



Brian Berry of the FMB on why the skills time-bomb is ticking ever louder



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James Parker

FROM THE EDITOR

You have to admire ‘Dancing Queen’ Theresa May’s strength. While navigating a seemingly impossible course between shark-infested waters of extreme Brexiteers and the EU, she also managed to announce something universally welcomed in her conference speech.

Finally, they have scrapped the cap on council borrowing, after years of urging from all quarters, and recent dabbling by the Chancellor. Although details won’t be clear until his Budget, councils will be free to borrow against housing revenue account assets to build what they need.

May admitted candidly – in front of her party and the nation – that the policy of capping this borrowing “doesn’t make sense” and that it had “stopped councils playing their part in solving the housing crisis.” The new (and current, for the time being) Housing Secretary James Brokenshire will take credit for what is a heartening move that can also only illustrate the perhaps otherwise insurmountable challenge of building 300,000 homes per year.

This was one of the few points of light in what was otherwise a less inspiring than the PM might have hoped speech, harking back to the First World War, the dangers of Corbyn and a desperate call for the party to pull together around the highly unpopular Chequers deal. Rebadging it “our free trade deal” was not going to put any of her hardline Brexiteer colleagues back in their box.

Reportedly, May was booed at a fringe event at the conference when she was singing the praises of the Chequers proposal. Like her controversial plan that splits goods and services in an attempt to meet the array of challenges of appeasing both sides, a massive split is now visible in her party. Surely such treatment of a leader can have been a rare sight at an occasion where you’re supposed to express loyalty above everything else. It suggests a level of dissent such that if her deal falls, surely she will too.

While Brexit is the only real topic of conversation given its far-reaching nature (not least for its likely impact on construction staff to deliver ‘the homes we so desperately need’), the Government is at least taking some decisive action on sensible ways to unlock housebuilding. The problem with removing the council borrowing cap is that it is so long overdue.

There were hopes that Philip Hammond was going to announce it in his November 2017 budget, however it was fudged, with the Chancellor merely lifting the cap to £1bn in some areas. That’s many months of potential development lost – fairly hard to swallow given the immensity of the housebuilding challenge, and hard to square with the Government’s vow to let local decision-making hold sway on future development.

Let’s hope they act quicker next time on further measures that will be essential to get close to cracking the housing crisis.

James Parker

HOUSEBUILDER & DEVELOPER

Joint Publisher
Anthony Parker

Managing Editor
James Parker

Assistant Editor
Jack Wooler

Editorial Assistant
Roseanne Field

Senior Sales Executives
Sheehan Edmonds
Nathan Hunt

Sales Executives
Suzanne Easter
Kim Friend

Studio Manager
Mikey Pooley

Production Assistants
Georgia Musson
Kimberley Musson

Audience Development Manager
Jane Spice

Managing Director
Simon Reed



Cointronic House,
Station Road,
Heathfield,
East Sussex TN21 8DF

Advertising & administration
Tel: 01435 863500
info@netmagmedia.eu
www.hbdonline.co.uk

Editorial features
Tel: 01435 863500
jparker@netmagmedia.co.uk

Press releases
editorial@netmagmedia.eu

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ON THE COVER



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Government announces ban on combustible cladding

The Government has announced it will change Building Regulations to ban the use of combustible materials on the outside of all new build high-rise buildings, hospitals, care homes and student accommodation above 18 metres.

Following a consultation on last year's Grenfell Tower tragedy, James Brokenshire, Housing Secretary, told the Conservative Party conference that the ban will cover all combustible materials, but will not be applied retrospectively.

This ban will be delivered through changes to Building Regulations guidance, and will limit materials available to products achieving a European classification of Class A1 or A2.

Brokenshire said: "It's been over a year since the tragedy of the Grenfell Tower fire. This unimaginable horror has rightly shocked us all and underlined the need to do all that we can to see that such a disaster cannot happen again."

He added: "My work with Grenfell United [the group of survivors and bereaved families set up following the fire] and the wider community has been hugely helpful in keeping this issue right at the top of the Government's agenda."

"That is why I will change the Building Regulations to ban the use of combustible cladding in high-rise buildings."

The new ban is intended to be brought forward in late Autumn.



May confirms removal of borrowing cap

The borrowing cap for local councils to build new housing is set to be scrapped, potentially opening up billions of pounds of funding for new council housebuilding schemes.

In a move that has been long called for by many in the industry, and hinted at in previous Budgets, Theresa May announced at the Conservative Party Conference that councils will no longer be restricted when borrowing against the value of their social rent income.

May criticised the current situation: "Solving the housing crisis is the biggest domestic policy challenge of our generation. It doesn't make sense to stop councils from playing their part in solving it."

Details on when and how the cap on borrowing will be removed are expected to be announced in the Budget later this month. The Government confirmed following May's speech that the cap would be removed "as soon as possible."

Community Housing Fund Phase 2 launched

£163m of affordable housing funding is now available to communities across England, after Phase Two of the Community Housing Fund was launched on 17 September.

Phase One of the fund launched in July, and like Phase 2, it has been launched to support applications for "capacity building," pre-development revenue funding, and capital funding for local infrastructure projects.

Phase Two bidding is now open to eligible organisations seeking capital grants to fund the costs of acquiring land and building community-led housing schemes.

Bidding is open to a range of organisations. Local authorities and registered providers may apply on behalf of community groups to support them through this process.

Both phases are now open for bidding on what is described as a "continuous market engagement" basis via the Homes England Portal.

Housing associations get £2bn

Housing associations are to receive £2bn from the Government to build low-cost homes.

Theresa May told a National Housing Federation conference that the "most ambitious" providers will be able to bid for Government money that could last them until 2028-29, with the intention being to give housing associations greater financial security.

It is hoped by the PM that the money will help remove the "stigma" of social housing, with May claiming that "many people in society – including too many politicians – continue to look down on social housing and, by extension, the people who call it their home."

She said: "I want to see social housing that is so good people are proud to call it their home...our friends and neighbours who live in social housing are not second-rate citizens."

The money is reported to come from housing budgets in the next spending review period.

House price growth continues to outpace wages

The minimum income first-time buyers need in order to buy a home in the UK's largest cities has risen by 18 per cent in the past three years, with house price growth continuing to outpace earnings in 16 out of 20 of these.

The latest Hometrack UK Cities House Price Index has revealed that first-time buyers now need to earn, on average, £53,000 to buy a home in the UK's 20 largest cities, up 18 per cent from £45,000 three years ago. The income to buy ranges from £25,000 in Liverpool to £82,000 in London.

The index shows that house prices have risen by an average of 14.5 per cent over the last three years, whereas the Office for National Statistics report that average wages have grown by 7.5 per cent to £489 a week over the same period.

Labour pledges to “fix the housing crisis” at party conference

The Labour Party has announced its plans to end the housing crisis at its party conference in Liverpool, with leader Jeremy Corbyn pledging to “embark on the biggest home building programme in half a century.”

Shadow Secretary of State for Housing John Healey revealed the plans in more detail during his preceding speech, giving the conference his “guarantee” that the next Labour Government will do “whatever it takes to fix this country’s housing crisis.”

He said: “We will set up a fully fledged housing department to lead the drive to fix the housing crisis; we will end rough sleeping within a parliament; we’ll control rents, end no-fault evictions, and put a stop to the tyranny of rogue landlords.” Healey added: “We’ll give first time buyers on ordinary incomes the opportunities only the rich get under the Tories; and we will have councils building council housing again, building a million new, truly affordable council and housing association homes.”

Two policies put forward to achieve this are ‘Labour’s living rent homes,’ with rents to be set at a third of average local incomes, and ‘Labour’s low cost homes to buy,’ with mortgage costs set at a third of average local incomes. In addition, Healey revealed that a Labour Government would back new unions for renters, funding them in every part of the country. He also criticised the Government’s handling of the Grenfell disaster, claiming Conservative Ministers saw fire regulations as “just red tape.”

Following the Shadow Housing Secretary’s announcements, Corbyn released an “ambitious” energy plan, involving the widespread retrofitting of UK homes with insulation, plus a plan to reduce carbon emissions which he said would create more than 400,000 skilled jobs, making Britain “the only developed country outside Scandinavia to be on track to meet our climate change obligations.”

Survey reveals barriers to shared ownership adoption

The Government and the housing sector are falling short of educating shared ownership buyers, according to research from YouGov.

The survey of over 200 people that own homes through shared ownership schemes was commissioned by housing association Aster Group. It revealed barriers preventing the widespread adoption of the scheme.

Among the barriers are a lack of support and affordability. Only 14 per cent of respondents reported that they had received information about the scheme from the Government, with half relying on housing associations. Added to this, 10 per cent had grown their equity stakes, with 63 per cent of those that hadn’t citing affordability as the reason. And of those surveyed, 52 per cent weren’t aware that they could move between shared ownership properties.

When asked what would make the process easier, 40 per cent of those who had staircased (bought further shares in their property) said lower or no stamp duty on the higher ownership thresholds. A further 25 per cent said a simpler mortgage application, and 25 per cent said a better understanding of staircasing.



Despite this, 62 per cent of respondents said they were likely to recommend shared ownership to a friend or family member. However, of those who wouldn’t, 59 per cent said they found housing associations difficult to deal with, and 49 per cent said there were unexpected fees associated with buying and living in a shared ownership home.

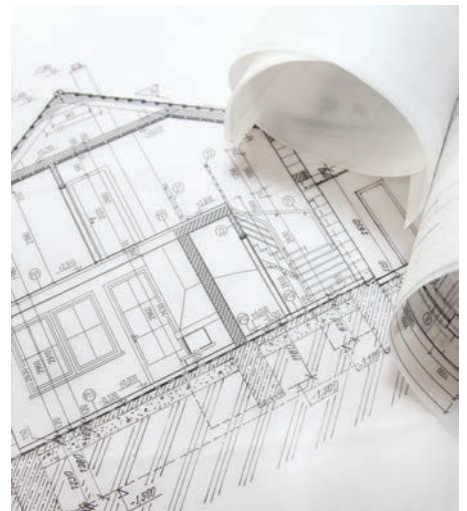
HBA: planning applications show need for reform

Fewer planning applications were made in the year ending June 2018 compared to June 2017, as reported by The Construction Index. The House Builders Association (HBA) believes this demonstrates the need for planning reform.

Statistics released by the Ministry of Housing and Local Government showed a decline of 2 per cent in major residential planning applications, 3 per cent in minor ones, and 11 per cent in commercial applications. Efficiency in the planning system has also decreased, with fewer applications decided within the statutory 13 week period.

Statistics also show that 42 per cent of minor residential planning applications and 75 per cent of major are subject to extension of time requests, environmental impact assessments or performance agreements.

According to the HBA, SME builders are most at risk when planning is inefficient, because inconsistency, cost and delay mean they are unable to secure a pipeline of work.





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Brian Berry, chief executive of the Federation of Master Builders

THE INDUSTRY ADVOCATE

SKILLS TIME BOMB TICKS LOUDER

Brian Berry of the FMB explains some of the reasons behind the construction skills crisis, and considers the negative impacts the recent government recommendations on immigration could have, post-Brexit.

Few in this industry will be surprised to hear that the construction sector is facing a severe skills crisis. Recent survey evidence from the Federation of Master Builders (FMB) reveals that nearly all of the key occupations proved more difficult to recruit in the second quarter of this year compared to the previous three months. Two-thirds of firms reported difficulties hiring bricklayers and 60 per cent have had difficulties recruiting carpenters and joiners. In addition, nearly half of housebuilders believe the skills shortage is now a major barrier to their ability to build new homes.

We know that 400,000 people left the UK construction industry during the economic downturn, many of whom have never returned, while training levels dropped sharply and older workers continued to be lost to retirement — in effect a triple whammy. Furthermore, the industry's ageing workforce means that around 400,000 further workers are expected to retire from the industry over the next five to ten years. Unless concerted efforts are made, this situation could get worse still. What's more, with Brexit now just six months away there is a risk that skills shortages will further intensify if access to skilled EU workers is reduced. This is a particular issue for construction because the sector is more reliant than most sectors on migrant workers from the EU. Nine per cent of our construction workers are from the EU and in London, this rises to nearly one-third.

Given this, many in the industry have reacted with real concern to a report from the Migration Advisory Committee (MAC), published in September. The recommendations outlined in the report would be a real problem for construction. The sector has called on the Government to introduce a visa system that is not prohibitive in terms of the ability of small businesses to access EU workers with skills that are in short supply. Yet, the recommendation in the report is to apply the immigration system that currently applies to non-EU workers (the so-called Tier 2 system)

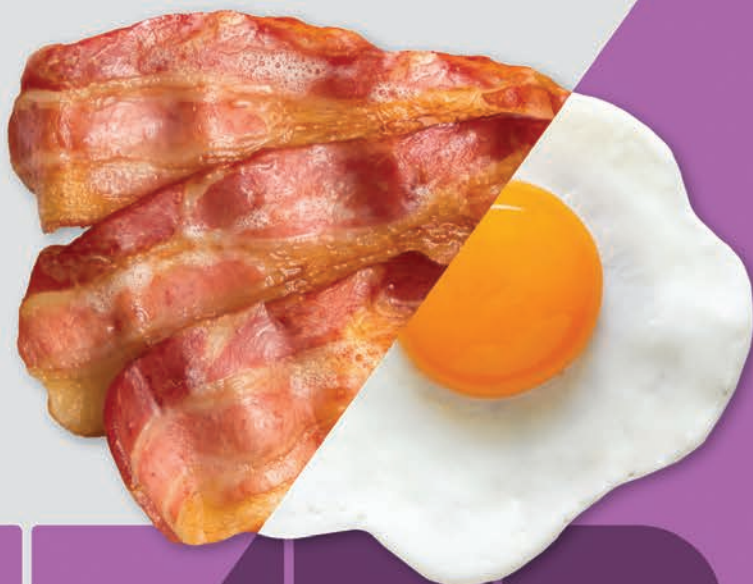
to EU workers. This is a rather clunky, bureaucratic model under which employers have to find and sponsor migrant workers they wish to employ. We do not believe that this is a system that most small and micro employers will be able to navigate and for an industry like ours in which these size firms account for the bulk of employment, this is a real problem.

Under the recommendations, it may even be that some experienced skilled workers like bricklayers and carpenters won't necessarily qualify for the Tier 2 route, if they can't prove they have level 3 equivalent qualifications. When it comes to low-skilled workers, the report makes little or no allowance for them, though labourers are an absolutely necessary element the construction sector. The report clearly recommends that there should be no migration route for lower skilled workers apart from a potential exception for seasonal agricultural workers.

In the long run, the construction industry needs to step up and recruit and train many more people than we are currently. However training highly skilled home grown workers will take some years, and in a labour market with already high levels of employment, attracting sufficient new people into the industry will not be easy. The sector is already drowning in the midst of a skills crisis. It is therefore essential that we make sure that access to EU workers is not turned off overnight and that we have some ongoing access to EU workers who can make a real contribution to our industry.

We hope that the Government thinks very carefully when it decides which recommendations they will take on board from the MAC report. Construction is without doubt an industry of great strategic importance to the economy. If the sector finds itself further hamstrung by post-Brexit migration rules, it will be much harder to deliver the Government's aspirations for housing and infrastructure and the knock-on impact on the wider economy will make post-Brexit economic waters all the more treacherous.

THIS IS A PARTICULAR ISSUE BECAUSE THE SECTOR IS MORE RELIANT THAN MOST ON MIGRANT WORKERS FROM THE EU



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NEW DEVELOPMENTS

JV to bring 130 new homes to West Sussex

A development of 130 new homes has been announced near Horsham in West Sussex, as part of a new JV between housing association Aster and housebuilder Linden Homes.

Construction on the Kilnwood Vale development, which will include 33 affordable homes, is expected to begin in early 2019. Linden Homes aims to market the homes from Summer 2019.

There will be a mix of two bedroom apartments, and two, three and four bedroom homes at Kilnwood vale, with Aster Group delivering the affordable portion of the homes.

Proposals also include a primary school, nursery, library, local shops, a health centre, a community centre, as well as the provision of open space and sports areas.

The move follows Aster's expansion into Surrey for the first time, and developments in new areas of Oxfordshire and Hampshire over the past year.

According to the housebuilder, partnerships are a key part of Aster's long-term development plans. The group is investing £2.1bn over the next seven years to provide over 9,000 homes available for sale and via shared ownership and affordable rent.

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The National Painting and Decorating Show provides visitors with a valuable networking opportunity to meet exhibitors face-to-face, find out who's doing what in the decorating industry, and exchange ideas and solutions with like-minded decorating professionals.

020 8645 2433 www.paintshow.co.uk

Two new appointments at Garador



Garador has just announced Paul Eddleston as their Marketing Manager. Paul joined Garador in 2012 as a Marketing Coordinator and has worked hard to modernise Garador's approach to marketing with a successful digital marketing strategy and improvements in other areas across

the board. Following a steady strengthening of sales across Scotland and northern England, Garador has also appointed James McCartney as their new Area Sales Manager. James will now play a key role in Garador's plans to develop further growth across Scotland and the North of England. Garador offers a full range of modern and traditional garage doors and front entrance doors for every type of domestic build.

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Viessmann boilers awarded Best Buy status

Viessmann has secured a *Which?* Best Buy status for its six most popular Vitodens gas boilers for the second year in succession. The annual survey by *Which?* conducts robust research in order to "reveal the boiler brands you can trust." Viessmann is also one of only two boiler brands to score five stars for reliability, customer satisfaction, and engineers' recommendations. In the overall brand assessment – based on reliability, customers' scores, and the expert views of engineers – Viessmann scored second place in the table. *Which?* reports that the survey again resulted in "a huge difference in overall score between the best boiler brands and the worst." Graham Russell, Viessmann managing director, commented: "We are delighted to receive this endorsement for the second year running. It is reassuring to hear from a respected independent source that our *Which?* Best Buy boilers are pleasing end-users. And it is especially satisfying to score a top rating from heating engineers."

www.viessmann.co.uk

Maidenhead regeneration plans get green light

A redevelopment site in Maidenhead has been consented following approval in principle from the planning authority, as part of a wider plan to regenerate the area.

The plans put forward by the Royal Borough Development Partnership, which was formed by Windsor and Maidenhead Council and Countryside Partnerships South, will see 229 new homes, alongside a community space and food and cafe outlets on the banks of Maidenhead's waterways.

The project on York Road is the first of four sites which will bring more affordable homes for residents, and allow them an opportunity to purchase homes if they have lived or grown up in the borough.

The rejuvenation of York Road includes a £1m investment to enhance and improve existing buildings and the public realm, uniting areas of the town south of the library, and creating new pedestrian-friendly and cycle connections from York Road to the Nicholsons Centre.

Of the additional 229 homes, there will be a mix of shared ownership, affordable rent and social rent tenures, with 30 per cent of the homes being affordable.

There will also be 20,000 ft² of commercial space for food and beverage outlets, a new home for Maidenhead Heritage Centre, and a community space.



THE REJUVENATION OF YORK ROAD INCLUDES A £1M INVESTMENT TO ENHANCE AND IMPROVE EXISTING BUILDINGS AND PUBLIC REALM

The team behind the project said that is expected to start on the site in Spring 2019, with the first homes due to be completed by Autumn 2020.



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CASE STUDY

Tenure blind on a big scale in Bexley



Work on a major regeneration scheme is drawing to a close in a deprived south east London suburb. Paul Nicholls of Wates Residential explains its community-driven approach to this 'tenure blind' project. Jack Wooler reports.

Erith Park is a large-scale, transformative regeneration project in the London Borough of Bexley. Developed by Orbit Group in partnership with Wates Residential, the project is a collection of 587 homes, comprising affordable rent, shared ownership, and private sale. With just the final two homes to complete, the development houses around 2,000 people.

Transforming the former Larner Road estate, the scheme is professed to be community-focused, encouraging social cohesion, inclusivity and social diversity. The project includes the transfer of many of the scheme's original residents who chose to be rehoused in the new scheme, as well as a large amount of new housing.

Broadway Malyan were appointed as architects and master planners on the scheme, with Clarkebond as structural engineers, and Turley Associates as planning consultants. A number of public sector organisations, such as the local planning authority the London Borough of Bexley, were also involved in the project, with the project including funding from both the GLA and MHCLG (English Partnerships).

GETTING STARTED

Larner Road was formerly a local authority-owned high rise estate, in what has been described as a deprived neighbourhood. Paul Nicholls, managing director of Wates Residential, explained to Housebuilder and Developer: "With a failing infrastructure and 1960s buildings, the area had become synonymous with poor accommodation, lack of family amenities, and a wide spectrum of social issues. In turn, the area had a poor reputation, and was suffering from low demand."

Orbit took ownership of the homes on the estate in 1997, following their transfer from the London Borough of Bexley. Following extensive consultation with local residents on options for regeneration, Wates was appointed by Orbit as regeneration partner through the then Homes and Communities Agency's Delivery Partner

THE TEAM HAS "AMBITIOUS PLANS FOR THE AREA, SEEKING TO TRANSFORM THE NEIGHBOURHOOD FROM ONE OF THE LEAST POPULAR IN ERITH, TO THE MOST SOUGHT AFTER"



Panel. Nicholls said that the project team has “ambitious plans for the area, seeking to transform the neighbourhood from one of the least popular in Erith, to the most sought after.”

PLANNING & CONSULTATION

Wates Residential led the planning applications process, with a programme developed initially alongside a list of planning application deliverables. These were agreed collaboratively between Wates, Orbit and the council early on to set the programme of requirements and ensure a successful planning submission, with a series of pre-application meetings to agree key principles.

“Residents are at the heart of every scheme we work on, so during this time a Resident Core Group was set up, and a number of community consultation events were carried out,” said Nicholls. This enabled the team to inform residents on the design progress, gaining an insight into their views and using their feedback to form part of the application.

“This early commitment enabled us to achieve timely, detailed planning permission,” he said. “We adopted a strategy of outline masterplan consent for the whole regeneration, with detailed reserved matters approvals for individual phases.”

A detailed Phase 1 application with outline planning for Phase 2 was submitted in 22 weeks, and planning permission was subsequently granted 16 weeks later. According to Nicholls, this was critical to Orbit being able to secure the grant

funding they required to deliver a viable project.

DESIGN & BUILD

The scheme is one of the largest of its type in London. Phase 1 included the demolition of five 14-storey 1960s tower blocks to make way for 343 new low to medium-rise apartments and family homes, and was completed 20 weeks ahead of programme. Phase 2 included the demolition of two further tower blocks and the provision of a further 244 new mixed tenure homes

The regeneration involved the transferral of 60 of the former residents, decanting them into the new homes. In order to guarantee a safe transfer, minimising inconvenience to them and their neighbours, the developer had to fully engage with all stakeholders to ensure that all services remained commissioned throughout, including drainage diversions, to avoid clashes. As part of this, the traffic management strategy ensured construction and residential traffic were separated, and considerate working practices were adopted to minimise dust, noise and dirt, resulting in Wates receiving Gold Awards under the Considerate Constructors Scheme.

The regeneration of Erith Park straddled the tenures of the HCA (as was, now Homes England) and the GLA in London. The development consequently complies with HE’s Design and Quality standards, as well as the GLA’s London Housing Design Guide.

“Critical to the success of the approach,” tells Nicholls, “was dovetailing the vision





and masterplanning with the technical issues across the site.” This included responding to site levels, which varied significantly from front to back. Resolving the levels using the building typologies also allowed for increased parking.

The creation of an entrance to the site, and taller elements along the main arterial road, responded to Bexley Council’s requirement for a clear “gateway” to Erith town centre, that would give the new development a “sense of address”. Nicholls said that it was also important to design a “tenure blind” development across the houses and apartment blocks to integrate affordable housing with private housing.

TENURE MIX

According to Nicholls, the mix of tenures has been determined to “maximise social integration and local desirability” for an estate which had previously had “significant issues” with lettings and anti-social behaviour.

“We have worked with Orbit to ensure that there is no aesthetic distinction of tenure by finish, specification, materials, elevational treatment or location,” he explained. “A complete redesign was undertaken from earlier concepts to ensure the project’s buildability, best value and compliance with requirements.”

Following the success of the redesign and working relationships on Phase 1, Wates reappointed the same design team to Phase 2, where work is nearing practical completion. Once Phase 2 is completed, seven tower blocks will have been replaced with 587 new homes, housing around 2,000 people.

THE HOMES

Both the houses and apartments at Erith Park have been designed to a high specification, to provide each home with sufficient light and a contemporary style, as well as many essential features as standard.

All the apartments feature a fully decked and glazed balcony, and the houses include turfed rear gardens with patio areas, close boarded fence panels, and a water butt and garden shed.

All homes at Erith Park are protected by a 10 year NHBC warranty, with high levels of security, safety and energy efficiency.

While all these homes have been meticulously designed on the interior, the focal point of the first phase of Erith Park are the home zones – areas which are designed to predominantly meet the need of residents and pedestrians. “They are well established in the Netherlands,” he said, “but this is the first one in Bexley.”

“In this case, we used coloured tarmac, striking landscaping and interesting street furniture to signal to drivers that they are entering a community area.” During the planning process, when planners suggested

the removal of the home zone, the Resident Core Group intervened to support the design concept. “A number of ‘playing out days’ were also held to encourage new residents to meet each other, and children to play outside.”

COMMUNITY ENGAGEMENT

Community was an important factor in the design of Erith Park, as Nicholls explains: “In partnership with Orbit, we listened to the local community’s needs to ensure authentic place making. This included creating community spaces where children and local residents could come together and play.

“We have led a full range of community engagement, involving and listening to the local community and keeping residents fully informed during the development.” As part of this, the developer implemented a Community Benefits Programme, based on the four main themes of Pride, Participation, Skills and Quality of Life.

He continued: “Our principal objective was to build a community and enhance the life chances of local residents. Our commitments under this programme included investing in education, skills and training opportunities for local residents, organising community events to mark key milestones, and enhancing the much-loved ‘Dell Nature Reserve’ area.”

Among the programme, the developer commissioned community art for the new neighbourhood, developed a self-guided tour of the area called ‘Walk the Talk’, hosted a demolition event - including the making of an award-winning video (The Ballad of Larnier Road), provided training and short courses for 86 NEET residents and workers, site learning visits and workshops for 186 students, employed 31 apprentices, 13 new entrant and long-term unemployed construction workers and ex-offenders as part of the Changing Paths programme, as well as spending £20,000 on site with social enterprises.

ECOLOGY

Outdoor areas were landscaped and enhanced with artworks include benches specially sculpted by artist Will Jordan, and an entrance feature sculpture commissioned from Howare Boycott, which will be installed once the development is completed. Climbing structures have been included, and a number of “natural resources.”

Residents were given their say in the design of ‘The Dell’ Nature Reserve and its future development and management. The green space was the first part of Erith Park to be completed, and the land is protected from development due to the numerous nesting birds and insects living there together with bats, rabbits and hedgehogs.

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The ecological benefits of the development span beyond the community and wildlife factors, however. The site was an old 1960s landfill, and the works included a major ‘cut and fill’ exercise, which included removing, treating, and replacing 32,000 m² of hazardous material from the ground, which was then screened and treated before being re-used to level out the site, capped with 600 mm of certified crushed concrete. 95 per cent of waste generated was recycled and diverted from landfill, and all demolition materials were crushed and reused on site.

All of the homes were built to Code for Sustainable Homes Level 4 standard, achieved in part by all timber elements being 100 per cent sustainable, including all temporary timber.

The site has achieved the 20 per cent renewable energy requirement of the London Housing Design Guide through the extensive use of photovoltaic panels on the roofs, contributing to 350 tonnes of carbon emissions being saved every year.

SUCCESS

It is clear that community engagement and community benefit has been a key factor when building and designing Erith Park, from the careful treatment of decanted residents to the comprehensive benefits programme the team brought to the project.

The developer’s success in this area is also evidenced by it having achieved Considerate Constructors Scheme Gold Awards for two consecutive years, and being awarded London Regeneration Project of the Year 2017 at the London Royal Institute of Chartered Surveyors Awards.

Caroline Field, regeneration manager at Orbit Group, provided a glowing endorsement for Wates as a partner: “Quite simply, the Wates team have achieved the impossible, and have done so whilst maintaining a continued focus on the importance of people – the people who work here, the people who will live here in the future, and our neighbours.”

Setting the Standard – SE Controls becomes the first SCA IFC SDI 19 certified company

SE Controls has become the first company to be approved under the new SDI 19 certification scheme, which has been developed by the Smoke Control Association (SCA) in partnership with IFC Certification and has been introduced to help raise standards across the industry.

Developed to ensure a suitable level of competency is maintained in all aspects of smoke control systems, the scheme also covers a contractor's ability to provide appropriate levels of service and maintenance following installation and commissioning, in line with a building's type, size and use.

Such is the importance of the recently introduced initiative that it is now mandatory for any SCA member involved in the installation of smoke control systems to achieve the accreditation as a condition of membership.

To become certified under the scheme, businesses must demonstrate their experience in fire strategy verification together with the design, installation and commissioning of smoke control systems in accordance with the relevant standards and industry guidance documents, including Approved Document B and BS7346 Parts four, five, seven and eight. SE Controls is the first company to complete the IFC SDI 19 certification process including detailed internal office and external site audits.

SCA Chairman, David Mowatt, explained: "The independent review of building regulations and fire safety supports clear cultural changes in the procurement, design, construction and maintenance of buildings and building systems in order to deliver safer buildings. Contractors should be responsible for the systems they install and end users should always look to use a capable, experienced contractor."



IFC Director of Certification, Ian Woodhouse, said: "Since the launch of this scheme in June of 2018 we have already received a number of applications and companies are currently progressing through the certification process. This is not only encouraging, but also underlines the importance that the industry assigns to raising competency standards and improving the quality of companies involved in installation activities. We're proud to be a key part of this initiative in partnership with the SCA."

Will Perkins, Group Managing Director of SE Controls, is delighted with the company's new status and commented: "As a long-standing member of the SCA, we have always maintained high quality standards in all aspects of our business, as well as supporting the SCA's efforts to raise the standards across the industry. This new scheme raises the bar for the smoke control industry and ensures that competence, credibility, quality and skill levels are not only improved, but recognised through the auditing and certification process."

He added: "For over 35 years we have been at the forefront of our industry. Our expertise combined with our range of 'Tested Solutions' enables us to provide compliant products and solutions to the highest level, whilst also underlining our commitment and responsibility for the reliability of our life safety systems. Helping to improve industry standards has been a long-term commitment for us so it seems fitting that SE Controls has become the first company to achieve IFC SDI 19 and we hope many more will follow."

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BATHROOMS THAT SELL HOMES

OFFERING A BESPOKE SERVICE CAN MAKE THE DIFFERENCE BETWEEN SECURING A SALE AND LOSING IT

Rob Holroyd of Easy Bathrooms explains how housebuilders can create bathrooms that appeal to the target buyer.

With the time people spend in their bathrooms on the rise – and the room often acting as an escape from the stresses of modern life – it's not really any surprise that bathrooms sell homes. Buyers demand quality spaces where they can relax in beautiful surroundings – and when 'good enough' just doesn't cut it, only 'perfect' will do. Quality housebuilders should therefore harness this change in consumer attitude as an opportunity, rather than a burden.

Most house buyers find it difficult to imagine how their new bathroom could look, so creating a show home, where they can touch and see the quality for themselves, is often beneficial.

Installing premium tiles, high quality furniture, high-tech heating and modern fittings is a sure-fire way to get a development noticed over that of a rival builder. Of course, what a developer should fit in the show home depends on the target audience. But when making these choices, it's important to remember that bathrooms should be both practical, and indulgent.

Patterned, geometric and textured tiles are ideal for capturing the attention of millennials, while grey slate tiles with matching grout are a good solution for a busy, young family – where time for cleaning is limited. Alternatively, buyers of executive homes – with large bathroom spaces to play with – often go for large format tiles, either in wood or marble-effect. Paying close attention to the target customer offers an opportunity to install tiles which will grab their attention.

The same can be said for the furniture chosen in the bathroom. Storage space is a big consideration for house buyers, especially for families with multiple bathroom users, elderly buyers who are downsizing and need somewhere to put all their possessions, or millennial apartment-buyers who are moving out of the family home.

There are therefore plenty of ways to inspire buyers with creative storage options. For example, vanity units with drawers are always a handy solution for cleaning and beauty products. A

wall-hung unit is ideal for creating the illusion of space in a small bathroom, while, conversely, a floor-standing unit offers more storage space.

Adding a matching tall cabinet can also tie a bathroom scheme together and create a sleek space, hiding customers' clutter and products. Alternatively, adding alcoves into the wall, next to the shower, will offer a modern storage solution which maximises every inch of space and creates a sense of calm.

A number of other factors can also make the bathroom a more desirable place to spend time – helping clients to picture themselves living in the property. Mirrors with Bluetooth speakers, for example, are growing in demand, while soft-closing, rimless toilets create a peaceful, relaxing setting.

Safety and accessibility are also playing an increasingly important role in bathroom design. Choosing a thermostatic shower, which reduces the risk of scalding, and installing textured floor tiles, which minimise the possibility of slipping, will

show potential customers that every inch of the room has been carefully considered – and that the builder understands their needs as a buyer.

Underfloor heating and designer towel radiators are also becoming a necessity, rather than an optional extra. It's all part of making the bathroom a more comfortable, inviting space.

If a home has multiple bathrooms, housebuilders should also think carefully about how each one can function differently. If the master bathroom has a bath – which is often essential in a family home – then elsewhere, it's worth creating a wetroom. The benefits are threefold – ease of accessibility, the ability to open up a small space, and creating a style statement – ultimately generating a major selling point.

Lastly, offering a bespoke service can make the difference between securing a sale and losing it – because customers now demand breadth of choice. It can also pose an opportunity to earn more on a property. If the bathroom supplier offers trade discounts and the extras are charged at full retail value, for example, it offers higher profit per unit – a win-win situation.

Rob Holroyd is contracts manager at Easy Bathrooms



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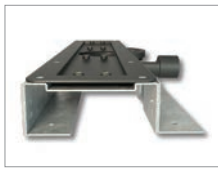


Kaldewei's Puro Set Wide bath is the perfect solution for bathing and showering, with a centrally-positioned waste outlet and extra wide rim, giving maximum freedom for positioning taps and fittings. With an ergonomic backrest and extra steep walls on three sides, Puro Set Wide offers reclining comfort and optimum legroom while

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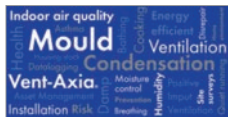


As floor depths are being squeezed to below 100mm, it is becoming more important than ever to find certified shallow drainage solutions that can meet strict building regulations whilst achieving the correct waste tolerances on-site. Designed to be installed in the shallowest of floor depths, the BBA approved Linear Screed

Drain from CCL Wetrooms with 55mm Lo-Seal Trap technology can deliver on both. The unique waterless trap allows the drain to be easily installed in any situation. The drain body is mechanically fixed to the slab, whilst the in-built height adjustment allows the outlet to be set at the desired height to allow a sufficient gradient within the waste pipe, usually 15mm per metre.

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PCA training initiative a finalist in HVR awards

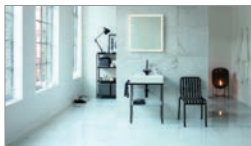


Vent-Axia is delighted that the national trade body, The Property Care Association (PCA), is shortlisted in the HVR Awards. The PCA is a finalist within the Training Initiative of the Year category with its entry 'Evaluating ventilation

in existing buildings'. This new training programme aims to help develop the skills of surveyors involved with homes that could be affected by dampness resulting from inadequate ventilation. Vent-Axia is committed to promoting good ventilation and indoor air quality and so is thrilled the PCA training programme has been recognised. 'Evaluating ventilation in existing buildings' has been created to give professionals the skills and confidence to make informed evaluations of the ventilation in homes.

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New DuraSquare collection from Duravit



With its new DuraSquare collection, Duravit sets new standards of clarity, precision and reduction. The architectural design of the washbasins is seamlessly linear and finished with a high level of precision. The minimalist basins are made of the innovative

DuraCeram® ceramic compound. This material makes it possible to create easy-to-maintain basins with an extremely thin, yet robust rim. The new matching DuraSquare furniture frame is available in chrome or matt black, with a height-adjustable, flexible base. The furniture frame also includes a glass shelf, which is available in six different colours including Jade, Stone Blue and Flannel Grey, bringing a unique splash of colour to the bathroom.

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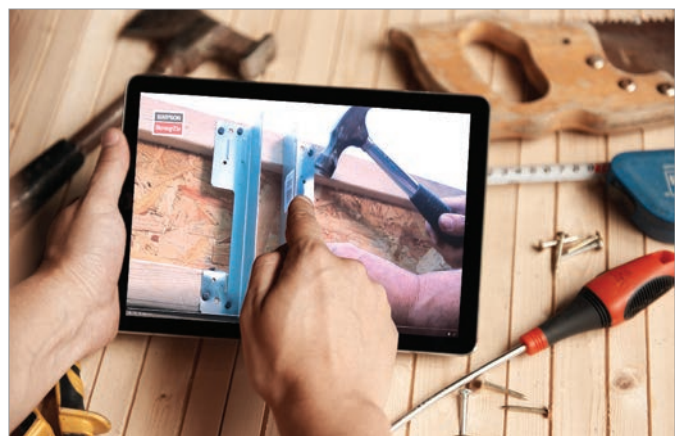
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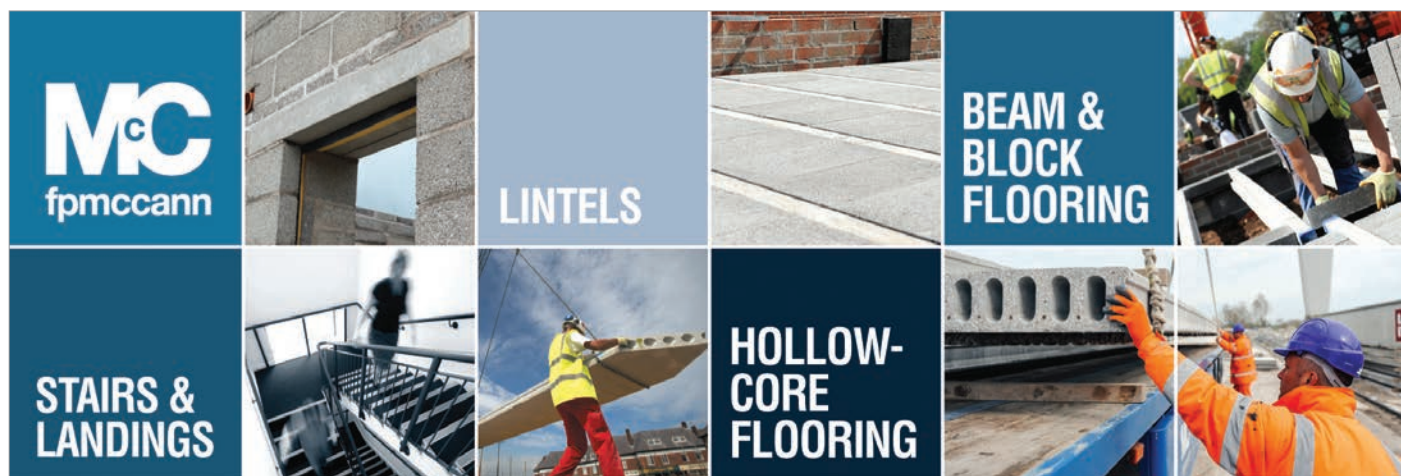
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Visqueen provides Radon protection

The development of a local community centre and all-weather football pitches at Mossedge Village, in Linwood, Scotland has welcomed the donation of Visqueen Radon Membrane from the company in conjunction with Grayson Building Products. Visqueen Radon Membrane is manufactured from an enhanced blend of polymer films that is suitable for use in the protection of buildings from the ingress of radon gas and also acts as a damp proof membrane. Kirsty Flannigan, Community Project Manager for Linwood Community Action Development Trust said: "We are delighted with the support we have received from businesses to help in the construction of our new community centre. Donations from companies such as Visqueen are essential to the success of the project and will ensure that we can create a building that is a real asset for our community." "Supporting community projects is a fundamental part of Visqueen's ethos," said Laura Beveridge, Contract Support Manager.

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WarmCore homes achieve Home Quality Mark

A new build development featuring WarmCore windows and doors has been awarded a Home Quality Mark by the BRE. Lancaster Grange is a collection of two bedroom apartments, with Unique Window Systems supplying WarmCore aluminium windows and bi-fold doors to reflect the modern architecture. The Home Quality Mark (HQM) demonstrates high standards of new build homes and indicates to house buyers the overall expected costs, health and wellbeing benefits and environmental footprint associated with living in the home. Sunil Patel, Joint Managing Director at Unique Window Systems, said: "We chose the WarmCore window and door system for its contemporary appearance and excellent thermal values. With a PVC-U core and hardwearing aluminium exterior, it combines the benefits of both worlds and is well suited to new build developments which want to improve overall environmental impact and sustainability." For more information, visit the Synseal website.

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Bradite coating "will take market by storm"



British manufacturer of high quality protective coatings **Bradite** is set to take the specialist paint market by storm with the launch of a new multi-purpose product that is suitable for use on all surfaces.

Bradite 'One Can', the first all-purpose water-based primer and finish in one can, will be available at stockists nationwide

from Autumn 2018. The unique product is an interior and exterior, anti-corrosive, quick drying, low odour, low VOC, primer, undercoat and finish. It offers the decorator a single pack, direct-to-substrate paint that provides superior stain locking and adhesion properties.

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Aico launches first combined Heat & CO alarm



Aico has launched its first combined Heat & Carbon Monoxide (CO) Alarm. The new Ei3028 from Aico is the company's first ever mains powered Multi-Sensor Heat & CO Alarm. Unique to the new 3000 Series, it is a convenient, cost-effective, efficient solution to protecting residents from both fire and CO in the kitchen and garage. To distinguish between the two

events – fire or CO – the alarm has a different sound for each, plus there are clear flashing fire and CO indicators on the unit itself. It comes with sophisticated AudioLINK data extraction and SmartLINK whole system remote data monitoring capability.

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New range of ready-mixed adhesives



A new ready-mixed tile adhesive range from **Dunlop**, the RX range has buckets full of star quality! Featuring non-slip RX-1000, showerproof RX-2000 and waterproof RX-3000, it's the perfect choice of ceramic wall tile adhesive for kitchens, bathrooms or wet areas. Manufactured with

world-class formulations, the RX range drops the mic with outstanding benefits including ease of use and instant grab – giving your tiling the X-Factor! Dunlop Non-Slip Wall Tile Adhesive and Dunlop Waterproof Wall Tile Adhesive, the three products each have their own unique performance benefits for the tiling job required and provide a breadth of choice when choosing a ready-mixed product.

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PLAY WITH FIRE

There are more than 1.25 million stoves in the UK, with around 200,000 stoves sold annually. As Ian Sams of Specflue points out, there are many good reasons for their popularity, including credible environmental performance supported by Government.

Wood-burners are a stylish addition to any home. They can generate more heat than traditional open fires, and still provide an attractive focal point for a room.

Their appeal does not end with aesthetics, however. They are made even more attractive to homebuyers by an environmental performance that has come on leaps and bounds in recent years.

ECODESIGN DIRECTIVE

By no means an unsupported assertion, the environmental performance of wood-burners is backed by decisive action from the industry. The European Commission has formulated the Ecodesign Directive to reduce energy and resource consumption.

The Directive helps eliminate the

lowest performing products on the market, as well as supporting industrial competitiveness and innovation by promoting better product environmental performance throughout Europe.

'Ecodesign for wood burning and multi fuel stoves' covers a wide range of emissions from particulate matter to carbon dioxide, nitrogen oxides, other carbon gases compounds and carbon monoxide.

Though the directive is not due to come into force until 2022, many members of the Stove Industry Alliance (SIA) have decided to start releasing stoves that will meet the lower emission limits now – four years early. And, from 2020, these manufacturers say they will only produce new fireboxes that satisfy Ecodesign.

The SIA launched its 'Ecodesign

Ready' brand in the Houses of Parliament, with strong Government support. The Alliance had previously tested an open fire, a stove manufactured 10 years ago and a current Ecodesign-compliant stove. This revealed an energy efficiency performance of G for the open fire, B for the 10-year old stove and A+ for the modern appliance.

So, in terms of the emissions, the open fire falls short of Ecodesign requirements, some of the stoves of 10 years ago would fail to meet the Ecodesign standard, but the modern stove was found to be compliant.

The SIA's 'Ecodesign Ready' scheme is overseen by HETAS, the official body that approves biomass and solid fuel domestic heating appliances, fuels and services. This organisation ensures that the stoves have been independently verified and that they pass appropriate tests and meet emissions and minimum efficiency criteria.

To qualify for the Ecodesign Ready label, a stove must, according to the SIA, have been independently tested by an approved test laboratory and have met the emissions and minimum efficiency criteria for Ecodesign. The test results must be verified by HETAS, and the stove will then be listed on the HETAS website. The stoves will also appear in the HETAS Guide with the Ecodesign Ready label, and on its website.

Since 1 January 2018, all stoves displayed in a retailer's showroom have had to show an Ecolabel, familiar as the A





THE BEST OPTION IS KILN-DRIED LOGS, WHICH CAN PROVIDE A MORE CONSISTENT QUALITY

30 and 50 per cent. The best option is kiln-dried logs, which can provide a more consistent quality, with a moisture content that is generally less than 20 per cent.

There are several reasons not to burn wet wood. It releases more particulates/air pollution into the air than burning dry wood, produces less heat (because the energy is being used to burn the water off first), it takes longer to burn, again because the moisture has to evaporate first, and it creates more sooty deposits in a chimney, which could become a fire risk and will mean the stove needs maintaining more frequently.

Buyers need less dry wood to produce the same amount of heat, and less wood means fewer emissions, as well as saving money for homeowners, because they don't have to buy so much wood.

Ian Sams is commercial director at Specflue.

to G scale of energy performance already applied to white goods such as fridges, freezers and washing machines. Manufacturers must also include a printed label in the stove packaging, with information in the instructions or on a specification sheet.

Brexit will make no difference to the UK's response to Ecodesign and Energy Labelling Directives because the Department for Environment, Food & Rural Affairs – which was involved in shaping them – has already confirmed

its intention to bring them into UK law through the Great Repeal Bill.

FUEL MATTERS

Efficiency doesn't depend solely on the quality of the appliance, or how the wood is burned, however. The fuel itself also has a strong bearing on performance.

Freshly cut wood has moisture content of 60 to 80 per cent, much too great to burn efficiently. Stove owners tend to buy what is branded as 'seasoned' wood, but this still has moisture content of between

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British designed multifuel stoves

SIA eco design ready stoves that are modern classics



Now in stock, The Woodford 5kw and Widescreen 5kw are premium, multi-fuel stoves that boast a clean aesthetic, meaning they are suitable for any type of installation and are designed with modern living in mind. Beautiful to look at and built to last, these elegant centrepieces will fit all standard rooms and look right at home in any fireplace opening.

The Woodford 5kw and Widescreen 5kw are among the most efficient products related to fuel consumption on the market and are both certified SIA Eco Design Ready. This means that they supersede the stringent environmental regulations on emissions that are being introduced to the UK in 2022 and help to support future clean air strategies throughout the EU. Furthermore, these eco-friendly stoves have been approved by the industry's governing body, HETAS, and are exempt from smoke control zones due to their unique clean burn technology and high efficiency ratings.

Truly ticking all of the boxes, The Woodford 5kw and Widescreen 5kw are designed, manufactured and tested exclusively in Great Britain, meaning that customers are fully supported with absolutely any aftercare, parts, services or maintenance they might require. In addition, the body of the stoves are backed by a no quibble, lifetime warranty that guarantees an enduring customer service experience. They also come complete with an optional, easy to use multi-fuel kit and heatshield, if needed.

With other fully compliant models to follow in due course, The Woodford Collection's extensive

range of stoves and bespoke, premium quality limestone fireplaces are exquisite both as stand-alone installations and equally when paired with matching hearths, back panels and chambers. Handcrafted from a selection of limestone, quartz and slate, every component within The Woodford Collection is designed to suit all fuel appliances and can be made to measure, whatever your requirement.

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Visit the website today to find out more about our full range of products, which are now available for speedy same and next day dispatch. You can also contact The Woodford Collection's official distributors, Flue & Ducting Ltd, to find your nearest stockist or discover where to buy online.

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The Ashcott stove is EcoDesign ready



Quality is key to the 4.7kW Ashcott Ivory stove design with its sturdy cast iron door and steel body. A large ceramic glass window offers an impressive view of the flickering flames inside while the convection top plate and cast iron legs enhance the

traditional feel. Ashcott is also Ecodesign Ready. Ecodesign is a European-wide programme to lower emissions, which comes into force in the UK in 2022. For more information on the Ashcott stove, please visit the Eurostove website.

01934 750500 www.eurostove.co.uk

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James Jones picks EGGER Protect for latest processing plant

A Leading sawmiller and timber processor, James Jones & Sons Ltd, specified EGGER Protect for durable, non-slip structural flooring at its new secondary processing and treatment facility at Hangingshaw, near Lockerbie.

The 20,000 square metre building is the size of three football pitches, and the centrepiece of a recently completed £17 million development designed to increase the company's production of fencing products. These include incised posts that have grown rapidly in popularity since James Jones launched them in 2013.

"This is a less-common application of EGGER Protect which is usually used in housebuilding," said Alan White, Director of Sales for EGGER Building Products. "A market-leading structural flooring panel, Protect is made from our P5 flooring-grade chipboard with a durable, anti-slip, moisture-resistant surface layer.

"This surface layer is applied to both the top and underside of the board, resulting in a product that offers protection from moisture penetration, not just during construction but for the life of the floor.

Specifying EGGER Protect for this application also brings Health & Safety benefits, with the



textured surface offering market-leading anti-slip characteristics as well as being hard-wearing and robust. When used with EGGER D4 Joint and Joist Adhesive as part of the EGGER Advanced Flooring System it also carries a unique lifetime guarantee.

James Jones technical manager, Tobbe Sandberg, added: "The 18 acre Hangingshaw development is a strategic investment for the company. This new facility is designed to enhance our position as of the UK's biggest suppliers of sawn timber products including carcassing, fencing, pallet wood and heavy sections.

"The secondary processing facility is central

to the production and storage of our fencing products and we were looking for a structural flooring board that not only had the technical properties we needed but an appearance that enhanced the look of our showpiece building.

"We have installed EGGER Protect flooring on all of the high-level walkways and access platforms around the advanced production machines. It is durable, easy to install and keep clean and is not slippery even with moisture or sawdust on it. And, importantly, it also looks good!"

0845 602 4444

www.egger.com/building



Here to help customers grow

Freefoam highlights the updates and additions to its whole product range that have taken place over the last six months. The roofline range has had a boost with the addition of Anthracite Grey to the Round Rainwater system. With the continuing growth in grey across the window, door and roofline market this new product means suppliers can now offer both the Deep and Round gutter options to customers. The phenomenal demand for cladding shows no signs of slowing. Freefoam added a beautiful subtle grey green shade to its 170mm Weatherboard range called Sage Green. Appealing to those who want to achieve a traditional 'heritage' look but with the benefits of low maintenance PVC. Freefoam extended the Geopanel range adding new designs and colours including tile, slate and concrete effects. Freefoam has also added to its internal panelling range, launching Acrylic Panels. High quality, high specification panels suitable for kitchens and bathrooms in a contemporary colour range.

01604 591110 www.freefoam.com



StormCrate is a runaway solution

For a new housing development in Coventry, surface water management was a key consideration to prevent any future flooding. As part of the design strategy for the site, **Brett Martin's** lightweight and easy to install StormCrates have been used to create an underground attenuation tank for the temporary storage of stormwater, reducing the demand on built drainage. Brett Martin provided O'Flanagan Homes with 180 StormCrates which were used to create a 54.5m³ underground storage tank, constructed in three layers at a depth of two metres beneath the entrance road, to offset stormwater run-off from the developed area. StormCrates have a high void ratio of 95 per cent, which means that each crate is capable of storing up to 300 litres of water in the event of heavy rain. The use of StormCrates from Brett Martin has ensured this new housing development will have a proven rainwater attenuation solution, which will reduce demand on built drainage and the sewerage infrastructure.

www.brettmartin.com

It is well documented that the UK is in the middle of an acute housing crisis. Over decades, our housing stocks have dwindled, yet the need for affordable housing continues to grow. There are four million households living in social housing, and this is projected to rise annually. Furthermore, it's reported that there are around 79,000 families and almost 125,000 children stuck in temporary accommodation across the UK.

AFFORDABLE QUALITY HOUSING

The Government's target of one million homes to be built by 2020 already seems unachievable, as concerns are raised about where, how and by whom these new homes are going to be built, and output is significantly below target. There are also other uncertainties, not least the fact that there are fewer than six months until the Brexit deadline. There is still no clear solution on how we are going to proceed with trade deals and migration, and the effect this is going to have on material costs and the ever-expanding skills gap. Interest rates are also rising, affecting the cost of borrowing.

But even with uncertainty and shifting demands, there is opportunity to prosper, and it's an exciting time for anyone involved in the new build supply chain. To make the best of the opportunity, we need to innovate, or as Mark Farmer puts it in the government-backed report on UK construction, 'Modernise or Die'. Whether it's public or private sector, the prospects offered by offsite construction are a serious consideration when looking at the "how" aspect of delivering more housing.

THE OFFSITE SOLUTION

Offsite construction represents a very real alternative to traditional housebuilding, not just affordable social housing, but in the private sector too. Already recognised for its cost, speed and performance benefits, investment and innovation is driving the concept forward commercially, and many agree that this new approach creates very real opportunities to help alleviate the housing crisis.

Although still in its infancy in the UK – currently only accounting for just 10 per cent of industry output – there is massive potential for offsite construction to fill the gap when it comes to building faster and more efficiently. Other countries in Europe – Germany for example – are already far more advanced, and timber construction has a long tradition in America and Canada.

It is estimated that 50 per cent of the construction industry will look to use offsite construction solutions over the next five years. This is backed up by the additional £1.4bn of Government funding for affordable homes, which comes with a target to increase offsite construction, both

NEXT GENERATION HOUSING

John Whalley of Nationwide Windows & Doors discusses why he believes offsite construction is fast becoming the solution to fix the housing crisis, and describes some of the benefits the method can bring to the fenestration industry.

of which represent a clear opportunity for growth.

CLEVER CONSTRUCTION

Offsite construction saves time and money for housebuilders. Prefabrication of all aspects of the build, including pre-installed windows and doors, can improve quality, as there are less issues with damage caused through storage and handling, and any problems or potential issues are rectified before a property has even left the factory. Waste is significantly less too – a 96 per cent waste recycling rate means a greener, more sustainable alternative to traditional methods.

Once onsite, the need for additional trades is reduced, which lowers health and safety risks and allows for more efficient site management. Homes can be built on a faster turnaround and when windows and doors are pre-installed, the building is not dependent on the weather and can be made watertight within 24 hours. This offers a much more accurate build schedule and reduces the risk of costly over-runs.

The market is showing more confidence in offsite technology, and in turn, the supply chain is investing and evolving. Real success will come from the effective integration of both onsite and offsite functions – a comprehensive understanding





IT'S AN EXCITING TIME FOR ANYONE INVOLVED IN OFFSITE CONSTRUCTION, AS WE HEAD TOWARDS A 'SEA CHANGE' IN UK HOUSING PROVISION

of both aspects is required, and the best way to achieve this is by working together. Experience gained from years of operating in the housing sector can be put into a collaborative concept, seeing MMC specialists working alongside fenestration partners and other trades to deliver better quality affordable housing.

It's an exciting time for anyone involved in offsite construction as we head towards a 'sea change' in UK housing provision. The time is right for the industry to embrace innovative offsite techniques to deliver more homes, faster.

John Whalley is managing director of Nationwide Windows & Doors

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Vent-Axia shortlisted in Building Awards 2018



Ventilation manufacturer **Vent-Axia** is delighted to announce that the Floating Home project has been shortlisted in the Building Awards 2018.

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Unit is designed specifically for new build and low-permeability properties. A whole-house, multi-room ducted solution, this MVHR system combines supply and extract ventilation in one unit. Warm, moist air is extracted from 'wet' rooms through ducting and passed through the heat exchanger before being exhausted to the outside.

0844 856 0590 www.vent-axia.com

Saving gas in Scunthorpe



A brand-new housing development in Scunthorpe called Yaddethorpe Grange has **Alpha Heating Innovation's** InTec GS boilers installed in all 68 properties. Incorporating the latest flue gas heat recovery technology, the InTec GS is perfect for the environmentally conscious homeowner. As well as

the potential to reduce gas consumption by up to 35 per cent when providing hot water, it has a low electrical consumption. In terms of its components the InTec GS scores highly with a stainless-steel heat exchanger and high efficiency Grundfos pump and hydroblock assembly. It uses the same connections as a standard combi so is easy to fit and comes with a five-year warranty as standard meaning peace of mind for all parties.

0344 871 8760 www.alpha-innovation.co.uk

Instant success for new ranges



Designer Contracts – one of the UK's largest flooring contractor – has marked its two new curtain and blinds fabric collections as an instant success. The latest Elegance and Indulgence ranges incorporate up-to-the-minute colours, textures and patterns to

reflect the growing demand for interior design-led fabrics within the home. Elegance features a choice of well-priced fabrics in a variety of popular muted shades such as duck egg, sage and mauve, with patterns including floral 'Geo Viola' and 'Ripple Grape'. The fabrics are part of the company's 'Inspiration Guide', a brochure style look-book, which has been curated alongside Designer Contracts' interior design team.

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A WATERSHED MOMENT?

John Marsh of GTC explains how a new framework could allow independent network operators to provide new water and wastewater connections, providing beneficial market competition for developers.



April this year saw a significant shake-up of the water market, as competition and choice have been introduced to the last area of utility monopoly — the ownership of water and wastewater networks on new developments.

The changes held out the promise that the housebuilding industry could finally look forward to seeing the water market opening up in the same way as the gas and electricity markets had done 20 years ago, to the great benefit of developers. Today, the majority of new gas and electricity connections are provided by independent network operators, and now the same could be true of new water and wastewater connections.

The framework that was put in place by Ofwat earlier this year supports the development of genuine competition in the water market. For the first time,

developments and projects of all sizes, rather than just the very largest developments, have the opportunity to choose which network operator to work with for new water and wastewater connections, rather than being obliged to default to the local water company.

Choice generates competition, which can deliver significant benefits to customers, including lower prices, better customer services and innovative supply solutions. Recognising the potential importance of these changes, the HBF set up a committee to consider issues arising from it, and Water UK worked with Ofwat to agree and implement the changes. Now that a few months have passed since these changes came into force, it is a good time to consider their impact.

THE NEW OPTIONS

Until April 2018, most housebuilders and developers had very limited choices available when it came to sourcing their new water and wastewater connections. They could obtain the connections from the local incumbent water company, or they could employ a self-lay provider (SLP) to install the site network, which would then be adopted and owned by the local water company. Only for the very largest developments such as King's Cross or Greenwich Millennium Village was there a third option, to choose a competing water company, referred to as a NAV – 'New Appointment and Variation.'

NAV licences are the means by which independent water and wastewater operators are licensed by Ofwat to provide services, rather than the incumbent water company, on a per scheme basis. The NAV becomes the water company and replaces the incumbent. NAVs can install the site network or adopt networks installed by SLPs and are then responsible for managing the network and billing customers.

Barriers to competition (which Ofwat identified in a 2017 investigation), such as the way in which tariffs for bulk supply and income-offset were calculated by the water companies, meant that it was only financially viable for NAVs to work on the



largest sites. These blocks were swept aside in April by the new arrangements. Not only is it easier to establish what it will cost to connect a new development to the existing water network, but charges are fairer too, with new connections not having to pay for pre-existing network issues.

A WORK IN PROGRESS

All this has set the scene for robust competition, which could unlock substantial benefits for the construction industry. But how much has actually changed?

As with all major changes, it takes time for a market to adjust to the new realities. NAVs, used to negotiating for a very limited number of projects, are scaling up their teams to meet the new demand, without compromising on the quality of customer service that they can offer. Ofwat, too, has undertaken to streamline the licensing process to avoid the delays that used to concern developers opting to work with independent network providers.

More still needs to be done to raise awareness amongst housebuilders and developers of the opportunities now on offer if water and wastewater new connections are to see the level of competition achieved in the gas and electricity markets; a level of competition taken for granted by the new-build industry.

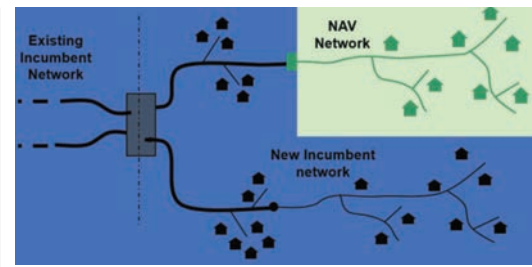
THE REAL BENEFITS OF COMPETITION

Market wisdom suggests that competition is a good thing. The experience of the liberalised gas and electricity markets suggests that this will be the case for water connections as the new market develops. New entrants will increase the level of competition at the network level, ensuring that the market continues to deliver competitive prices and high levels of customer service for new water connections for housebuilders.

No longer bound to work with the local water company, developers can incorporate water procurement into a multi-utility approach, working with a single provider to source all the utilities for a site, thereby saving time and money in the procurement process. Installation of the utilities can also be organised through a single schedule, avoiding unnecessary delays and streamlining the process to deliver projects on time.

It may be a work in progress, but all the indications are that the changes introduced in April have indeed paved the way for the "significant change from the past" that Ofwat predicted. Now it is up to housebuilders and developers to make the most of it.

John Marsh is water director at GTC



IT MAY BE A WORK IN PROGRESS, BUT ALL THE INDICATIONS ARE THAT THE CHANGES INTRODUCED IN APRIL HAVE INDEED PAVED THE WAY FOR THE "SIGNIFICANT CHANGE FROM THE PAST" THAT OFWAT PREDICTED.



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Bushboard's Evolve new ultra-slim surfaces

Sleek, ultra-slim and sophisticated, brand new Evolve solid core worksurfaces from **Bushboard** bring an erudite quality to kitchen design. Made from a 100 per cent solid core laminate which is just 12.5mm thick, the new surfaces come in a choice of 15 dual-faced, contemporary designs and feature five complementary core colours – white, cream, light grey, dark grey and extra black. The material has a double-sided decor, is exceptionally easy to cut on site and is completely waterproof. The colour core allows features such as routed drainer grooves and crisp machine cut edges that blend while making a beautifully neat job of undermount sink installations. Evolve is versatile – in addition to the obvious use for worktops, it is perfect for shelves, curves, upstands and splashbacks. Bushboard pioneered and built a vast market for ready-made, easy to use components, and offers Evolve breakfast bars, hob panels, upstands and splashbacks in a choice of sizes.

www.bushboard.co.uk

Reginox jazzes up range with Harlem launch



Reginox has launched the new Harlem collection, a range of highly affordable granite composite sinks. Harlem combines style, quality, design and durability and comes in a choice of four 'silvery' colourways. All sinks in the collection are available as either single or 1.5 bowl

configurations and feature a large reversible drainer, which is ideal for food preparation. The sinks are stain, impact, heat and scratch resistant, ensuring they are extremely durable, and come with a ten-year guarantee. Dave Mayer, Sales and Marketing Director of Reginox, comments: "Our new Harlem collection ticks all the boxes through a combination of stylish and contemporary design, on-trend colourways and fantastic durability."

01260 280033 www.reginox.co.uk

London Kitchen Store showcases BLANCO UK



London-based kitchen retailer, London Kitchen Store, first opened its doors in the arches beneath Vauxhall train station in 2000. The innovative group now comprises three impressive showrooms; the newly-refurbished Vauxhall original, Surbiton (in 2004) and

Fulham. Many world-leading brands comprise the portfolio; these include Dutch kitchen manufacturer, Keller Kitchens, and market leader in kitchen sinks and taps, **BLANCO UK**. David Haywood, Director of London Kitchen Store commented: "BLANCO produces a good range of products which are robust and reliable. Following on from this, we committed to the BLANCO lighting range which has been just as successful for us."

www.blanco.co.uk

Providing a slimmer insulated fall



Kingspan Insulation has introduced Kingspan Thermataper TT44-K and Thermataper TT47-K, its first tapered roofing systems to incorporate Kingspan Kooltherm insulation, delivering excellent drainage and thermal performance with slim, lightweight constructions. Kingspan Thermataper TT44-K and Thermataper

TT47-K are designed for use on new and existing roofs with concrete or timber decks. Kingspan Thermataper TT44-K and Thermataper TT47-K can provide an effective flat roof drainage solution without the need for a structural fall.

01544 387 384 www.kingspaninsulation.co.uk

NEW! Loft Lid Downlight Cover from Loft Leg



The Loft Lid downlight cover eliminates heat loss and air leakage into the loft space.

It creates an air tight seal around downlights and allows a continuous layer of insulation to be safely laid over the top to comply with current building regulations.

The Loft Lid is designed and manufactured in the UK and has been tested to EN60695 and EN60598 by the UK Lighting Association. For further information on **Loft Leg** products please email

info@loftleg.com



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WWW.LOFTLEG.COM

THE APPLIANCE OF SCIENCE

Claire Alonge of Extension Architecture explains how a considered approach to sourcing kitchen units and appliances can bring dividends for housebuilders and developers looking to please their customers

Whether you are a project manager, architectural or interior designer, builder or developer, you will likely have had considerable experience shopping for products. This can often be too much like a guessing game.

COSTS

Your clients look for good value, style, design, and well-functioning appliances. Most people realise that a new kitchen is a 'large purchase,' so your buyers may already be aware of material costs.

Design is frequently another added cost. Many suppliers, however, offer a design service gratis with their purchase.

Another main cost that must be planned for is fitting. It is important to find the best quality units, materials and appliances available for your budget. Good value should include an excellent fit-out service, as it is crucial in achieving the best angles for the new units.

KEY FACTORS

Other elements may be more important to some than costs. For example, sophistication of engineering may be a priority, e.g. mechanical openers/technical detail, or a good guarantee service on units, at least the standard guarantee on appliances, or not paying extras for insurance or extended guarantees.

From a builder's point of view, installation is a key factor when choosing kitchen

parts. Builders tend to appreciate ease of fitting, ease of cutting holes, ease of access for wiring and pipes, efficient delivery timespan, as well as good delivery service in terms of careful handling, flexible and mutually convenient delivery times, and complete and accurate orders.

Builders also like unit carcasses delivered fully made up, with only doors and drawers to be added. This is better than half-assembled or flat-packed deliveries because potential defects such as the hinges not being aligned perfectly, or drawers not being screwed to the nearest degree, can be ruled out. It's recommended to ask to see a section or top cut to assess ease of cutting material, as well as to look for reviews on their delivery service.

Developers might look for pretty much the same list as the builders, although this

may depend on the target range of tenants or buyers. For example, if the property is aimed at smart professionals, then the points like aesthetics, engineering and functionality will be more important. However many developers will be looking to simply maximise their return. To this end, they may not purchase top-end appliances, because they will have in mind cost versus investment.

DESIGN & FUNCTIONALITY

Though your kitchen supplier might offer a design service, it is good to be aware of a few design principles based on functionality. Base your kitchen plan around a flow of movement that connects three stations for washing, cooking and preparation. In very large kitchens, place these areas so they are not too far apart. The rest of the

WHILE IT IS IMPORTANT TO COMPARE PRICES AND STYLES AS MUCH AS REASONABLY FEASIBLE, ALSO MAKE SURE TO LOOK AT ASPECTS OF TECHNICAL FUNCTIONALITY AS WELL AS WEAR





space could be additional storage, seating, ornament and free design. Place the sink area looking out of a window, as daylight gives a better user experience. This will also make plumbing easier. Focusing on the users' experience – as well as quality and looks – will yield more recommendations later.

Consider also ventilation and extraction in your layout. Plan the layout before the first fix, so the electrical supply is conducive to your outline design or diagram.




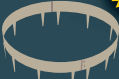



While it is important to compare prices and styles as much as reasonably feasible, also make sure to look at technical functionality and wear on corner unit mechanisms, overhead storage hinges and deep drawer runners.

Also, check the durability of units in-store, and even ask them to demonstrate the unit's weight-bearing properties. When high quality units have been installed, homeowners will appreciate the exceptional weight-bearing strength of units later down the line, along with the durability of cosmetic unit facades in terms of wear and tear or flaws. A strong kitchen with a good fit-out will feel newer for longer.

Claire Alonge is media designer at Extension Architecture

Brilliant edging products for every project



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Please write, telephone, or visit our website for more information

New Paving Resource Launched

The trade association Interpave has just launched its new hard landscape, commercial paving and SuDS resource website for architects, urban designers, engineers and other specifiers, at all stages of the design process.

Concrete block paving, flags, kerbs and related products play a key role in urban design, public realm and the spaces around and between buildings. In particular, concrete block permeable paving is the most versatile, multi-functional solution to meet Sustainable Drainage System (SuDS) requirements.

The new website provides an essential resource covering all aspects of design with precast concrete products, including an inspirational project gallery and case studies, supported by background information for early design stages, as well as CPD. A comprehensive series of technical documents covering all types of precast concrete paving products provide the definitive source of guidance for specifiers and contractors – including detailing, construction and maintenance.

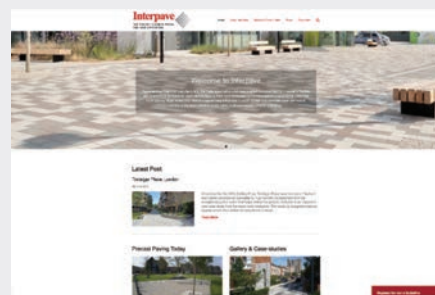
Over the coming weeks, several new or updated Interpave technical and educational documents will be launched and specifiers can register on the website to be kept up-to-date



with the latest publications and projects.

Representing major UK manufacturers, Interpave promotes and develops precast concrete paving as a modern, flexible and sustainable technology for applications ranging from hard landscape to the heaviest-duty commercial pavements.

0116 232 5170
www.paving.org.uk



Timeguard's new daylight harvesting PIRs



Constant light control (daylight harvesting), is easy with the new **Timeguard** DALI range of PIR presence detectors. They can be used as part of a DALI bus system or as a stand-alone DALI controller to switch lighting automatically in response to outdoor light levels. Combining affordability with Timeguard brand assurance, the new range includes flush and surface mount detectors,

with a model specially configured for corridors, a power supply, and a remote control for programming the dimming and switching as part of a DALI system.

020 8452 1112 www.timeguard.com

BLANCO's SONA sink at Hythe Food Festival



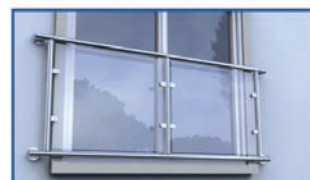
BLANCO's SONA SILGRANIT® sink and ENVOY tap in chrome took centre-stage in the chefs' area at the "We Love Hythe Life Food Festival" recently. The SONA 5S in Anthracite and ENVOY tap was fitted into the kitchen within the chefs' area and withstood various food

and waste from the chefs' demonstrations. The kitchen, including the SONA 5S sink, will be recycled and used again! The event, which has been running for three years, prides itself on championing local businesses and supporting the surrounding community. With over 75 different food and drink stalls and 24 live music acts playing across two stages, the "We Love Hythe Life Food Festival" proved to be huge success.

www.blanco.co.uk

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5-6 Connaught Place has been restored to its former grandeur

London Build stand no G36

Selectaglaze secondary glazing brings peace and quiet to opulent luxury apartments, in a Grade II Listed building in the heart of London's West End.

Winner of the best residential renovation in the UK 2014-2015, 5-6 Connaught Place has been exquisitely transformed by Redrow London, into exclusive luxurious apartments. Located in the heart of London, overlooking Hyde Park, these gorgeous Grade II Listed properties have the affluent shopping districts of Bond Street and Savile Row nearby, as well as the cultural nightlife of the West End within easy walking distance.

Originally built as townhouses in the early 19th century by Graham Taylor, his work was influenced by the Georgian and Regency periods. This can be seen throughout the buildings with features such as stucco facades, and wrought iron verandas. After the Second World War the properties were converted into office space and have now been restored to their original purpose - luxury homes fit for 21st century living.

To ensure the apartments were tranquil and peaceful, John Sisk & Sons Ltd sought advice from Selectaglaze to assist in reducing the



external noise levels.

Secondary glazing is fitted to the room side of the existing primary windows and is one of the most effective ways of reducing unwanted noise. Secondary glazing also aids in eradicating unwanted drafts trapping them in an insulating layer. It also reduces heat loss helping to create a more comfortable living space.

A total of 69 units were installed in five different unit styles all using toughened safety glass. Curved units were also installed to mirror the styles of the primary windows. Each secondary glazed unit is tailor made to ensure

the closest fit and contain high performance seals to reduce unwanted draughts and outside noise.

Established in 1966, Royal Warrant holder Selectaglaze is the leading specialist in the design, manufacture and installation of secondary glazing. Selectaglaze will be showcasing a variety of secondary glazing products at London Build from the 23rd-24th October, Olympia London at Stand G36.

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SHOW PREVIEW

LONDON BUILD RETURNS

London's dedicated construction and design show, London Build, will return to London Olympia from 23 - 24 October, with over 240 speakers and more than 200 hours of CPD content for visitors to benefit from.

Since its launch four years ago, London Build now claims to be the largest construction show for London, and covers all sectors within the built environment. After reaching full capacity in the Central and West halls, London Build will be moving to the Olympia's National Hall for this year's show.

According to the organisers, this is "not your average construction event." London Build believes doing business "should be fun," and so has included the Festival of Construction within the event. The Festival includes entertainment, comedy acts, celebrity guests, a Bavarian Oktoberfest beer festival, competitions, prize giveaways, live music, street food and much more.

The extensive exhibition will feature over 300 exhibitors, including Bentley Systems International, Daikin UK, Kingspan, G-SMATT Europe, Powerday, Topcon, British Steel, Blok N Mesh, Aedas, RedSkyIT, Johnson Controls, Ideal Standard, Procore, Trimble and Catnic. Hundreds of leading suppliers will be showcasing their latest innovations, products and services across nine specialised zones: Buildings, Infrastructure, BIM & Digital Construction, Fire Safety, Interior and Fit-out, London Design, Product Innovation, Site Machinery & Equipment, and Sustainability.

Each zone acts as the focal point for eight 'Summits,' with over 200 hours of free CPD conference and workshop sessions discussing the latest developments, challenges and opportunities across the UK's built environment. This is your one-stop-shop to gain all of your

CPD points over two days.

The speakers include senior representatives from Greater London Authority, Crossrail, Homes England, Heathrow Airport, Tideway, Mace, Laing O'Rourke, Costain, HS2, Skanska, Land Securities, Balfour Beatty, Transport for London, Clancy Docwra, TateHindle, L&Q, Space group, Sir Robert McAlpine, David Miller Architects, Sweco UK, HKR Architects, Zaha Hadid Architects, Royal Docks Team, Paradigm Housing Group, Mott MacDonald, Arup, AECOM, Kier Group, Scott Brownrigg, Bouygues, Canary Wharf Group, Vinci, Interserve, Wates, Skanska, and BPD.

London Build is extremely active in the promotion of inclusivity, diversity and equality in the industry. The annual Women in Construction Morning Networking session, now in its third year, will take place on 24 October, "attracting thousands of empowered women working into construction," say the organisers. It is now claimed to be the largest gathering of women in construction in the UK.

The involvement of 100+ high profile partners such as Constructing Excellence Club, Constructionline Meet the Buyer, The BIM Networking, BIM Open Mic and Passivhaus, enables London Build to continue delivering on the exciting content and high-level networking for all in attendance. The Built Environment Networking Hub will host free-to-attend exclusive networking events across two full days. Build your connections, gain inspiration from industry thought-leaders and win business at "the show which offers it all".

Join the UK's construction industry and register today for your free tickets:

WWW.LONDONBUILDXEXPO.COM/ADF

Meeting restrictive planning requirements and aesthetics with Aluminium Rainwater System

Danbury Palace is a private country estate which has been transformed into 45 luxury houses and apartments in 8.5 acres of landscaped gardens only five miles from Chelmsford station.

As part of the re-development, the Coach House was converted into six mews houses, retaining the historic feel of the estate on the outside, but encompassing all the contemporary and modern finishes that many homeowners aspire to.

Specialised Fixings, a valued customer of ARP, won the contract to supply and install the rainwater system to the Coach House.

The Coach House's traditional style of pitched

roof with dormers, a red brick facade and grade II listed building, meant that the rainwater system had to meet the restrictive planning requirements, as well as fit the aesthetics of the property to heritage considerations.

The products specified were the Legacy Half Round Cast Aluminium Gutter and Colonnade aluminium downpipes and swept offsets. The system was polyester powder coated by ARP's in-house facility to a leatherette gloss black finish.

Legacy is ARP's cast aluminium range manufactured to replicate traditional cast iron profiles and was therefore the ideal solution. Made from aluminium it is non-corrosive and light-weight for easy installation. The system is strong, durable and needs minimal maintenance, but also enhances the finished appearance of the refurbished grade II listed building, whilst preserving the properties traditional appearance.

The Colonnade circular swept offsets, exclusive to ARP, not only offer a clean, smooth appearance, but also ensures a better flow rate to traditionally made mitred offsets. ARP's circular swept range is also available in one and two part offsets, bends, shoes and also non -



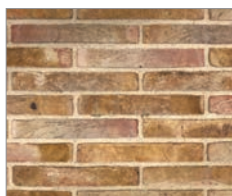
standard angles.

ARP pride themselves in offering a quality solution for all your roofline and rainwater challenges and will work with you to fulfil your requirements.

0116 289 4400 www.arp-ltd.com



New contemporary and regional bricks



Imperial Bricks is launching new contemporary wirecut, linear handmade and sanded stock bricks at London Build on Stand D24, 23rd-24th October at Olympia London. Imperial has the widest range of traditional handmade bricks on the market, suitable for domestic and commercial refurbishment, renovation and new build. Exclusive products

for London and the Home Counties will also be on show. The Yellow Stock range includes four variations, plus a new Original London Stock blend with authentic and unique 'coal spotting', all complemented by a heritage lime mortar range designed specifically for London.

01952 750816 www.imperialbricks.co.uk

London Build stand no D24

Joseph Ash offers a one-stop-shop service



Joseph Ash Galvanizing is a UK leader of steel finishing services including galvanizing, spin galvanizing, shot blasting, powder coating and duplex coatings. With eight plants in the UK serving many types of customers from large construction companies and fabricators, to housebuilders,

architects and developers, the company is pleased to provide the highest standards of quality available. It also offers a one-stop-shop service from our Medway plant, supplying all metal finishing treatments from a single location. Visit the website to find out more or drop by stand (E7) at London Build 2018 from 23-24 October to meet members of the team.

01795 479489 www.josephash.co.uk

London Build stand no E7

StrongFix – improved support from Norbord



SterlingOSB Zero StrongFix from **Norbord** is a precision engineered oriented strand board (OSB) with a special groove machined into the edge for metal C-studs at 600mm centres. SterlingOSB Zero is made from

several layers of softwood strands, carefully layered and bonded under heat and pressure with a strong zero-formaldehyde resin to create a strong board. Superior to plywood, which contains knotholes, splits and cracks, OSB has a consistent density meaning you can attach fixings, hang pictures or fit items of furniture securely anywhere on the panel. SterlingOSB Zero StrongFix achieves excellent pull-out ratings and is capable of supporting heavy weights of up to 400kg with standard wood screws.

www.norbord.co.uk

Midland Lead in Parliamentary Review



Midland Lead has been producing lead sheet for over 35 years for the construction industry. We are a family-owned company with a strong manufacturing heritage and we take pride in combining traditional craftsmanship with a 21st century technology-led approach. We are the

only UK manufacturer offering machine cast, rolled and sandcast lead – made from 100 per cent recycled lead. You can read more about our company, products and manufacturing process in this year's Parliamentary Review.

01283 224 555 www.midlandlead.co.uk

A breath of fresh air for Vortice



Vortice Limited has always been committed to educating its customers about the importance of ventilation and is now thrilled to get behind DEFRA's new clean air strategy consultation. This new draft outlines very simply that 'Air pollution is the top environmental risk to human health in the UK, and the fourth greatest threat to public health after cancer'. The draft clearly shows the connection between suitable, correct ventilation and good indoor air quality which maintains the health and wellbeing of the occupants. Vortice offers a range of whole house solutions such as the compact Vort HR 200 BP heat recovery unit which has a 100 per cent fully filtered bypass meaning no outdoor pollutants can enter the home.

01283 492949 www.vortice.ltd.uk

Energy efficient MVHR wall units launched



Domus Ventilation, part of the Polypipe group, has launched the HRXE range of high performance Mechanical Ventilation with Heat Recovery (MVHR) units for small to medium size residential properties. MVHR systems combine supply and extract ventilation in one system. They efficiently recover the heat typically lost in waste, stale air and use it to temper the fresh air drawn into the building via a heat exchanger. Building on its success in MVHR, Domus has developed the HRXE units to provide even greater efficiency through advanced heat exchange proficiency and low Specific Fan Power (SFP). There are four models in the HRXE range, all with a two year warranty.

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Fusing Design with Technology

The integration of smart home technology is fast becoming the norm for households up and down the country. As such, developers are increasingly quizzed on their smart home knowledge, making it now more important than ever to understand this technology to be able to provide the service that is now fully expected by the client.

"As more everyday devices become connected to the internet, so the desire for integrating technology into the home increases," explains Matt Nimmons, Managing Director of CEDIA EMEA. "What was once considered an optional add-on is now expected as standard. With consumers wanting the technology to be integrated and concealed within the design, they often turn to the developer for advice and guidance, so this audience needs to be able to discuss the benefits, the functions, and the aesthetics of home technology with their clients."

One way for developers to ensure that their knowledge is at the required level, is to attend CEDIA's RIBA, BILD and RIAI Accredited "Designing Integrated Future-Ready Homes" CPD. This course explains how to talk intelligently with clients and other members of the design team when discussing home technology. Attendees gain an understanding on how to achieve the successful integration of smart home technologies and systems by sharing some alternatives and explaining how to incorporate the various systems without detracting from the design within 21st century homes.

Delivering a smart home to a client requires collaboration between the developers and the technology integrator. CEDIA members are



integrators who specialise in the planning, design, supply, installation, and concealment of technology systems for the modern, intelligent home. They partner directly with design professionals to maximise the lifestyle, function, aesthetic, and efficiency benefits of the connected home for their clients.

Technology can be a standout feature in a space or blend transparently into the environment so that it doesn't detract from the

flow of the design. Either way, a CEDIA member will ensure that the integrity of the project is never compromised, and the technology is seamlessly integrated. Members can install anything from multi-room audio and home cinema systems to complete home networks and sub-systems which intelligently control lighting, security, and HVAC.

CEDIA offers a Finder Service on its website, which allows design and build professionals to locate their nearest technology integrator. Users can search CEDIA member companies by postcode, services, and certification.



TAKE PART IN A BENCHMARKING STUDY

The home technology industry is interested in finding out about your awareness, usage, and attitudes towards smart home technology. We invite you to take part in this benchmarking survey, which will; put you in the running to win a 55" UHD LG TV. To take part, visit www.surveymonkey.co.uk/r/DZ6BPCZ

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