correctly!

A more modern alternative is spray foam insulation, which is applied using a pressurised gun system. Here, foams are applied as a two-component mixture that come together at the tip of a gun forming a foam that expands 100-fold within seconds of application, sealing all gaps, service holes and hard to reach spaces, virtually eliminating cold bridging and air leakage.

When selecting spray applied insulation it is important to understand a number of factors. Unlike the urethane foams of 20 years ago, modern spray foams use water as the blowing agent. This means that the reaction between the two components produces CO<sub>2</sub> which causes the foam to expand. Also, because the CO<sub>2</sub> in

## SPRAY FOAM IS A COST-EFFECTIVE ALTERNATIVE TO RIGID BOARD TYPE INSULATION

modern spray foams is replaced by air as the foam cells burst, products have much better environmental performance.

Spray applied insulation tends to be more expensive than conventional fibre-based and rigid board type insulation materials, and is usually applied by specialist contractors using bespoke equipment. However, its speed of installation, minimal waste, its ability to perform in difficult-to-treat applications, and the fact that it can be injected into voids that would otherwise require invasive tear-out of surfaces, means spray foam is a cost-effective alternative to rigid board type insulation for both refurbishment and new build projects.

The fact that spray foam insulation can create airtight envelopes has also made it the insulation material of choice in new build homes built to Passivhaus-type standards.

Paddy Leighton is UK director for Icynene

## Schöck meets curved balcony challenge in Docklands

With its striking series of curved forms, Gateway Tower, just a few hundred yards west of the ExCeL Exhibition Centre at Royal Victoria Dock, is an intriguing example of modern urban design. The 73 metre high, 24-storey mixed-use scheme provides 161 spaciouly designed apartments and penthouses, with office and retail space at ground level. Each apartment features a terrace or a balcony. The design specifications on the project were demanding and the avoidance of thermal bridging at any of the critical connectivity points was key. To counter such problems, the Schöck Isokorb structural thermal break for concrete-to-concrete applications was incorporated – but there was an installation challenge or two.



#### CURVED FACADE MEANT A TIGHT RADIUS

The first being that there was a tight radius in which to position the thermal breaks, due to the unusual curved styling. The Isokorbs were supplied with alternating depths of rebar and concrete cover to the tension bars. This allowed the rebar in the Isokorb to sit underneath the internal slab reinforcement and not clash with the bars from the Isokorbs on either side of each unit. Schöck also had to create a bespoke unit for one of the balcony types, where a beam was introduced to the balcony to reduce the deflection of the slab.

#### TOTALLY VERIFIABLE PERFORMANCE

In addition to concrete-to-concrete, the comprehensive Isokorb range from Schöck also offers concrete-to-steel solutions, a modular product for steel-to-steel applications – and even a maintenance free alternative to wrapped parapets. When any Isokorb product type is incorporated into residential buildings, the required fRsi value is always comfortably met and the range also complies with the Government Standard Assessment Procedure, SAP 2012. Products meet full compliance with the relevant UK building regulations, have NHBC



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## ThermoFoam offer spray foams with three keys options

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- EasySeal – Our standard open cell formulation, offering enhanced yields and VOC/HFC free blowing agents to help make this a truly eco-friendly foam.

For those who are looking for spray foam insulation as a solution for a home retrofit or a construction project, our team at ThermoFoam UK are able to offer full support,



product specification, U-Value and Condensation Risk calculations.

If you are a spray foam installer looking to try a new product, our company can offer full support from sales and marketing to technical



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NexSeal – A high-lift closed cell, producing yields of up to 20% more than many other spray foam products coupled with enhanced fire retardants.



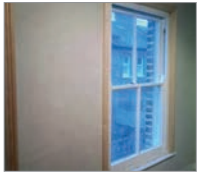
SucraSeal – A patented open cell formulation containing Sucrose which helps to offer additional fire protect not experienced with many other open cell foams.



EasySeal – Our standard open cell formulation, offering enhanced yields and VOC/HFC free blowing agents to help make this a truly eco-friendly foam.

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**Website: [www.thermofoam.co.uk](http://www.thermofoam.co.uk)**

## Spacetherm WL improves thermal efficiency



Spacetherm WL (Wall Liner) has been selected to improve the energy efficiency of a Victorian built apartment in southwest London. A complete refurbishment of the apartment, SW15 has been undertaken by Ecoalex. Alex Woodcraft, Managing Director of Ecoalex: "The apartment spreads over two floors and the front wall of the solid wall

construction loses a large proportion of the heat. We chose to apply Spacetherm WL, from the **A. Proctor Group**, a high-performance laminate specifically designed to be adhered to the internal surfaces of existing solid walls without the need for mechanical fixings. At just 13mm thick, and given the limited wall space, the use of Spacetherm WL was ideal."

01250 872261 [www.proctorgroup.com](http://www.proctorgroup.com)

## BLANCO's new farmhouse style ceramic sink



Traditional farmhouse style with a modern twist; **BLANCO VILLAE** ceramic sinks and **VICUS®** taps are the latest additions to the BLANCO family. Designed for both traditional and modern design schemes, the sinks come in three bowl formats. The large 795 single and 795 double bowl require standard apron

installation, while the one-and-a-half bowl, **VILLAE 340/180-U**, can be both inset and undermount. The sinks are stain and acid resistant, colour-safe and fully heat resistant. Designed to complement the new ceramic sinks is the **VICUS®** range of taps. The family consists of the **VICUS®** twin lever, the **VICUS®** bridge twin lever, and the **VICUS®** single lever spray.

[www.blanco.co.uk](http://www.blanco.co.uk)

## Keller Kitchens' new design



The latest model from **Keller** is the **Sturdy Classical** kitchen which has been launched to offer customers a simple palette from which they can craft a trendy industrial-styled scheme; at an attractive price.

The melamine-fronted kitchen units and carcasses come in a rustic, timber effect. Designers and homeowners can create a dream kitchen by choosing a statement brass tap or a stunning copper light fixture (as pictured). Also pictured, as examples, are striking bar stools and a matching black oven; design possibilities are endless.

[www.kellerkitchens.com](http://www.kellerkitchens.com)

## A new brand launch from Talasey Group

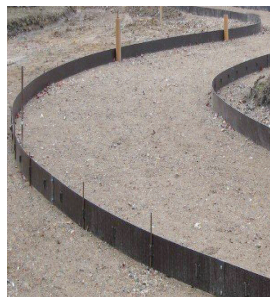
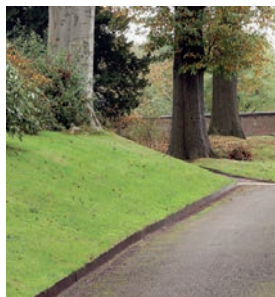









The **Talasey Group**, formerly known as Natural Paving Products (UK) is delighted to announce the release of the latest landscaping product to its portfolio with the launch of a new resin bound aggregate system, **Resiscape**. The system is flat in appearance and features an even and uniform finish on its surface. Unlike other resin-based products that might discolour under ultraviolet radiation,

**Resiscape** has been manufactured to be UV stable. This ensures they will not go brown over time, meaning homeowners and specifiers can be confident their project will continue to look great for many years to come.

[www.resiscape.co.uk](http://www.resiscape.co.uk)

# Brilliant edging products for every project



 EverEdge Classic	 EverEdge ProEdge	 EverEdge Titan	 EverEdge Garden Rings	 EverEdge Planters
<p>The permanent way to maintain neat edges for lawns, paths, flower and vegetable beds</p> <ul style="list-style-type: none"><li>• Flexible 1 metre lengths</li><li>• Maintenance-free</li><li>• Will not rust</li><li>• Just mow over for perfect edges</li></ul> <p> Made in Britain INVENTED AND DESIGNED</p>	<p>The efficient option in flexible steel edging for larger projects</p> <ul style="list-style-type: none"><li>• 2.5 metre length for quicker installation</li><li>• Fewer joints for unobtrusive, cleaner edges</li><li>• Deeper, wider spikes for extra stability</li><li>• Heavy duty 2.5 mm thick galvanised mild steel will not rust</li></ul>	<p>When a deeper and more robust edge is required we recommend the Titan system</p> <ul style="list-style-type: none"><li>• 2.5 metre lengths</li><li>• 2.5 mm to 6.0 mm thicknesses</li><li>• Made to order in various depths</li></ul> <p> <b>EVEREDGE®</b> THE EDGING COMPANY</p>	<p>The rings are assembled by securing two simple coach bolts at each overlap to achieve a neat and clean circle to go around trees and shrubs</p> <p>Supplied:</p> <ul style="list-style-type: none"><li>• 600 mm 2 piece, 900 mm 3 piece,</li><li>• 75 mm &amp; 125 mm depths</li><li>• Bespoke rings can be supplied upon request</li></ul>	<p>These rugged planters can be made to order</p> <ul style="list-style-type: none"><li>• Cor-Ten (as shown above)</li><li>• Weathered Steel</li><li>• Hot Dip Galvanised</li><li>• Powder Coated</li></ul>

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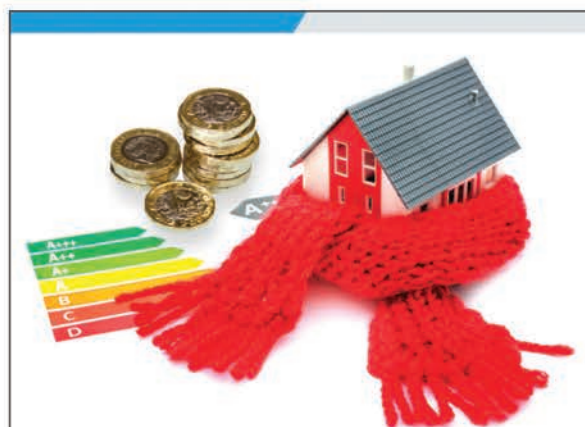
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- ✓ U-value calcs & condensation risk analysis provided
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For more information or a quote..

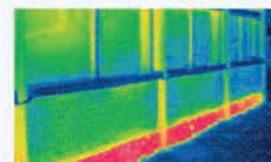
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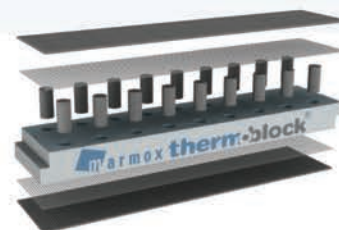


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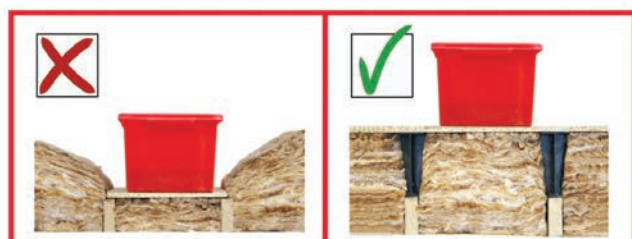
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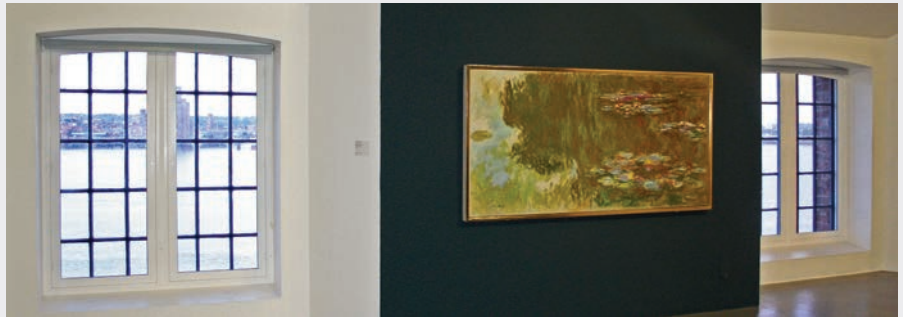
**WWW.LOFTLEG.COM**

## Selectaglaze secondary glazing can provide an unseen level of security to any property

Unfortunately the society we live in today is an unnerving one, with increasing amounts of media coverage about break-in's, thefts/robberies and acts of terrorism. Windows can be one of the most vulnerable parts of a building, especially if they are the originals with single pane glazing, most often the case in Listed and heritage buildings.

Selectaglaze secondary glazing can provide an unseen level of security to any property. It creates a second barrier of protection from the inside that can prevent the most determined thief or protect the occupants from the effects of bomb blast. You may be looking to find ways to secure the contents of your building; be it physical high value objects or highly sensitive data or the people within. If this is the case, secondary glazing could provide the solution.

Selectaglaze has a growing range of accredited security products, to meet different requirements and levels. A number of the products have been assessed to PAS24:2016 the SBD Police preferred specification. Secured by Design is a police crime prevention initiative. The test for the standard simulates forced entry by the use of static loading as well as manipulation using simple tools. These units have been



designed to withstand a medium risk attack, most likely by a burglar who will spend more time trying to manipulate and force entry via the frame, rather than break the glass. To resist the forces applied, the specialist units have been designed with multipoint locking and the flexibility to be glazed with anti-bandit laminated glass. Products which are awarded PAS24 also comply with Building Regulation Part Q: Security – Dwellings.

In addition to the SBD units, Selectaglaze also has products tested and passed to provide; protection against a planned attack – LPS1175 SR1 – SR3, blast mitigation – ISO 16933 and resistance to a ballistic attack – EN1522/EN1523.

The enhanced frames and specialist locks have been designed to enable sympathetic yet robust treatments to provide reassurance and a duty of care for those using the building.

Selectaglaze will be exhibiting at London Build on the 23<sup>rd</sup> and 24<sup>th</sup> October, on stand G36 at Olympia, showcasing a range of their standard and security products.

Established in 1966 and Royal Warrant Holder since 2004, Selectaglaze is the leading specialist in secondary glazing. It boasts a wealth of knowledge and a range of extensive products to suit all projects.

01727 837271 [www.selectaglaze.co.uk](http://www.selectaglaze.co.uk)

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# SAFE AND SOUND WITH PART Q

Kevin Bonnar of Velfac explains why housebuilders should make a virtue of Part Q of the Building Regulations, to underline the security benefits of their developments.

**S**afety and security are a top priority for most homeowners, especially when it comes to windows and doors. These are a common target for burglars, but police statistics show that most intruders are opportunistic and will give up in under three minutes if they can't force their way into a property.

With generous glazing being a key feature of many new build homes in the UK, it's vital that 'burglar-proof' products are specified, not just to meet customer needs, but also to comply with Part Q of the Building Regulations. These demand enhanced security for easily accessible doors and windows. So, by specifying Part Q-compliant products from the start, prospective buyers will get the security features they want, while you can be sure that your development will pass a Part Q inspection first time, and get to market as quickly as possible.

Despite being launched with much publicity in 2015, Part Q is often misunderstood or ignored by many housebuilders, especially smaller developers. In the context of glazing, Part Q applies to any window or door that can be accessed easily by opportunistic burglars, so not just those on the ground floor but also units installed 2 metres above a flat or sloping surface such as a balcony, garage or porch. In many low rise housing developments, especially those with communal

balconies or walkways, this could mean that every glazed unit has to be Part Q compliant, satisfying the stringent PAS 24 test which is part of the Part Q regulation, and with up to date test evidence to prove it.

To meet these requirements, glazed units should feature at least one pane of strengthened, laminated 6.8 mm glass – this provides enhanced resistance to forced entry, and breaks safely if shattered. Beading (the seal holding the glass in place) should ideally be placed on the inside to prevent a burglar from removing the glass pane externally. Window units with external glazing beads can pass PAS 24 if the glazed unit is glued inside the window frame. However, if the window unit is damaged – from forced entry or accident – this can result in the whole window unit needing to be replaced, with associated extra costs.

Multi-point locking, together with lockable handles and restrictors, is also essential, especially on patio doors (a traditional weak point when it comes to home security). Multi-point locking secures the window at a variety of points around the frame, also minimising damage if an intruder attempts to force or deform the frame using tools such as crowbars or screwdrivers.

Failing a Part Q inspection can be very costly, as every non-compliant window or door will have to be replaced, adding to costs and putting a brake on final delivery.



**DESPITE BEING LAUNCHED WITH MUCH PUBLICITY IN 2015, PART Q IS OFTEN MISUNDERSTOOD OR IGNORED BY MANY HOUSEBUILDERS, ESPECIALLY SMALLER DEVELOPERS**



The best glazing products will have Part Q compliance 'built in,' not only resulting in seamless approvals, but also delivering windows and doors with identical profiles, irrespective of function or performance, allowing housebuilders to create a consistent architectural style. Building Control will also demand test evidence from either the manufacturer or third party certification. If a housebuilder specifies products with test evidence already on file, this 'due diligence' can save considerable time both at initial planning stages and when sign off is required from Building Control and warranty suppliers, allowing new homes to go directly on the market, maximising return on investment.

Part Q is also an essential component of Secured by Design (SBD) – an initiative prospective buyers may be more aware of than Part Q, and which can provide important market differentiation when promoting a new development. Compliance with a police-approved scheme can only instil greater confidence in your development, and underline the quality of your construction and your values as a housebuilder.

The increased demand for housing — and increased competition — will undoubtedly shine a brighter spotlight on security. Growing recognition of SBD, and as a result Part Q, will encourage greater scrutiny of regulatory enforcement and the relative safety and security benefits of different products, including composite framed systems and the greater use of triple glazing.

The key message for housebuilders and developers is not to ignore Part Q – consult early when it comes to meeting security regulations as this can save considerable time and money over the build. Promoting Part Q and SBD compliance as early as possible can also deliver important market differentiation, enabling even faster sales when the project is complete.

Kevin Bonnar is housebuilding manager at Velfac

## THE INCREASED DEMAND FOR HOUSING – AND INCREASED COMPETITION – WILL UNDOUBTEDLY SHINE A BRIGHTER SPOTLIGHT ON SECURITY

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### Standards are changing. Are you prepared for 1st October 2018?



**As of 1st October 2018, all social housing landlords, housebuilders and OEMs must meet PAS24:2016 in order to remain compliant with Secured by Design requirements.**

This means letterplates featured in new and refurbished doorsets are required to meet the TS008 standard. TS008 letterplates are stated within Approved Document Q as an effective method of protection against several attack types, including letterplate fishing.

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## Tested and approved Tilt & Turn window hardware achieves a superior, slimmer Juliet balcony.



**W**ith the increase in the number of new build properties coupled with a change in the style of building developments over recent years the rise of Juliet balconies has been apparent within the UK housing sector. Here at MACO we pride ourselves on not only producing the highest quality in premium hardware across the door and window spectrum but also our innovation across this sector.

Looking at the Juliet Balcony system, we were able to utilise our Part Q and PAS24 tested and approved Tilt & Turn window hardware to achieve a superior, slimmer Juliet balcony door. In using this proven hardware system, boasting our high security i.S. locking cam technology, results in a full perimeter locking system for both opening doors. In using tilt and turn fittings, the locking system is operated by internal handles, being smaller and slimmer than traditional Juliet balcony door handle sets the

ascetics of the door set are further enhanced, however the benefits go much further.

As well as the security benefits, offered by our high security MULTI Matic range, another benefit are the slim sightlines of the sash and an increased glass area, flooding the room with more natural daylight. The use of concealed hinges enhance the smooth sightlines further on any Juliet Balcony door system, and enables them to be produced with a slimmer outer frame, whilst not sacrificing the weight of the door. Each sash can weigh up to 180Kg allowing for acoustic and triple glazed glass units, further enhancing the energy efficiency of the door sets. The MACO Juliet Balcony system is suitable for all material types, PVC, Aluminium and timber systems can all be accommodated.

As well as letting in more natural daylight, ventilation is further improved. One of the two doors can be tilted to give a safe and secure ventilation at the head of the door. This tilt

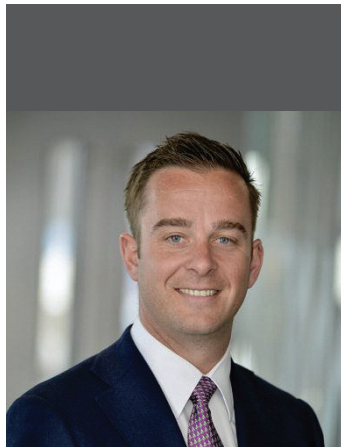
function allows for an efficient ventilation of the room whilst restricting the opening through the doors, enabling safe ventilation of a room when it is unoccupied. As with traditional door sets both sashes are openable to 90 degrees, restrictor arms integrated into the doors ensure that the sashes do not freely swing in the wind.

The advantage to the homeowner are, better energy efficiency, allowing for more natural daylight into the home as well giving a better views from the reduced profile lines.

If you would like more information or have any questions on the MACO Tilt & turn Juliet Balcony please E-mail or call us.

Follow us on Twitter @UKMACO and search MACO Door and Window Hardware on LinkedIn to keep up to date on all latest product innovations and news from us here at MACO.

01795 433900  
Enquiry@macouk.net



Alex Russell, group managing director of Property Alliance Group



Gary Jackson, founder and CEO of De Trafford Estates

## SHOW PREVIEW

# GRAFTERS LIVE SHOWCASES PRIDE OF THE NORTH

GraftersLIVE is a new property exhibition to be staged in Manchester in October that showcases the best of construction in the north, including leading speakers, product displays and networking opportunities.

Autumn brings with it a feeling of anticipation. People return refreshed from holidays, the new term starts, and Manchester opens its doors to an exciting new concept in trade shows. “Not another trade show,” you might say. According to the hosts however, GraftersLIVE, being held on 2 October, is not just another trade show, it is the only B2B Construction and Property exhibition to celebrate upcoming projects in the ‘Northern Powerhouse.’

With interviews throughout the day hosted by BBC Radio Five Live Breakfast Show presenter Rachel Burden, this is an opportunity to hear first-hand from some of the north west’s biggest property developers and main contractors about plans for the region.

Some of the speakers on the main stage will include Alex Russell, group managing director of Property Alliance Group; Gary Jackson, founder and CEO of De Trafford Estates; Giles Beswick, director of Select Property; Nathan Priestley, CEO of Priestly Group; Guy Horne, co-founder and MD of HS Property Group; and Yousef Mousavi, design director of Altin Homes.

Two seminar theatres will be providing a wealth of CPD, seminar and practical workshop material on wide-ranging topics such as ‘Facades and Fire Safety,’ delivered by trade association Engineered Panels in Construction (EPIC), to ‘Building Your Brand in the Built Environment,’ from construction PR specialists Smith Goodfellow.

The exhibition space itself is following an unusual format. Inspired by effective networking groups, stands are only open to one of each kind of manufacturer or provider,

ensuring a wide range of the products and services the north west can offer will be on show for delegates.

To add further value, a unique networking opportunity is available for those quick off the mark to register. Based on the long-established Grafters networking lunch events, this format facilitates meeting the people you want to do business with, in a structured, but relaxed and informal way. Places are limited, so the hosts have advised attendees to book early.

The man behind the concept, Paul Kilroe, explained further: “Manchester is the fastest growing city in the north. Where else can you get to celebrate not only the incredible projects that are springing up all over the north west, but also such a strong pipeline of future work?”

“Where else but in the heartland of the industrial revolution should you experience the innovation, drive and passion of the manufacturers, developers, contractors and architects who are helping to deliver that pipeline?”

He continued: “Too many shows simply aim to fill stands, without considering how to provide a valuable experience for the people they want to attract through the doors. We are about helping people to connect and to find what they are looking for, whether it’s CPD points, a local supplier, or an answer to a problem.

GraftersLIVE is a platform where people can come together to learn about what is going on, to share knowledge and success, and at the end of the day, to do business with each other.”

The exhibition is free to attend and will be the largest gathering yet of the region’s property development industry, and is being held on Tuesday 2 October, at The Point, Old Trafford.

For more information about GraftersLIVE

**WWW.GRAFTERSLIVE.CO.UK**



## Don't play with fire

We all await the inevitable changes to legislation and good practice, following Dame Judith Hackitt's independent review of risk critical building products such as fire doors and fire door assemblies and how this will shape future product specification.

Understandably anticipation has resulted in concern amongst specifiers and stake holders as they try to evaluate their current practices and identify potential weaknesses. After all the specification of fire doors is a very serious matter and as we all know can have far reaching consequences if wrong decisions are made. It is little wonder therefore, that for specifiers using Vicaima products, any feeling of anxiety and apprehension regarding past, current and future use of fire doors is not an issue; providing of course that they have been correctly installed.

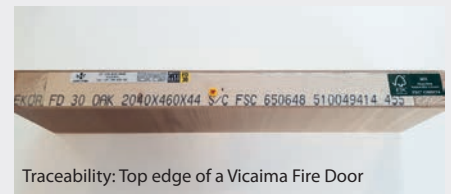
In addition to doors, Vicaima also manufacture a range of door kit solutions via our Easi-Fit and Portaro brands. These products include a full scope of performance characteristics for current and future industry specifications, namely:

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- Secure by Design approved products

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- FD30 to FD90 rated, with fire and smoke solutions
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- Mobility provision via glazing and dimensional flexibility
- Environmentally sound (all products are FSC Certified)
- Long life with a 10 Year Guarantee

As specialist fire door manufacturers Vicaima go beyond simple compliance to provide ultimate peace of mind. Vicaima uses fully solid cores and a traditional stile and rail perimeter to enable reliable fixing of ironmongery. After all sometimes it is what you cannot see that makes the difference.

One of the recommendations outlined within the Independent Review, is the need for third party accreditation. Here Vicaima adhere to not one but two nationally recognised bodies to verify the performance of products, namely BWF-Certifire and BM TRADA Q-Mark. In each case traceability is assured with the use of tamper evident labels and plastic plugs to provide clear understanding of fire rating and of course origin of manufacture. You or indeed



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## Fireproof balcony flooring



Neaco's latest range of fireproof balcony flooring systems provides an exceptional combination of safety and durability. All systems are manufactured from aluminium which is A1 Fire Rated and fully compliant with Class 0 of Approved Document B 'Fire Safety'. The aluminium

is also corrosive-free, with a design life up to 120 years, providing maintenance-free use and far greater longevity in comparison to wood-based decking solutions. Each option provides efficient drainage which avoids the need for cumbersome soffits, hoppers and drainpipes. The decking surfaces are specially engineered for exceptional slip resistance.

[sales@neaco.co.uk](mailto:sales@neaco.co.uk)

## Speedy building with CaberShieldPlus



Norbord's flooring product, CaberShieldPlus, is being used by Sylva Design & Build Solutions at Graven Hill, Bicester where they are creating new affordable homes. Sylva Design & Build Solutions, who offer low-risk sustainable turnkey home solutions, used CaberShieldPlus on their timber frame fast-track build project. Norbord's tough P5 chipboard flooring has a permanent

waterproof coating on both sides. CaberShieldPlus is designed with the ever-changing and unpredictable British weather in mind.

[www.norbord.co.uk](http://www.norbord.co.uk)

## Aluminium Installer Training Academy



AluFoldDirect's Aluminium Installer Training Academy is now open, giving installers the opportunity to upskill on fitting aluminium glazing and install the Everything Aluminium range right first-time, every time. Based at AluFoldDirect's Blackburn HQ, the

academy has been purpose-built, so that installers can get free, practical, hands-on training from the aluminium experts. There are full-sized samples of the Everything Aluminium range including bi-fold doors, sliding doors, windows, commercial doors, roof lanterns and flat rooflights, set up in rigs so that installers can get trained up on best-practice fitting.

01706 260700 [www.alufolddirect.co.uk](http://www.alufolddirect.co.uk) UK CW stand no B515/POD 3

## Helping reduce anti social behaviour



STANLEY Security, one of the UK's leading security providers, has installed new CCTV and intercom systems at a number of residential blocks for property management company Griffin Grays. The result has been a reduction in anti-social behaviour and a more efficient way of working. STANLEY Security has installed new audio intercom systems, featuring

modern vandal proof panels on entrances and new handsets in apartments. It worked closely with Griffin Grays to gain access to apartments with minimal inconvenience or disruption to residents. STANLEY Security has completed work at eight sites to date with a further three underway. Each are under a ten-year contract which includes full service.

[www.stanleysecurity.co.uk](http://www.stanleysecurity.co.uk)

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## SHOW PREVIEW

# SUPPORTING FUTURE DELIVERY: THE BUILD SHOW

The Government is injecting significant investment into construction technology, and Housebuilders tasked with delivering on this agenda will want to take full advantage of this year's Build Show, as part of UK Construction Week.

**B**uild Show, sponsored by Easy-Trim, is returning to Birmingham's NEC from 9 - 11 October and is brimming with the latest products, knowledge and suppliers to equip housebuilders and developers to produce high-performing homes quickly and to budget.

Leading exhibitors from across the globe will gather together to showcase the latest solutions, from firms including Velux, KORE, Easy Trim, Trade Point (B&Q), Rockwool and Hikoki.

According to the organisers, housebuilders, developers, SMEs and anyone else involved in the construction supply chain will be able to access valuable information at the event that "will help them to gain business, save time and reduce costs". The Regeneration Hub, sponsored by Easy-Trim, includes talks on making housing affordable, where we can build more homes, and whether self-build is the future of housing.

An Innovation Trail will run through UKCW celebrating this year's theme: the 'Future of Construction'. The trail will champion innovating and pioneering ideas, projects and products, featuring companies such as Addex Group, Fischer Fixings, Quinn Building Products, Rawlplug, Rockwool, Soudal, Styrene Packaging & Insulation and Velux.

UKCW ticketholders will also have free unlimited access to nine sector-specific shows.

## BUILD SHOW

With recent reports that the UK market for volumetric modular buildings is on the rise, housebuilders and developers won't want to miss out on the dedicated Offsite section at this year's Build Show.

The latest in offsite design, research and development will be discussed in the dedicated Offsite Theatre, supported by MPBA. Visitors can hear about hybrid concrete solutions, factory-built bathrooms, and certification from industry experts.

Offsite will join the other Build Show sections: Doors, Windows and Glass; Roofing, Cladding and Insulation; and Tools, Health and Safety, to showcase more than 100 exclusive product launches. Jigtech's door handle fitting system, Kärcher's safety vacuum cleaners, and Tuff Waterproofing's Tuff Tech Pro are just some of the new products on display.

The BMF Pavilion will provide visitors with the opportunity to network and discover the latest products and technology.

## ENERGY 2018

Energy 2018 will focus on the latest renewable energy solutions, ideas and innovations. Exhibitors include: EON Energy, Ecovolt and Renewable Energy Association, Eland Cables Flogas, G2 Energy, Libra Energy, Solecco Solar, Total Gas & Power, Laminaheat, Quality Essential Distribution, and Carbon 4 Thermal Systems.

Other highlights across UKCW include:

- Free CPD programme
- REA Theatre and the Sustainability Hub
- The Role Models initiative role model of the year
- The Timber Focus Theatre, supported by TRADA
- The Beer Festival, sponsored by Velux



Ben Fletcher from Renault



George Clarke with students at Timber Expo 2017

For more information and to book free tickets visit

**[WWW.UKCONSTRUCTIONWEEK.COM](http://WWW.UKCONSTRUCTIONWEEK.COM)**





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## CRL systems make Build Show debut

C. R. Laurence (CRL) will exhibit its range of glass doors and shower doors, architectural systems, and glass processing tools and accessories for the first time at the Build Show, as part of UK Construction Week 2018. Among these will be the new CRL Langle Al-Wall® Rain Screen system. Creating a protective, modern envelop around new and old buildings, the system is quick and simple to install with no need for glass cut-outs. With plane and imbricated glass facade options, the Al-Wall® Rain Screen is made from premium coated aluminium, for a highly durable and long-lasting finish. The team of experts from CRL will be giving live demonstrations of the installation process of its popular CRL 2018 TAPER-LOC® system, enabling glass balustrades to be completely installed from the safe-side, eliminating the need for scaffolding, cutting installation times and providing safety and security for installer and end user. Visit CRL on Stand B530 at the Build Show, NEC Birmingham, 9<sup>th</sup>-10<sup>th</sup> October.

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