



Spitfire triumphs with Gold Award for Clevedon Hall Estate development



Ministry of Housing Figures show big boost in housing delivery numbers



Developer survey shows Brexit fears and tax woes top list of industry concerns in 2018

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James Parker

FROM THE EDITOR

The Ministry of Housing has gone all out with its combustible cladding ban. Following its initial announcement in the summer, details of the scope of the ban recently emerged, namely that it covers all materials except those which achieve a European Classification of A1 or 'A2-s2,d0'.

The Government has tried to take a tough approach, given the unimaginable horrors that unfolded at Grenfell Tower. However, whether such a blanket ban is going to be the answer, is hard to say. While removing all but the most fire resistant materials from the equation in terms of wall construction is certainly going to make a big difference to safety, fires can obviously occur in a variety of different internal areas, and still spread throughout the building if design and installation practice is not done rigorously.

Whether focusing on the exterior, and in such a sledgehammer fashion, is the right answer, is up for debate. A demonstrable signal that the Government was not pussyfooting around was politically necessary, but arguably a root and branch review of the Building Regulations themselves and their interpretation is what is practically necessary to foster broad change. This is far harder of course than targeting one highly visible element, which is why Dame Judith Hackitt only went as far as proposing a new Duty Holder role to enforce quality, and criticising the industry culture that means there is little accountability currently in terms of applying and enforcing Regs in many cases. What has happened to implementing her recommendation? This is one of several remaining questions, which Secretary of State James Brokenshire needs to answer.

Another is that while draconian in one sense, the ban also only extends to buildings of 18 metres and above. So are the same problems with specification going to occur in what are still fairly tall buildings below that height?

The Government has, since the announcement, provided an impact assessment of the legislation change on developers, over the next 10 years. It found that they would be needing to find between £249m and £337m over the period to address the changes in specification required.

While this is bad news given the manifest cost pressures, the good news is that where councils are now going to be allowed to strip banned cladding from existing buildings, they will be able to recoup the cost of replacement from private landlords.

There is a long way to go in overhauling the system, and the Government is commendably taking the bull by the horns. But does it really have the stomach for what will be a multi-faceted and bloody fight for better quality standards?

James Parker

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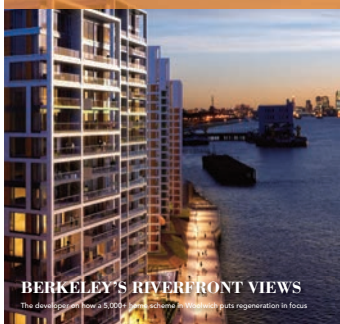
Ministry of Housing figures show top North London delivery numbers



Developer reveals plans for new housing scheme in London's East End

12.18

HOUSEBUILDER & DEVELOPER



BERKELEY'S RIVERFRONT VIEWS
The development now a £5.05m scheme in West London puts regeneration in focus

Waterfront at Royal Arsenal
Riverside
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Ministry of Housing gives details on cladding ban

The Ministry of Housing has announced further details of its ban of combustible cladding on tower blocks following the 2017 Grenfell Tower fire.

The ban “on the use of combustible materials” applies to buildings that are more than 18 metres in height, but will not apply to refurbishments. It will however “also apply where building work is carried out, in line with the definition of building work in the Building Regulations, including changes of use and material alterations.”

The Secretary of State for Housing James Brokenshire also announced a change to health and safety regulations that would enable local authorities to remove ACM (Aluminium Composite Material) from private landlords’ buildings, potentially with financial support from Government.

He said: “I have repeatedly made clear that building owners and developers must replace dangerous ACM cladding, and the costs must not be passed onto leaseholders.”

He added: “Private building owners must pay for this work now or they should expect



to pay more later.”

The ban, which comes into force this month, will limit materials to products achieving a European Classification of Class A1 or A2-s1,d0. It includes “all elements of the wall construction from the outer to the inner faces. Commentators have raised concerns that CLT timber will be outlawed in walls over 18 metres as a result.

Developers are embracing offsite builds, NHBC report concludes



Developers exploring the use of offsite modern methods of construction (MMC) have been highlighted in a new report from the NHBC Foundation.

The new report, ‘Modern methods of construction: who’s doing what?’, found that developers at the forefront were investing significantly in MMC, and that a majority had plans to expand the number of homes they build using such methods.

Among the housebuilders, housing associations and developer/manufacturers included, the report details high levels of adoption of different, advanced forms of MMC such as volumetric modules and panellised systems. According to the report, these developers cited accelerated delivery and increased productivity as key factors driving their uptake of the new methods.

Contained in the report are case studies demonstrating a diversity of approaches to the adoption of MMC, as well as a wider survey which showed that 30 per cent of those studied were already investing in their own manufacturing facility, and a further 9 per cent had plans to do so. In addition, 62 per cent were committing funds to research and development to enhance technologies further.

Commenting on the new report, Neil Smith, NHBC head of standards, innovation and research, said: “Overall, the findings demonstrate a clear commitment by developers to delivering high-quality new homes through the adoption of MMC.

“As this confidence in MMC grows and more technologies become proven, we will begin to realise the full potential for MMC to build more, and higher-quality, homes.”

The report was produced on behalf of the NHBC Foundation by Cast, which is led by Mark Farmer, who was the author of the influential Farmer Review.

Persimmon’s CEO Jeff Fairburn to step down over bonus row

CEO of Persimmon Jeff Fairburn is to leave his role following criticisms of his £75m bonus payment.

According to the housebuilder’s statement, the “distraction” around Fairburn’s pay award earlier this year was having a negative impact on the company’s reputation, and so the decision was made “by mutual agreement and at the request of the company” for the CEO to step down.

David Jenkinson, currently group managing director, is to be appointed as interim group chief executive, assuming his new role on 31 December 2018.

Jeff Fairburn commented on his departure: “It has been an honour to lead Persimmon through an exciting period of development. I had hoped that revealing my plans to create a charitable trust and to waive a proportion of the award would enable the company to put the issue of the 2012 LTIP [long-term incentive scheme] behind it. However, this has not been the case and so it is clearly now in the best interests of Persimmon that I should step down. I wish the company the very best for the future.”

Fairburn has been the CEO of Persimmon since April 2013, with the company’s stock market value doubling over his five years in the role, as Roger Devlin, Persimmon’s chairman, explained: “Under Jeff’s leadership Persimmon has sold more than 74,000 homes across the UK while more than doubling in size, increasing its market capitalisation from £3.4bn to £7.5bn, returning over £2.2bn to shareholders and producing industry leading margins and returns on capital.

“However, given the continuing distraction around the scale of his remuneration resulting from the 2012 LTIP, the board believes that it is now necessary for there to be a change of leadership. On behalf of the board, I would like to thank Jeff for his significant contribution to the business over a 29 year period.”

Devlin added, welcoming the interim CEO: “David is an experienced operator in the housebuilding sector and has made a significant contribution to Persimmon in a number of senior roles, particularly in land purchasing. I am grateful that he has agreed to take on the role of interim CEO.”

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Persimmon results show it's fully sold for the year

Indicating strong results and revealing some of its future investments, Persimmon has released its third quarter Trading Statement, covering the period from 1 July 2018 to 6 November 2018.

The company has revealed it is now "fully sold up" for the current year, with around £987m of forward sales reserved beyond 2018, an increase of 9 per cent on the same point last year (2017: £909m). Sales prices have also reportedly remained firm for the builder across regional markets.

According to the statement, customer activity at the start of autumn has strengthened in line with traditional seasonality. Private sales in the period since the half year results were 3 per cent ahead of the previous year's comparatives. The group's outlet network has been around 5 per cent stronger through this period, and Persimmon is currently delivering new homes in around 370 communities nationwide.

Consumer confidence and continued mortgage lender support were listed as providing the positive market conditions the company has enjoyed, with mortgage approvals for the third quarter increasing from levels seen in the first two quarters of the year.

Plans for a new regional operating business in South Yorkshire in January 2019 were also released in the firm's statement, to be located at its off-site manufacturing hub at Harworth, bringing the number of house-building businesses in the group to 31.

Other investments noted were in its new brick manufacturing plant, which is now operating at capacity, and in its new roof tile manufacturing facility, which is now under construction.

As to the coming years, the statement reads: "Persimmon is in a very strong position for the future and while we are mindful that there is uncertainty associated with the UK's withdrawal from the EU, the company's investment over recent years in a high quality landbank provides a sustainable long-term platform for each of our 31 regional businesses and enables the group to be very selective with future investments.

"By adopting this position, the group has acquired over 4,750 new plots of land, and spent over £180m, including payment of

deferred land creditors, during the period. Of the replacement land acquired so far this year, 23 per cent has been converted from the Group's strategic land holdings."

Property firms reveal their Brexit choices



UK businesses are increasingly concerned about the impact that current political and economic uncertainty will have on the industry, according to a survey from Crowe.

30 per cent of the property businesses surveyed identified the Brexit negotiations as the biggest concern to their business, with 44 per cent stating they would prefer a soft Brexit, and 37 per cent stating that they would prefer no Brexit at all.

Despite this, 62 per cent of respondents remained confident in their growth plans for the next 12 months. 60 per cent of participants reported that they currently encounter little or no difficulty obtaining funding, with 36 per cent suggesting access to funding has improved compared to 24 per cent in the previous year.

For the fifth consecutive year, respondents highlighted the current UK tax system as unfavourable for developers and investors, with more than 82 per cent identifying Stamp Duty Land Tax as the biggest tax barrier to business growth.

In addition, 77 per cent of respondents highlighted that Green Belt protections are not conducive to solving the housing crisis.

The 'Property and Construction Outlook Report 2018' is intended to provide a snapshot of views across the sector as Brexit draws closer.

79 per cent less homes built for social rent than 10 years ago



The number of new homes built for social rent has fallen 79 per cent over the past decade, according to MHCLG Affordable Housing Supply statistics.

The latest official figures from the Local Authority Housing Register for England show that the average local authority has over 3,500 families on its council housing waiting list. In England alone, 1.25 million families remained on the waiting list for social housing between 2016-17. Almost two-thirds (65 per cent) of families had been waiting for a home for more than a year.

Scape Group recently surveyed local authority officers with management responsibility for housing in their council. It found that 100 per cent would like to be able to fund and build more housing for social rent directly in their area. Also, 35 per cent believed that the skills shortage within the construction industry was one of the main barriers preventing councils from building more housing in their area, and 24 per cent commented that slow construction was a major barrier, rising to 42 per cent in the Midlands, Eastern England, and Yorkshire.

Mark Robinson, Scape Group chief executive, commented: "To return to the halcyon days of social rented housing construction, local authorities must find a way to persuade Government they are best positioned to address the challenge and that they have a credible plan to achieve results.

"Local authorities will need to demonstrate they have a plan to circumvent problems, such as the skills shortage in the construction industry, that could hold back a huge increase in the construction of social rented homes.

"So to truly see a revolution in council building, the Government needs to consider ways of adjusting the planning system to create fast track routes for modular homes to be built."



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Construction workers in “needless” danger



Construction workers are facing needless dangers in the workplace, according to Unite, the construction union, in response to a recent survey published by Direct Line for Business.

The survey found that there were 196 fatal accidents and 26,196 non-fatal incidents in the construction industry in the last five years. The most common form of injury recorded were slips, trips and falls, accounting for 28 per cent of the total number of accidents.

It also found that the number of prosecutions being taken by the Health and Safety Executive (HSE) in construction had substantially declined. There were 246 cases taken in 2015/16, and 206 in 2016/17, a fall of 16 per cent.

Responding to the figures, Unite has called for employers to ‘start taking workers safety seriously,’ as Unite assistant general secretary, Gail Cartmail, explains: “The sharp decrease in HSE prosecutions is deeply troubling. The best deterrent against unscrupulous employers cutting safety is the fear that they will be caught and prosecuted.”

CITB must continue to tackle skills shortages, says NFB

The Construction Skills Fund (CSF) has awarded more than £20m for 26 projects in England to support the development of on-site construction “training hubs”. Tasked

with tackling the skills shortage, seven infrastructure and 19 housing hubs will train up to 17,000 people to become site and employment ready by March 2020.

While the progress has been well-received by the company, the National Federation of Builders (NFB) believes The Construction Industry Training Board (CITB) can go further.

The 26 projects based across England are reportedly all unique in their scope, and focus on the specific needs of individual project ambitions. For example, a hub next to Luton airport will train staff to deliver the Luton Direct Rail to Air Transit (DART). In Hampshire, on-site and off-site venues in key locations aim to provide a geographical spread of training in housebuilding.

Welcoming this targeted approach to specific skill shortages, the NFB has reported that it hopes the CITB will continue making headway to support other construction roles that are deficient, and are currently outside the scope of the CITB levy.

Richard Beresford, chief executive of the NFB, said: “We can only tackle the construction skills crisis by ensuring that training supports more people into the industry.

“Training hubs are a good way to do that, but we must also make sure that trades such as electrical, heating and plumbing are brought into scope of the CITB levy.”

The CSF is funded by the Department for Education, and was launched by the Construction Industry Training Board.

Guidance for brownfield sites launched by CIRIA

New guidance has been published on how to overcome barriers to small brownfield site development.

‘A guide to small brownfield sites and land contamination,’ prepared by CIRIA and supported by the NHBC Foundation, is intended to provide practical advice to help landowners, developers and builders navigate the barrier and issues surrounding small brownfield sites.

Development of brownfield land is a key part of the Government’s strategy to increase housebuilding across the country, and if well planned and managed, small sites can be developed relatively quickly, reportedly giving a faster return on investment than larger sites.

The guide focuses on the key phases

of a development, from assessing project viability and submitting planning applications, through the whole construction process to closeout and management of dormant sites, with an emphasis on dealing with land contamination.

Housing delivery level hits 222,000 in 2018



A total of 222,000 new homes were delivered between 2017 and 2018 in England, figures published by the Ministry of Housing, Communities and Local Government have revealed.

According to the report ‘Housing supply: net additional dwellings, England’, this figure represents the highest level of new homes delivered across England in all but one of the last 31 years, and brings the total number of additional homes delivered since 2010 to 1.3 million.

The Government believes that this indicates the industry is on track to deliver its 300,000 homes a year target.

“Today’s figures are great news and show another yearly increase in the number of new homes delivered, but we are determined to do more to keep us on track to deliver the homes communities need,” said Communities Secretary James Brokenshire.

“That’s why we have set out an ambitious package of measures to deliver 300,000 homes a year by the mid-2020s. This includes over £44bn of investment, rewriting the planning rules and scrapping the borrowing cap so councils can deliver a new generation of council housing.”

Housebuilder appeals for names in WW1 plaque restoration

A brass plaque honouring the names of soldiers that died in World War One has been stolen from a site in Leicestershire, with a Midlands businessman vowing to fully restore it.

Adrian Burr, managing director at housebuilder Springbourne Homes, discovered the desecrated memorial in the overgrown grounds of a disused care home which the company is about to re-develop.

Adrian has launched a national appeal to find the names of the war heroes featured on the monument, which is situated at the former Hornsey Rise Memorial home in Wellsborough, near the historic town of Market Bosworth.

He said: "I was saddened to find the memorial had been forgotten and become overgrown but especially to discover the brass plates with the names of the war dead had been stolen. I was angry someone could commit such a despicable act and immediately decided I would repair and refurbish the memorial and give it pride of place in a 'peace garden' within

our new development.

"The big challenge now is to find the names of the World War One heroes who were honoured on those brass plaques, so I am appealing for help.

"What we know is that they were all members of the old Natsopa printers' union, as it was Natsopa which opened the Hornsey Rise Memorial home in 1921. The problem is the Natsopa union doesn't exist anymore and, although we have scoured some of their record books, we cannot find the details of the names included on the memorial."

The Springbourne boss, whose firm is based in Nuneaton, Warwickshire, intends to pay further homage to the history of the 10-acre Bosworth Road site by naming his new development of 20 luxury homes 'Hornsey Rise'.

Anyone who has any information about those named on the brass plaques should contact Springbourne Homes at admin@springbournhomes.com or call its Head Office on 02476 325900.



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West Yorkshire scheme wins RICS award

Fern House in Bingley, West Yorkshire, a development from the Abbeyfield Society, has won the residential category at the 2018 Royal Institute of Chartered Surveyors (RICS) Awards Grand Final.

Shortlisted against 10 other residential developments from around the UK, the scheme was awarded the accolade with judges reportedly praising how Fern House had integrated into the surrounding area and community.

The development was entered into the RICS Grand Final, hosted by ITV news anchor Nina Hossain in London, after being named as the best new residential development at the RICS Yorkshire & Humber Awards earlier this year.

Abdul A Ravat, The Abbeyfield Society's head of development, explained: "When the national judges from RICS visited the scheme they experienced at first hand that the residents enjoyed living in their new homes, and the care and companionship that was provided by Abbeyfield The Dales only served to enhance the success

of the development."

The 84,000 ft² development was built on the site of the former Bingley Hospital. It now provides 49 affordable one and two bedroom extra-care apartments and 30 affordable en-suite dementia care rooms, and is a result of collaborative working between architects Brewster Bye, Bardsley Construction, quantity surveyors BWA (Europe) and the full design team. The scheme was supported with £6.4m of private funding from Clydesdale & Yorkshire Bank Group and £2.34m of public investment from Homes England. Work completed in June 2017 at a total cost of £14.8m.

Fern House previously won the 'Best Social or Affordable New Housing Development' at the regional LABC Building Excellence Awards in June 2018. It is pitched against 11 other entries for the LABC Grant Final later this month in London.

The facility is managed by Abbeyfield The Dales and has been operational for over 12 months.



Spitfire takes silver and gold at WhatHouse? Awards

Spitfire Bespoke Homes has been awarded the Silver Award for Best Medium Housebuilder and a Gold Award in the Best Development category for Clevedon Hall Estate at the WhatHouse? Awards 2018.

Held at The Grosvenor House Hotel, Park Lane, London, Spitfire beat strong competition to win two accolades at the event. Now in their 37th year, the WhatHouse? Awards are claimed to be 'the Oscars of the housebuilding industry,' rewarding the achievements of Britain's housebuilders.

The WhatHouse? judges commented on the awards: "Spitfire has a great knack of identifying the right sites and then, in turn, recognising the design approach to take, to do full justice to the location and the local architecture."

John Scott, group sales and marketing director at Spitfire said: "We are thrilled to have received two highly-respected awards at such a prominent industry event. Winning Gold for Best Development for the stunning Clevedon Hall Estate is a fantastic achievement for a truly special project.

He added: "We are also extremely proud to be awarded Silver for Best Medium Housebuilder. The event marks two years since we collected Gold for Best Small Housebuilder, so we are delighted to now be recognised in the Medium category."

Spitfire's winning streak at the WhatHouse? Awards continues on from its success earlier this month at the Housebuilder Awards, where Spitfire scooped three awards. Bay Green at Clevedon Hall Estate was Highly Commended in the Best Design for Three Storeys or Fewer category, while Spitfire was named Winner for Best Customer Satisfaction Initiative, as well as Best Medium Housebuilder.





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INDUSTRY MOVERS



Trevor Wicks

Linden Homes

Trevor Wicks has been appointed as the new managing director at Linden Homes to head up its Thames Valley region.

Joining with three decades of sector experience with top 10 volume housebuilders, Trevor has been tasked with driving the development of the business in line with the group's aspirations and growth strategy.

Speaking of the move, Trevor said: "I have been watching Linden Homes, and in particular the Thames Valley region, over the past couple of years with interest and when the opportunity arose for me to be part of the positive transformation within a geographical patch where I live, I was very keen to work with the business that has real vision.

We will be focusing strongly on improving the efficiency of the build process, ensuring we deliver high quality homes to our customers and to deliver growth in the volume of homes developed by the region.

Andrew Hammond, Linden Homes divisional chairman, commented on the appointment: "Trevor joins the regional business unit at a key time. His willingness to drive change and impact sales provides us with a strong base to grow and develop the regional offer. There are plenty of land opportunities available and Trevor is in the perfect position to help ensure that we build our portfolio and continue to deliver."



Joshua Brookes and Darren Tonks

Wynbrook

Two specialists have been appointed to site management roles at developer Wynbrook.

The two new hires are Darren Tonks (pictured right) and Joshua Brookes, who have joined Wynbrook as an assistant site manager and trainee assistant site manager.

Darren has had previous commercial building experience, and was previously an assistant site manager for Wildgoose Construction. His first role with Wynbrook will be to assist in the site management of a new 70 bed care home development that is being constructed in Earl Shilton, Leicestershire.

Commenting on his new role, Darren said: "I was drawn to Wynbrook due to their professional approach to construction and reputation for good quality workmanship. I very much look forward to developing my existing knowledge and hopefully managing my own site in the future."

Joshua Brooks has been working for Wynbrook on a freelance basis for a number of years. He commented: "When I was approached to join Wynbrook on a permanent basis I jumped at the chance because I really enjoy working for them. They have sponsored me to attend a part-time 2-year construction and a built environment course and while it's strange going back into the classroom, it's been really beneficial to my career development."

Persimmon Homes

Joanne Winston has been appointed as sales director at Persimmon Homes West Midlands, based at its Wolverhampton headquarters.

Joanne, who originates from nearby Tipton, is now in charge of 11 developments across the West Midlands, Staffordshire and Shropshire.

She has an extensive background in new homes sales as she started out with Barratt Homes West Midlands in 1997. Over the years, Joanne has worked for several regional builders and developers as well as an international company relocation business.

Joanne progressed through the ranks to field sales manager and area manager before joining St Modwen five years ago, where she was promoted to head of sales.

Joanne commented: "I really enjoy the buzz of new home sales and when I heard there was a position going with Persimmon Homes West Midlands, I was really drawn to it as this really is my area – it's where I grew up.

"I am a manager that likes to coach the team and grow the team so that I can get a group of people in place that can achieve great results."



Richard Kuyper

Weston Homes

Richard Kuyper, a long-standing employee of Weston Homes, has been promoted to managing director of subsidiary Weston Business Centres.

A graduate in Aerospace Engineering who first learned about housing development on site as a handyman, Richard has been an employee of Weston Homes since 2007, joining the firm's Board Level Apprentice programme in 2013.

Richard Kuyper commented on the new role: "I'm delighted to be appointed managing director for Weston Business Centres, with such exciting developments and the expansion planned for the future. My career at Weston Homes has allowed me to consistently push myself, with new challenges and responsibility. The company has a supportive environment and a genuine family feel, despite growing numbers. Weston Homes encourages ambition, and is an incredibly generous business, with its employees very well cared for and supported throughout."

Bob Weston, chairman & CEO of Weston Homes, said: "Richard Kuyper is a brilliant example of an ambitious employee who represents Weston Homes' key values. Weston Business Centres is set for a large expansion, with new headquarters to be constructed and further staff recruitment, it's a very exciting time to join the team."

DKG Group achieves Level 4



The DKG Group, the organisation behind the successful **Keller Kitchens** brand, has obtained a Level 4 certificate on the CSR Performance Ladder; a first for the kitchen industry. The CSR Performance Ladder is a management system and certification

standard for Corporate Social Responsibility. With the achievement of level 3 on the CO2 Performance Ladder, Keller has demonstrated that the company is actively working on reducing CO2 emissions within the organisation. This has created a perfect foundation for the company's ambition to achieve an additional level on the CSR Performance Ladder.

www.kellerkitchens.com

Minimise the impact of Brexit



Offsite Solutions, a leading UK bathroom pod manufacturer, has announced how it can help construction clients and contractors mitigate some of the economic uncertainty around Brexit. Many main contractors and developers are concerned about potential cost inflation

and project overruns as a result of Brexit, particularly on projects spanning the end of the first quarter of 2019. By placing an order for bathroom pods with Offsite Solutions before 31st March 2019, the price agreed will be fixed for the duration of the project, regardless of the effects of the UK leaving the EU.

www.offsitesolutions.com



Deceuninck's new appointed UK directors

Deceuninck UK has announced the appointment of two new directors, Chris Jones (pictured left) and Darren Woodcock (pictured right), following several years of outstanding performance. Previously Head of Sales, Chris Jones has been promoted to Sales Director and Darren Woodcock promoted to Operations Director. Managing Director Rob McGlennan said: "I'm delighted to confirm Chris and Darren's promotion to Sales Director and Operations Director respectively. They have helped us grow fast and built our reputation for helping fabricators grow." He continues: "It's an exciting time for Deceuninck. Sales are 17 per cent up year to date on 2017, and the last three months have been over 40 per cent ahead of last year as we gain momentum. We are investing in additional machinery and warehousing to keep up with the demand. We're No. one for colour, and early next year, to stay ahead of the competition, we are stepping up from 26 to 30 colourways always in stock. We're also launching an exciting new Heritage product in the new year."

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NEW DEVELOPMENTS

Dementia-friendly demo home launched by BRE

The first phase of a new ‘dementia-friendly’ home on the Building Research Establishment’s Watford Innovation Park has been completed, to demonstrate how a standard house can be adapted.

According to BRE, the project will help educate housebuilders, carers and relatives on how to better support those living with dementia, using design principles that are geared towards helping them to live in their own home for longer, thus improving quality of life and reducing the cost of care.

Costing around £300,000, the project has been designed by HLP Architects and is based on the “design for dementia principles” previously developed by Dr Rob McDonald (Liverpool John Moores University) and Bill Halsall (HLP Architects).

The 100 m² Victorian House at the BRE has been adapted to cater for different types and stages of dementia, and to address day-to-day needs and identify the adaptations that can be made to enable those who are living with dementia to live independently. The upper floor of the home has been adapted for the more advanced stages of dementia.

More additions and enhancements are planned over the coming months to support the ongoing research projects, which will identify key areas that could help the millions of people who are in some way affected by dementia.

DEMENTIA-FRIENDLY

The dementia-friendly converted terrace house includes:

- Clear lines of sight and colour-coded paths through the home that help guide people towards each specific room
- Increased natural lighting, which is proven to help people stay alert during the day and to sleep better at night
- Automatically controlled natural ventilation to provide good indoor air quality
- Noise reduction features, to reduce stress
- Simple switches and heating controls, and safety sensors in high risk areas such as the kitchen
- Homely, simple and familiar interior design to help promote rest and relaxation.

The building design has been developed around the needs of two theoretical occupants, one male and one female. The design narrative describes how the features of the building have been adapted to support them as they age. The BRE intends to support the prototype with further short films detailing how dementia affects them on a “good, average and bad day”, with different actors re-creating the different stages of dementia. These films have been created by the University of Loughborough.

Director of BRE Innovation Parks, Dr. David Kelly commented: “It is fantastic to see the finalisation of this stage of this project. It marks just a small part of a bigger research programme which should help assist those with dementia and their carers.

“We have worked with a multi-disciplinary team from the healthcare sector, as well as architects, lighting experts, colour specialists, and building physicists to develop a unique approach to home adaptation for dementia. Issues such as accessibility, layout, physical support, the quality of daylight and the reflectance of all surfaces have been considered.

“The home appears simple and straightforward, but every detail has been carefully designed to enable comfort, quality of life and the easiest and simplest navigation through the home for those with the condition. These measures will enable those with dementia to live at home for longer.”



DEMENTIA CARE REPORTEDLY COSTS FAMILIES AROUND £18BN A YEAR, AND AFFECTS ABOUT 850,000 PEOPLE IN THE UK

The project draws expertise from a number of specialisms at Loughborough University, from the schools of architecture, building and civil engineering, design, and sport – and is based on a wealth of dementia research that has and continues to be carried out at the university. Moving forward, the home will be used to assist Loughborough’s ongoing research into how the features are used, with a view to further improving ways to support homeowners with dementia.

Eve Hogervorst, professor of Psychology at Loughborough is the university’s principal investigator on the project. She added: “Most people experiencing dementia wish to remain at home, so the design and construction of new dwellings or home conversions is paramount.

“With this project we want to show how design solutions can be easily integrated within most current homes and communities to improve people’s lives.”

Dementia care reportedly costs families around £18bn a year, and affects about 850,000 people in the UK. The figure is expected to rise to more than one million in the UK by 2025. Two-thirds of these costs are paid by those who suffer from the condition and their families. This is in contrast to other conditions, such as heart disease and cancer, where the NHS provides care that is free at the point of use.

Multi-generational homes for London

A project offering 72 new homes have been launched in Newington Green, north east London. A 50:50 joint venture (JV) between Hill and Hanover, the £25.7m development is the third JV to be announced by the partners, intended to create a “multi-generational community” in the capital.

The 32 properties available for private sale at Newington Gate will reportedly be designed to suit first time buyers, while the 28 affordable rented homes will be developed exclusively for the over-55s. Newington Gate will also bring 12 shared ownership homes to the local area, meaning 56 per cent of the new homes will be affordable.

Work has already started on the site, which sits on the border of the London Boroughs of Hackney and Islington on Matthias Road. As part of Hill and Hanover’s proposals, a five-storey block will be replaced with the 72 new homes, as well as a community resource centre and three retail units.

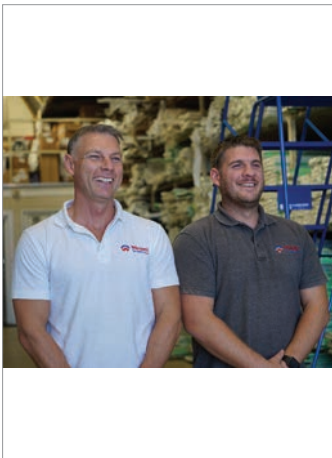
Paul Jordan, regional director of Hill, commented: “Developing under-utilised land is key to delivering much needed homes across the capital and we are proud that 56 per cent of the homes at Newington Gate will be affordable.

“Multi-generational living has numerous benefits for both younger and older residents, and whilst it is growing in popularity across London, developers have a responsibility to encourage this where possible by providing suitable housing.”

Sales at Newington Gate are expected to launch next year, with the first homes hoped to reach completion in summer 2020.



DEVELOPING UNDER-UTILISED LAND IS KEY TO DELIVERING MUCH-NEEDED HOMES ACROSS THE CAPITAL



“Freefoam are committed to working with stockists to help us grow”

Freefoam Building Products are delighted to launch a new video featuring long standing customer Willmotts Plastic Building Products to highlight the partnership they share and the success this has brought. Filmed at Willmotts warehouse in Reading, and on a location at a local housing development, the video gives an insight in to how Willmotts operate and the support they receive from Freefoam. Willmotts are an award-winning family owned business, specialising in supplying the full range of Freefoam PVC building products including fascia, soffit, guttering and cladding products to leading national house builders. Freefoam provide a comprehensive support package for all stockist partners to help them build their business. From sales support by a dedicated Area Sales Manager, Customer Service support throughout the ordering and delivery process and a wide range of marketing materials Freefoam are able to provide all the tools to help suppliers and their installer customers sell more. Managing Director Scott Willmott said: “When we were looking at suppliers we felt Freefoam really shared our values. They are committed to working with stockists and give us all the support we need to offer our customers an excellent service which helps our business grow”. Watch the video at www.youtube.com/watch?v=7ajcum8MC2E

01604 591110 www.freefoam.com



Slide aside, ordinary

The Luminia SC156 Lift and Slide door is a brand new aluminium sliding door from aluminium systems company **AluK** that is anything but ordinary. Designed primarily for high end apartment blocks and luxury hotels, it has already been specified ahead of launch in Berkeley Homes’ prestigious West End Gate residential development in Marylebone, central London. This the second product to be introduced into AluK’s new Luminia premium product tier, which is characterised by contemporary aesthetics and exceptional performance; and it sits alongside the already popular Luminia F82 bi-folding door. In terms of aesthetics, the SC156 Lift and Slide door boasts slim sightlines of 95mm around the frame and just 50mm on the central interlock. It can accommodate large expanses of glazing up to 3100mm high with panel weights of up to 400kg, so truly maximises space, views and natural light. In line with the rest of the AluK range, the SC156 is available from stock in three standard colours and two dual colours. Outside of the stock offering, AluK also offers a vast range of popular and custom RAL colours and finishes. The new door is available exclusively through AluK’s network of Luminia Select Partners, who are all carefully selected fabricators who share AluK’s ethos and approach in targeting the premium sector.

01291 639739 www.aluk.co.uk



CALA Homes underway at Leith waterside scheme

Work has started on a 388 home development in Leith, Edinburgh, set to transform the long-term disused land.

The Waterfront Plaza project by CALA Homes (East), located opposite Ocean Terminal shopping centre, will see the new homes created along with 1500 ft² of flexible workspace units inspired by The Arches at Market Street, near Waverley station.

Affordable homes are a key element of the development, comprising 82 to be built and brought to market by a housing association, and a further 15 units delivered through the council's Golden Share model.

The project was initially recommended for refusal due to historic zoning for a commercial-led scheme, however the brownfield site was unanimously backed by councillors after receiving strong support from local community leaders, businesses and politicians.

Waterfront Plaza includes a mix of homes, with 33 semi-detached and terraced townhouses, 27 Edinburgh 'colony' houses, 328 apartments, plus 29 ground floor workspaces fronting Ocean Drive. After originally being given the green light in December 2017, the intention is that the show complex will be launched in the summer of 2019, with the first homes occupied towards the end of the year.

It is hoped that an eclectic mix of 'workspace' units complemented with the proposed public realm (an urban square and public green space along with a cafe building fronting Victoria Dock), will also draw more visitors to the area and retain them there for longer, in line with local ambitions to increase the retention of visitors in Leith.

Local Councillor and City of Edinburgh Council Leader, Adam McVey, commented on the project: "This development has a strong sense of place and strong understanding of Leith.

"I'm delighted that such a prominent patch of land in Leith which has been brownfield for so long is finally getting a development our community can be proud of."

THE BROWNFIELD SITE WAS UNANIMOUSLY BACKED BY COUNCILLORS AFTER RECEIVING STRONG SUPPORT FROM LOCAL COMMUNITY LEADERS, BUSINESSES AND POLITICIANS

World's tallest modular towers set for Croydon

What are thought to be the world's tallest modular residential towers are planned for a new build to rent project in Croydon, south London.

The development at 101 George Street, Croydon, is funded by Greystar and will be built by Tide Construction. It will comprise two towers of 37 and 44 stories (115 metres and 134 metres respectively), housing 546 apartments in total.

Tide Construction together with their associate company, Vision Modular Systems, will construct the modules for the buildings in a controlled factory environment in Bedford to ensure a higher quality finish. This method will, it is claimed, produce 80 per cent less waste, as well as providing greater certainty on costs and time, and mean fewer workers are needed on-site. Consultant Mccains have also been appointed on to the development.

Situated directly opposite East Croydon train station, the towers are intended to provide a "strong base for residents." The busy station averages 600 London-bound trains on a typical weekday – with the fastest taking just 16 minutes.

Croydon, with large shopping district and thriving leisure economy, has become one of the largest commercial enclaves outside central London. It has also been dubbed the "Silicon Valley of south London," due to its growing tech and start-up scenes, and is fast-becoming an attractive area for



young professionals and families.

Work on the new development is due to be completed over a 24-month period – with residents moving into the towers in the early part of 2020.



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Delivering safety, security and years of trouble free service, **Garador's** steel Up & Over garage doors have long been a top favourite across the UK. Unlike canopy Up & Over garage doors, retractable doors are designed in such a way that they are really easy to automate with an electric operator. Retractable gearing means the door panel opens on horizontal tracks running back into the garage. They can be easily automated with a GaraMatic electric operator so the homeowner can open their garage door by pressing a button on a hand transmitter. GaraMatic operators are expertly engineered to ensure fast and smooth opening and the hand transmitters incorporate bi-directional radio signals which are heavily encrypted for high security. Garador's retractable Up & Over doors also come with a unique parking position and multiple spring cassette, to ensure that the door is always safe to use. They come in a wide choice of designs, colours and finishes.

01935 443794 www.youtube.com/garador

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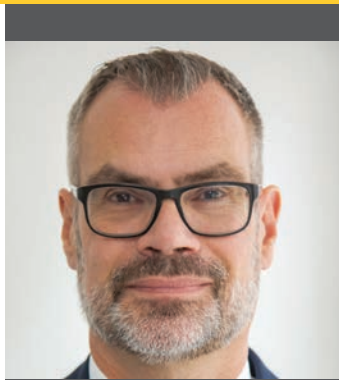
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Brian Berry, chief executive of the Federation of Master Builders

THE INDUSTRY ADVOCATE

RISING CONCERNS

Brian Berry, chief executive of the Federation of Master Builders (FMB), explains why rising costs and the availability of workers are now a real concern for housebuilders.

Small and medium-sized (SME) housebuilders are deeply concerned about rising costs and the impact this could have on their businesses in both the short and longer term. Small housebuilders are seeing costs increase not in just one or two areas, but right across the board. Material prices are rising steadily, and it is the same story for prices of key equipment such as skips. SME housebuilders are also contending with a rise in the price of diesel.

Added to all that, due to the well-reported construction skills shortage, the cost of hiring skilled labour is also increasing. Cumulatively, these price increases represent clear challenges to the profitability of smaller housebuilders.

It is imperative that the number of SME housebuilders making losses on projects does not increase further, as this could result in large numbers going out of business. This would impede the Government's ability to meet its housebuilding targets and also have a very negative impact on the wider economy.

More than half of construction SMEs report that rising material prices are squeezing their margins. Materials started to increase in price in June 2016 when sterling depreciated in value following the EU referendum. High demand due to buoyant international markets could also be contributing to price increases since that time. This problem is likely to get worse before it gets better with the FMB's latest 'State of Trade Survey' for Q3 2018 showing that 90 per cent of construction SMEs are expecting material prices to rise further in the next six months.

Three quarters of construction SMEs report that the price of skips has risen over the last 12 months and this is a further problem for smaller firms. The average cost of an eight-yard skip has gone up by £24 over the past year, meaning an additional cost of £72 for the average new build home. Furthermore, the widely-reported increase in diesel prices is also impacting on the profitability of construction SMEs. Nearly half have made lower margins on projects because of this and more than one in 10 have had to turn down jobs they would have normally accepted as they are too far away. While in itself the increase in diesel prices does not have a drastic impact on contractors and developers, when margins are already squeezed to such an extent via other factors, even small price increases in

diesel give cause for concern.

The construction skills shortage is one of the most problematic issues for the sector currently. More than two-thirds of construction SMEs are struggling to hire bricklayers – this is the joint highest figure since records began one decade ago. The number of firms reporting problems hiring carpenters is nearly as high. Naturally, this scarcity of tradespeople means that when construction employers can find people, they are paying inflated wages in order to keep them and this is putting further pressure on margins. With Brexit now just a matter of months away, this problem is predicted to get worse still with well over half of firms forecasting that wages will increase over the next six months.

The sector is therefore extremely concerned that the Government has accepted the recommendations in the recently published Migration Advisory Committee (MAC) report. The MAC report proposes a post-Brexit immigration system that diminishes the ability of low skilled workers to enter the UK. The definition of low skilled also leaves much to be desired as it would include all Level 2 tradespeople. This would be catastrophic for the UK construction sector and would make the Government's housebuilding targets unachievable. Post Brexit, the UK's immigration system must be needs-based and allow our most productive sectors to continue to flourish. The Federation of Master Builders, along with many other business groups, is calling on the Government to rethink its adoption of the MAC report recommendations and implement an immigration system that provides the construction industry with the labour it so desperately needs. With rising costs for SME housebuilders, the last thing we need is further pressure on salaries due to a dramatic drop in migrant labour.



THE SKILLS SHORTAGE IS ONE OF THE MOST PROBLEMATIC ISSUES FOR THE SECTOR CURRENTLY



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CASE STUDY

Tapping into history on the Thames waterfront

Situated on the banks of the Thames, Royal Arsenal Riverside is a £1.2bn regeneration scheme including historic building conversions, that will include over 5,000 homes on completion. Jack Wooler reports for *Housebuilder & Developer* on one of the major developments already completed within the project – Waterfront, by Berkeley Group.

Located along the River Thames, in the historic Royal Borough of Greenwich, Royal Arsenal Riverside is described by the developers Berkeley Group as a development that will offer buyers a high spec level of quality, and will provide a hybrid of riverside and city living.

Running beside the capital's iconic waterway, the development enjoys an extensive river frontage, with city views, a new landscaped park, and enviable travel connections. As such, the new development offers would-be buyers a rare chance to live in the heart of the capital, benefiting from all that comes with London living.

Thought to be one of the largest regeneration projects underway in Europe, the wider scheme is set to bring 5000 new homes along the River Thames. Alongside a forthcoming Crossrail Station to service the new homes, plus an influx of shops, bars and restaurants, it is also hoped the site will become a new cultural quarter in the city.

A 16,500 m² 'creative hub' for multiple cultural occupiers is being developed, led by Greenwich Borough. The new Woolwich Creative District will include a 450-seat theatre, a music venue, and a variety of rehearsal studios, as well as providing a

base for a number of international theatre and dance companies.

The Berkeley Group is working with multiple housing providers on the project, and architects and urban planners Allies and Morrison designed the masterplan.

CHARACTER

The build has been separated into distinct phases – firstly Waterfront I is a collection of one, two and three-bedroom apartments, along with duplexed penthouses, and Waterfront II features a range of first-time buyer homes available via the 'London version' of Help to Buy. In addition, the shortly to be completed Pavilion Square will provide a mixture of modern architecture within two restored Grade II listed buildings. The Officers' House will offer a combination of Grade II listed apartments and a contemporary new build, and the Waterside Club will provide a residents-only facility with pool and spa amenities.

The Royal Arsenal historically carried out armaments manufacture, ammunition proofing and explosives research for the British Armed Forces. The area's colourful heritage spans from its militaristic origins in the 17th century, to its closure as a military establishment in 1994, and now to a unique residential development with



distinctive architecture.

Berkeley Homes divisional managing director Karl Whiteman details the long-running gestation of the development: “When we came here in the 1990s, Woolwich town centre was on its knees, as the historic munitions factory which once employed 80,000 people had closed. The site itself had the challenges of being vast, derelict and cut off.”

He continued, explaining the planning process on the development: “Over the last 20 years there have been four masterplan ‘evolutions’ to reflect changing planning policies, marketing conditions, changing lifestyles and customer demands and to accommodate Crossrail.”

Whiteman told *Housebuilder + Developer* that the success is a testament to the “strong partnership” between the Royal Borough of Greenwich and the Greater London Authority, “who together have navigated the complexity of the site with a shared vision of regeneration.”

“Our initial planning permission in 2000 was for 536 homes. Fast forward 20 years, and multiple masterplan evolutions, and we now find ourselves in a position where a Crossrail station will open here next year and by 2030 there will be 5,106 homes, almost tenfold what was originally envisaged.” This position was reportedly only attained by stakeholders such as the Royal Borough of Greenwich and the Greater London Authority sharing Berkeley Home’s vision for the long term regeneration project.

The new buildings created by Berkeley have been placed perpendicular to the waterfront, with the intention of maximising views across the water. This placement also creates a new ‘green link,’ connecting central Woolwich to the Thames.

There are wider benefits to waterside living for residents. Studies have shown that views of calm water can ease stress, and proximity to water can induce hormones such as dopamine, serotonin and oxytocin in humans. Levels of cortisol, a stress hormone, are also known to drop when people are close to water.

These factors, combined with a new park, allow for a serene living space around the new apartments, albeit in close proximity to the centre of the capital, and located near a new cultural hub.

LOOKING INSIDE

The apartments in Waterside I and II are all open plan, creating a strong sense of space. Each of the apartments have individually designed layouts, with stainless steel detailing and warm finishes that benefit both form and function.

The interiors are contemporarily styled, utilising natural limestone and textured wood finishes. A muted colour palette with highly reflective surfaces has also been incorporated to evoke images of yachts on the water.

According to David Ferns, managing director of the project’s interior designers, CID Interieurs, the team took the architect’s concept of ‘verticality’, and repeated it in the design detailing of the kitchens, bathrooms, and internal doors to build a connection with the building’s exterior.

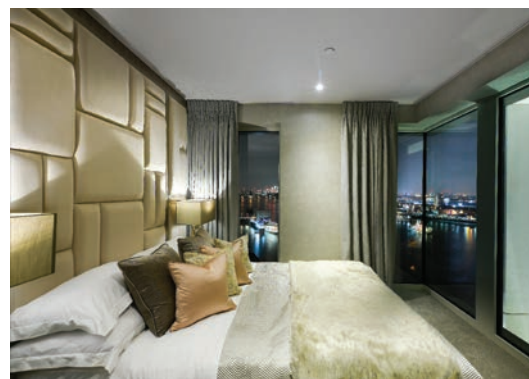
Ferns commented on how the interiors of the buildings have been designed to benefit from their location: “We use open plan layouts to maintain the impressive river vistas, with simple, monolithic forms and textured materials to maximise space and natural light.

“The bathrooms really show how these concepts translate into simple forms, contrasting textures and lighting.”

Safety and security have also been important considerations in the apartments, and a range of services have been provided to safeguard residents. These include mains supplied smoke detectors and sprinklers with heat detection in the kitchens, apartment entrance doors all built to Secured by Design standards to meet Metropolitan Police requirements, lockable windows, a 24-hour Concierge service, and monitored CCTV.

SUSTAINABILITY FIRST

The homes are being constructed to achieve Level 4 of the Code for Sustainable





THE WATERSIDE DEVELOPMENT WITH ITS WATER FEATURES, WIDE OPEN GREEN SPACES AND SPA PROVIDES SOMETHING OF AN OASIS AWAY FROM THE BUSTLE OF LONDON

Homes, meaning they will be highly efficient in terms of their use of energy. In order to achieve this, the developers have utilised high levels of insulation, low-energy lighting, and energy efficient white goods.

Elsewhere in the apartments, the water consuming fixtures and fittings in the homes have been selected to ensure that they use less water than the average UK household. This includes dual flush toilets and water efficient showers and taps.

A district heating system will serve the development, distributing heat from a centralised energy centre. As proven in many large projects, is targeted to reduce CO₂ emissions for the development as a whole and bills for individual residents, as well as long-term energy costs.

Residents will also be encouraged and enabled to live greener lifestyles. Secure cycle storage is provided for in addition to the nearby transportation links, and electric car charging points will be incorporated within the development structure.

Another sustainable design feature of the Waterfront buildings is green roofs to the apartments, which as well as improving water management, noise and air pollution, should increase biodiversity in the area, in combination with the surrounding green space.

GREEN SPACE

As to the green areas surrounding the development, the new four acre park at the development includes plentiful space for residents and passers-by to enjoy, linked by an avenue of trees leading down the river.

The impressive new linear park running along the river covers an area the size of 13 Olympic swimming pools, and includes “sensory planting and tranquil water movement”. The park leads from the development’s entrance Piazza through to a sensory garden, including interactive water jets and bridges, and waterfall features, all the way down to a waterfront pool.

Steve Wardell, managing partner at the project’s landscape designers Gillespies, says that the company’s biggest influence on the project was the river itself.

He explained: “The park gathers together a series of strands that meet and move towards the water’s edge. Cascading water passes through the heart of the park, with its rich and diverse planting, achieving a variety of spaces for informal play, to engage with the water or simply to enjoy the journey down to the river.

“The series of joined spaces ensures an enduring connectivity with the historic Arsenal, adjacent transport links and the town centre itself.”

To provide some space in the buildings themselves, there are balconies and terraces across all the apartments, with decking, glass balustrades and handrails.

CAPITAL BENEFITS

Living at the new development will come with a range of benefits beyond the high quality apartments and green spaces. Being near the centre of London provides many amenities at a close distance, with world-renowned restaurants, bars, and theatres providing residents with options for entertainment and culture.

The development also offers near-unrivalled transport connections. The forthcoming Crossrail station at Woolwich, planned to open in Autumn 2019, will aid this immensely. It will add to the existing travel links such as the Thames Clipper riverboat service, by allowing residents to travel to Canary Wharf in around eight minutes. In addition the Docklands Light Railway (DLR) and National Rail, located 300 metres away from the development, offer regular services to Bank and London Bridge. Finally, London City airport is a short distance away, around seven minutes via the DLR.

Along with the cultural and travel amenities, the development offers residents-only gyms/studios. The Waterside Club provides the Waterfront homes with an array of health and fitness options, with a swimming pool, spa pool, sauna, steam room and massage treatment room. A private cinema room is also provided, contributing towards a range of amenities that give an overall sense of luxury-style living.

A NEW QUARTER

While London itself can prove to be a stressful place, the Waterside development with its water features, wide open green spaces and spa provides something of an oasis away from the bustle of London.

Together with the location’s planned enhancements to travel, cultural and retail offerings, the developers see the area as becoming one of London’s bright spots, in addition to offering a prime location. The new development is an interesting new chapter for this historically rich area, and the buildings’ design and specification look sure to make it a successful one for residents and developer.

Berkeley Homes’ Whiteman concluded on the positive impacts of the project: “The blend of the old and the new has been meticulously considered to retain the historical nature of the site.

“Today Royal Arsenal Riverside is home to over 7,000 people, is the work place for 650 employees and welcomes thousands of visitors each year to its cafes, restaurants, shops, fairs and farmers’ markets. Twelve acres of public open space have been delivered including Dial Arch and Artillery Square, and the 2.5 acre Wellington Park. Over 500 trees have been planted, and for the first time in generations people can enjoy a walk along the Woolwich Riverside.”

Regal Rainwater Systems for Queen Anne Style Refurbishment

Yeoman Rainguard rainwater systems have played a part in the refurbishment of one of Potton's show homes. The Milchester, a Queen Anne style, 3,000 square foot home, was one of the original show homes to be sited at The Potton Self Build Show Centre, based in St Neots, back in 1992.

After many years of service, it was time for The Milchester to under-go a refurbishment, both inside and out to modernise facilities whilst retaining the much-loved traditional feel throughout the property.

With this in mind when it came to replacing the rainwater system Potton chose gutters and downpipes from the Yeoman Rainguard XL

Aluminium range. Installed were 125 x 100 MOG profile gutters along with 75 x 75mm square downpipes finished in a durable and stylish black textured powder coating.

Yeoman Rainguard XL Aluminium rainwater systems offer the benefits of a modern system - easy installation, long maintenance free life cycle, recyclable material - partnered with the look and feel of traditional gutters and downpipes, well suited to the exterior design of The Milchester show home.

Terry Mahoney, Marketing Project Manager at Potton commented "We have worked with Yeoman Rainguard from the early years of the Potton Self Build Centre at ST Neots. Not only do they have an excellent choice of product to suit the show homes from an aesthetic point of view but one that can stand the test of time.

Yeoman Rainguard has been used on various houses at the centre supplying a range of rainwater goods including Aluminium, GRP and Zinc systems, the latest project being the complete remodelling of our flagship show home "The Milchester".

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All properties lose heat through windows and doors, but the amount of energy that is lost can vary significantly depending on the type of system used. Replacing older, single-glazed windows with double or even triple-glazing is an obvious starting point, but choosing aluminium systems can open up even greater possibilities.

Aluminium is in itself a good conductor of heat and a poor insulator, but on its own it offers little protection from heat loss and solar gain. It wasn't until manufacturers looked to make technological advances in the thermal performance of aluminium that this type of metal framed windows really came into their own.

The use of an effective insulating material between the inner and outer frame is key to avoiding thermal bridging which, put at its simplest, is a weak spot in the insulation of a building that allows heat to escape from the inside out, and for cold air to pass back into the room. As well as losing energy, a thermal bridge can also cause cold spots and drafts which can contribute to making a home harder to heat.

The development of thermally broken window frames provided a solution, but despite this innovation, the earliest examples were not without their issues. The use of polyurethane as an insulator to prevent heat loss between the inner and outer frame provided only limited thermal performance, and was prone to shrink over time and create leaks in the frame. The next generation of aluminium-framed windows used a much stronger polyamide to create a thermal break and provide increased protection against heat loss.

The best products on the market have embraced further innovation, such as the incorporation of expanded polyurethane foam, a material that is more commonly used in insulation and cladding products and that has long been recognised for its excellent thermal properties.

UNDERSTANDING U-VALUES

When it comes to U-value ratings, less is more – therefore, the lower the figure, the more heat that is retained. The U-value of a window system is dependent on a number of factors, including the frame material, the type of glazing and the use of a warm edge spacer bar, which provides the space and insulation between the two or three panes of glass. As legislation and guidelines can (and often do) change, it is well worth 'future-proofing' housing stock by specifying a window system that not only meets current targets, but actually exceeds them.

By achieving U-values that are far lower than stipulated, the thermal performance of a building is not only improved but, significantly, major improvements can be made to the overall carbon footprint.

WINDOWS WORTH THEIR METTLE

James Keeling-Heane of Senior Architectural Systems explains how developments in aluminium window systems can shed new light on cost-effective ways of ensuring energy performance targets are met



PERFECT PLANNING

As well as careful specification, care must also be given to the positioning of windows within a property. During the installation process, details such as ensuring the continuity of insulation by wrapping it around the frame, and paying attention to the interfaces with the walls to achieve the maximum levels of airtightness, are essential if the energy efficient system is to perform to its full potential.

Here, the use of Building Information Modelling (BIM) can reduce risk and provide detailed information on the size, finish and positioning of a window, such as if it is top or bottom hung. The BIM model can also contain information on the life expectancy of the window system, making it significantly easier for those working in the rental market to formulate an ongoing maintenance strategy, calculate the required U-values, as well as assess and monitor the lifecycle costs.

STYLE WITH SUBSTANCE

Aesthetic appeal is a major advantage of aluminium windows. The material's inherent strength means larger glazing panels can be supported in much narrower frames, resulting in sleek and slim profile windows which maximise the flow of light. Offering an almost unlimited selection of colours and finishes, and an extensive choice of styles and configurations, there's flexibility to match any design scheme.

As well as keeping heat in, windows also need to keep the noise out. Although this is another area where PVCu systems have traditionally been seen to have the edge, technological advancements in the development of the aluminium systems means this is no longer the case – with double and triple glazing helping boost both thermal and acoustic performance.

James Keeling-Heane is sales director at Senior Architectural Systems



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RENOLIT EXOFOL helps against stubborn dirt

A new professional cleaner has been launched for use on profiles laminated with RENOLIT EXOFOL Exterior films. Construction dirt, adhesive residue, and stubborn marks can all quickly contribute to extensive contamination. Whereas homeowners are recommended that warm soapy water and a soft sponge is usually all that is needed to keep window frames looking pristine, after fabrication or installation additional support may be needed. In such cases you need the new RENOLIT EXOFOL Professional Cleaner, available in the UK to the window trade, directly from RENOLIT Cramlington Ltd. RENOLIT, the world leading film specialist has developed the characteristics of their own cleaner to be specifically aligned with the properties of its RENOLIT EXOFOL exterior products. So you can be assured that it is safe to use and will achieve brilliant results. The new cleaning product was intensely tested for long-term effects and substance interactions.

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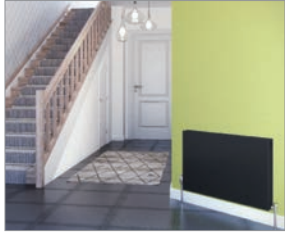
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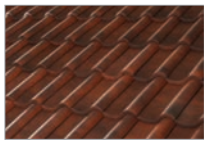


Stelrad, one of the leading radiator manufacturers, is leading the trend for coloured radiators here in the UK and Ireland. For decades you could have radiators in 'any colour so long as they were white!' Now Stelrad has a number of radiators available in colours from stock but also most of its radiators are available in up to 36 different colours

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THE EFFICIENCY CHECKLIST

When specifying heating systems, housebuilders need to take a variety of considerations into account to ensure that they can produce maximum efficiency returns from developments. Bill Jones of Potterton advises on best practice.

The integration of an appropriate heating system into a new build is vital in order to maximise the level of heat output and efficiency for the homeowner. Equipment selection and system design are the first steps to achieving a high performance, efficient heating system.

As well as achieving an appropriate SAP rating, the heating and hot water systems need to perform well in the real world. It is important to take advice from SAP assessors and technical parties, or work with a manufacturer that does so, in order to meet carbon and/or energy targets. Reviewing and adjusting heating and plumbing design plans, as necessary, is vital in ensuring that the final system is the most suitable for the property.

BOILER

A high quality, efficient boiler can make a massive difference to a property's SAP rating. SAP ratings are key when choosing a boiler, as is the flow rate, size, weight, and ease of installation. A system compact enough to fit in a standard kitchen cupboard for example, will give installers more flexibility when siting the boiler, making it a perfect solution for those living in multigenerational homes where space is precious. Also, a larger output boiler can allow the system to be used in homes with more than one bathroom.

PLACEMENT

Although most housebuilders usually have an idea of where the boiler or cylinder needs to be sited, this can change depending on whether the placement of these systems will be detrimental to the heating or plumbing design.

The usual location for boilers is in the kitchen or the utility room, and for cylinders it is normally airing cupboards. However, recently, as homeowners increasingly want more space, many builders have been moving boilers out of the

kitchen and into garages, airing cupboards, lofts and WCs.

RADIATORS

Radiators should ideally be placed beneath window sills, as cold air entering the room

is heated by the convective air. If radiators are placed away from windows then cold air is drawn across the room to the radiators, creating a draft.

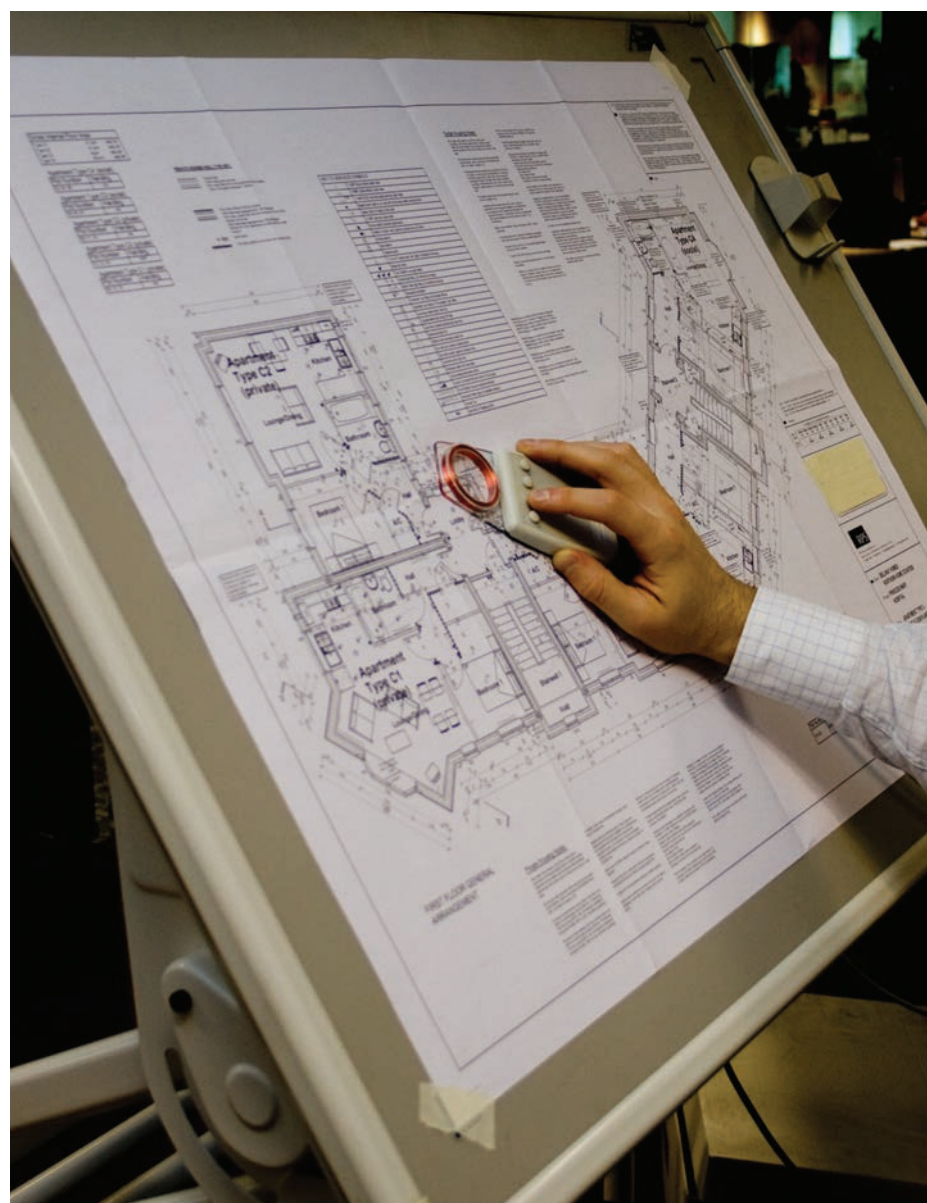
The size of the room needs to be considered when allocating wall space for radiators. The heating reach is usually 2.5 metres from the radiator, and therefore if seating areas are situated outside of this range, cold spots may be experienced by the occupants.

FLUE

The flue position is critical, as boundary lines must be followed while still being aware of window openings and nuisance from plumbing. Installers should consult the boiler manual for guidance on positioning the flue to maintain the minimum clearances and prevent any issues arising in the future.

ROOM THERMOSTATS

As well as selecting the correct thermostat for the system, the location of the thermostat has a major effect on comfort levels and





efficiency of the system. While there is no perfect location to suit every property, there are some pitfalls that should be avoided. These include installing thermostats in rooms that have another heat source, installing thermostats in small enclosed rooms, and fixing the thermostat on the adjoining walls of a cylinder cupboard, as this will affect the temperature reading.

COMMISSIONING

It is important to take all the required steps to achieve the most suitable design for properties. There are some key commissioning procedures to ensure trouble-free operation.

Once a system has been installed, it needs to be flushed so that any debris from the installation process can be cleaned out

of the system. The system should then be filled with the correct quantities of the relevant water treatment solution. This can all be performed before the boiler is fitted to the system, therefore protecting it from all the debris and allowing it to be fitted straight into a clean system. For new build properties, this also prevents boiler theft as the boiler doesn't need to be installed until the property has been sold.

Failure to clean the system and treat it with the correct chemicals can lead to system failure, as sludge and debris will cause the heat exchanger to fail and reduce efficiency, while causing corrosion to the heating system.

A full commissioning process must take place once the heating system has been installed. This is an essential part of the process as it enables the system to function correctly and provides a record for future checks to maintain system efficiency.

By installing the right system for the property and placing equipment in the correct location in the home, homeowners' heating and hot water demands can be sufficiently met. This ensures that the chosen heating system will provide comfort, trouble-free operation and efficiency.

Bill Jones is business development director at Potterton

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Vortice is striving for a greener tomorrow and is asking its customers to participate! As part of this, the company will be gifting Christmas tree seeds this December. Clean air cannot be taken for granted and as air experts, Vortice's mission is to improve the quality of the air

that we breathe and to work towards maximum well-being in the buildings we inhabit. Assisting in this mission by providing additional trees to improve outdoor air quality is a long standing tradition of the company. Trees absorb carbon dioxide as they grow and also help to reduce ozone levels in urban areas. During the process of photosynthesis, trees take in carbon dioxide and produce the oxygen that we breathe.

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The Kingspan OPTIM-R Roofing System has provided a slim, lightweight and highly thermally efficient solution for the Phase II extension of the prestigious Garden Museum in London. With an aged thermal conductivity of 0.007 W/m-K, Kingspan OPTIM-R VIPs can deliver an insulating performance up to five times better than

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HIDDEN BENEFITS

Paul Bailey of Grohe explores the many benefits that come from installing concealed bathroom systems in new developments.

Trends in the marketplace show that the demand for concealed bathroom products is continuing to grow, and it seems the shower space is set to transition from traditional exposed systems to more sleek and stylish concealed models where the services are hidden behind the wall. Bulky fittings and unattractive pipework can now be a thing of the past, offering homeowners the freedom to have a more streamlined and visually attractive bathroom design.

Minimalist design has been in favour in the home over recent years, and there is no space where this is more prevalent than in the bathroom. A frequent design problem when planning a bathroom is how to make the most of space. As such, with space often considered a particularly valuable commodity in the bathroom, concealed shower valves are useful for example, if there is limited space in the showering area. From a consumer perspective, there are additional benefits such as easier and more convenient maintenance, as there is less exposed product to keep clean.

Thanks to design innovation from leading brands, concealed showering can equip the modern bathroom with the latest showering technology that will work beautifully in any bathroom style. Modern design doesn't have to be synonymous with a contemporary bathroom look, as some market-leaders offer a variety of different shapes, controls and finishes in order to suit all bathrooms, from classical and heritage-style to on-trend or avant-garde designs.

It is not only design flexibility that

concealed showering can offer; it can also allow housebuilders to create more personalised spaces. The positioning of a shower valve in an exposed system is limited by the length of the shower

hose, however this is eliminated with a concealed shower system. The freedom to create a truly bespoke shower space is enabled thanks to the concealed valve being able to be placed on an opposing wall away from the outlet.

Another USP of concealed systems is their capability to offer a multi-dimensional, high performance shower experience, which is in high demand due to the trend for walk-ins and wetrooms, as well as the desire to create a spa bathroom at home. Concealed systems can offer much more than just simple bath/shower combinations, allowing multiple outlets to work simultaneously, from head showers to hand showers and even body jets, for a premium shower experience.

Concealed showering is still alien territory for many housebuilders and



IT'S NOT ONLY DESIGN FLEXIBILITY THAT CONCEALED SHOWERING CAN OFFER; IT CAN ALSO ALLOW HOUSEBUILDERS TO CREATE MORE PERSONALISED SPACES



contractors. While the installation criteria and process is seemingly more complex than traditional exposed systems, forward-thinking brands in this sector are introducing new functionalities and concepts that make installation easier than ever before, and thus giving the potential for a more mass-market product. One of the reservations some installers have against concealed systems is that they require a recess behind the tiled wall of the shower space, with cavity wall space varying from one property to another.

Typically, 100 mm of depth is required for installation, and where this is not achievable, a false wall would be needed. This is by no means an ideal solution, so in response to this some manufacturers are starting to develop methods to reduce installation depth. Now, some systems can be fitted in spaces as small as 75 mm, meaning concealed showering is increasingly becoming more accessible for the typical UK home, while helping to build trust among developers and specifiers.

Innovations like this will continue to evolve the concealed market and help to make it the preferred solution for the modern bathroom.

Paul Bailey is senior product manager at Grohe UK

Horizon shower cubicle



One of the best-selling cubicles in the Kinedo by Saniflo range is the self-contained Horizon. Featuring a recessed thermostatic valve, which is cleverly concealed by the opaque glass internal panels, this contemporary shower is a popular model with regional housebuilders throughout the UK. Easy to install and available in a number of configurations, the Horizon is perfect for

both new build and bathroom refurbishment projects. The package includes a shower tray with upstands that work seamlessly with the panels to create a watertight shower without the need for tiles and grout or silicone. In addition to the handset and hose and overhead rain shower there is even a set of integrated shelves to store toiletries.

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Wilo's Wilo Yonos-PICO series of small circulators has a range of new features that have been added to this popular circulator, primarily for residential homes and properties, for heating systems and air conditioning equipment. With this new version, Wilo has succeeded in not only upgrading one of the most established products in the market, but also to an extent, it has been able to reinvent it thanks to new

functionality and ease of use. You can find out more about this and the wide range of Wilo pumps on their website or by calling.

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ENGINEERED WOOD HOLDS THE FLOOR

Katherine Mathews of Kährs explores the benefits of engineered wood flooring, and the significant impact the right kind of flooring can have on a development.

When designing and building a home, flooring is just one of many things to consider. Housebuilders and developers need to consider how the floor interacts with heating, as well as the look of the floor, and perhaps most importantly, how long will the floor last?

It's important to make the right flooring choice at the start. With plenty of floor options available in the market, engineered wood flooring is a choice that will assure longevity and beauty for years to come in a new individual house build or development. With all of the benefits of a solid wooden floor (natural, hardwearing, beautiful), engineered wood flooring comes with plenty of its own benefits, for both a home's builder and its occupants.

THE HEAT

An engineered (or multi-layer) format makes engineered wood a stable solution, and allows for either a floating or fully bonded installation, depending on the project and specific floor design. Underfloor heating systems can be installed underneath engineered wood with a damp proof membrane, as long as the surface temperature of the floor does not ever exceed 27°C.

This also offers more flexibility for interior design, as with underfloor heating there will be no requirement for bulky radiator systems. Being a natural material, engineered wood also carries the natural insulation benefits of wood – offering seven times better insulation than ceramic tiles. In fact, even walking on wood without underfloor heating will feel warmer than walking on laminate or vinyl designs.

THE LOOK

The options really are endless when it comes to the designs available in engineered format. Contemporary, minimalist designs with limited knots

and colour variation are available for a sleek and modern interior style. To fully embrace nature in a house or development, housebuilders may want to consider a more rustic design with plenty of natural knots and cracks, or even intricate handscraping and saw marks for an industrial feel. These expressive designs work especially well with other exposed textures such as brick or concrete.

Cool greys, 'Scandi' whites, smokey browns and natural colours take the

forefront, but there are also plenty of opportunities to create entirely unique colours with unfinished engineered wood designs that can be stained for a bespoke design, as well as easy-to-install patterned designs such as chevron and herringbone. A range of surface treatments are available, including durable and low maintenance matt lacquer and highly non-reflective ultra matt lacquers which give the look of newly sawn timber. These are very effective in a room with plenty of natural light, such as a building with floor to ceiling windows or large sliding doors.

DURABILITY

As mentioned, there are plenty of engineered wood designs available which have been finished with a durable, low maintenance lacquer. High gloss, satin, matt or ultra matt finishes can be chosen, depending on the desired sheen level. Currently, 'mattified' lacquers are often preferred due to modern interior trends, however satin lacquers work well with walnut floors, and high gloss lacquered designs can be show-stopping in the right setting.

Once installed, no particular maintenance outside of a regular vacuuming and cleaning regime will be required for lacquered floors – ideal for developments. Dry cleaning is the best way to clean, although a well-wrung mop can also be





used to clean the floor more thoroughly. Any dents or scratches from wear and tear later down the line can also be easily sorted with the use of a touch up kit, wood filler or meltable hard wax.

If an oiled floor design is specified, an extra coat of oil will be required upon installation, and thereafter once yearly to keep the floor looking its best. Engineered wood floors tend to come with a long guarantee, for example up to 30 years, and

will truly last for generations to come if looked after properly. Even when the floor has come to the end of its life, wood is entirely sustainable from start to finish, and can be efficiently recycled.

THE WHOLE PACKAGE

With wood being the most environmentally friendly, and arguably the most beautiful and versatile flooring material available on the market, an engineered wood floor

WHATEVER THE SIZE OF THE ROOM IN A HOME, OR WHATEVER THE INTERIOR VISION, THERE WILL BE AN ENGINEERED WOOD FLOOR AVAILABLE THAT WILL ENHANCE THE SPACE

will look great in any residential project – from an eco-home to a large apartment development. Wood gives warmth to the most minimalist interior, while enhancing the impression in a more traditional interior. Whatever the size of the room or whatever the interior vision, there's an engineered wood floor that will enhance the space, with a great variety of colours and species, sizes, patterns and finishes available, as well as great stability and being ideal for use with underfloor heating. As well as the above benefits, consider sustainability as the reason to choose an engineered wood design as the floor covering of choice for your next project.

Katherine Mathews is PR and communications manager at Kährs

Marmox SoundBoard supplied for building



A development of 55 luxury apartments is making full use of the acoustic and other performance benefits offered by **Marmox SoundBoard** in completing the floor construction. Canbury Construction has been kept supplied with thousands of square metres of both board types through one of

Marmox's many stockists in the south-east. Marmox SoundBoard, like its sister product, Multiboard, features a totally waterproof core of extruded polystyrene (XPS) sandwiched between layers of glass-fibre reinforced polymer concrete, offering both thermal insulation with a conductivity of 0.035 W/mK and high compressive strength.

01634 835290 www.marmox.co.uk

BLANCO's smooth ZIA sink portfolio



The ZIA sink range from **BLANCO UK** combines beauty and practicality. The modern design of the SILGRANIT® PuraDur® sink includes a deep spacious bowl, for reversible installation, and a draining board which is surrounded by an indented tap ledge to widen the draining area. All sink models are

suitable for modern kitchens with some featuring specialist designs to suit the user's requirements. Available in a range of colours, including White, Pearl Grey, Coffee, Alu Metallic, Tartufo, Nutmeg, Champagne, Rock Grey, Jasmine, and Anthracite.

www.blanco.co.uk

New wardrobes for the developer market



A new range of contract wardrobes has been developed by **Pantera Wardrobes** that are ideal for the developer market. Pantera's Operations Director, Tony Mills said: "We developed Urbanmobili to bridge the gap between quality and affordability. These

wardrobes are manufactured in the UK but have been designed with the specification and style of Italian furniture. As a front-frame system, they can be tailored to fit any wall openings, providing a contemporary look and generous storage space for a competitive price." The full height hinged or sliding doors are available in a range of modular sizes and are available in a choice of finish, colour and handles.

01634 914108 www.panterawardrobes.com

Guaranteed to be hardy



Wykeham Mature Plants specialises in growing large trees, specimen shrubs, screening options and instant hedging for immediate results. Of all the plants grown at Wykeham, the most popular are its famous Instant Laurel Hedge Blocks. Yorkshire grown, they're free from imported diseases and

guaranteed to be hardy. The ultimate in instant hedging, these hedge blocks have been trimmed twice per year in the field for many years to make them dense and solid; you can't push through them but, unlike a fence or wall, you can't easily just climb over them! Available in sizes from 150-175cm tall to about 300-350cm.

enquiries@wykeham.co.uk

PRODUCTS OF THE YEAR

Supplement



2018 has been a year of massive growth of the ESG Switchable™ range of products. Their family of CE Certified controllers and wiring accessories has increased to provide a full plug and play wiring solution to work alongside their industry leading range of switchable LCD glass. See the full range at www.esg.glass



www.esg.glass
01376 520061





SmartBoard is low maintenance wood plastic composite decking used to create decks of naturally varying colour tones. The matt look and tactile brushed surface means decks constructed using SmartBoard look more timber like than plastic. SmartBoard decking has a smooth or ribbed surface, a reversible solid board providing a low risk of slipping when wet. It is easy to fit using colour coordinated SmartBoard decking screws and is versatile as it doubles up as a simple yet stylish way to finish the edges of a deck. Distributed by **Hoppings**, SmartBoard is available via a UK network of independent retailers in 3.6m lengths in a range of on trend shades.

Smartboard-decking.co.uk



Our composite brick panels will bring a breath of fresh air to your projects. They provide an easy mounting solution in a busy world. Made of polyester, fiber-glass and natural stone powder these composite brick panels can be used externally as well as internally. Due to the size of the panels and simple fitting procedures you can complete your renovation or new build projects quickly, easily and perfectly. These composite brick panels are inspired by the exposed brick wall trend that has stood up to the test of time and is still extremely popular in the UK and Europe. Excellent durability and low maintenance, visit Brickslipit.com for more information.

www.brickslipit.com



Althon have the largest range of precast concrete headwalls available in the UK, with models that meet Sewers for Adoption guidelines, a range of rectangular models conforming to Severn Trent Water specifications with an array of wingwall profiles, backwall widths and heights as well as being able to offer bespoke precast outfall and wingwall solutions. CAD and PDF files for specification along with datasheets and installation details are available on its website. Althon headwalls are designed & manufactured to BS EN 15258 & BS EN 13369 and can be factory fitted with accessories such as flap valves, penstocks, hand rails and gratings.

www.althon.co.uk



Clearstone Paving has spent 10 years developing a robust, versatile and fit-for-purpose resin bound surfacing system: 'Clearbound'. The quality of its Clearbound installations has been recognised with certification from the BBA. Its BBA certification assures the materials, installation and durability of the Clearstone resin bound surface can be relied upon to perform year after year. BBA approval means Clearstone will continually meet the standards expected of its certification and architects and specifiers of its Clearbound system will continue to get solid reassurance of robust testing, consistency, reliability and fitness-for-purpose.

www.clearstonepaving.co.uk

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INFINITY I-Line is an ideal solution

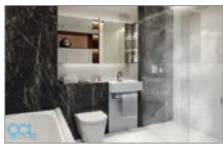


The INFINITY I-Line from **On The Level** is the perfect blend of subtle, modern design, and high-end finish. Manufactured in the UK from high grade stainless steel for a timeless finish, the INFINITY I-Line is the ideal solution for any style-conscious

bathroom owner. It incorporates a discreet, 8mm gap which edges the shower wall, giving a seemingly invisible drainage feature for genuine 'wow' factor. Available in left or right-hand configurations, a wide range of stock sizes, and of course as part of On The Level's bespoke size service, the INFINITY I-Line continues to be a hit since it launched last September.

0843 6341 705 www.onthelevel.co.uk

The ideal drainage solution




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 inbuilt 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.

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



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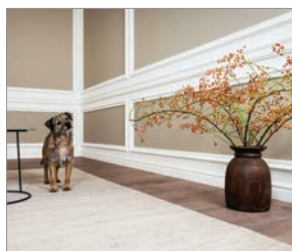
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The Orac Decor® range of home mouldings adds dynamism to any interior. The multitude of styles and finishes is unrivalled: from sleek to ornamented, traditionally classic to modern uplighting. Combined with the knowhow and experience of **Davuka GRP**, you know that the result will be clear added value. Cornices, skirtings and roses are extremely easy to install. The integrated glue grooves guarantee a swift adhesion application. Perfect for renovation work, they will cover any imperfections in the wall in no time. In short – Perfect for a fast, effective, high quality finish, whether new build or renovation. Please visit Davuka GRP's website for more.

www.decorative-coving.co.uk



2019 will see the launch of what is one of the most advanced I-Joist assembly lines in the world at **James Jones & Sons Ltd's** Forres site – the home of the JJI-Joist. The new assembly line, purchased from leading US-based machine maker Globe Machine, will see James Jones more than double the production capacity of its market-leading JJI-Joist to 20 Million linear metres a year. The new I-Joist line will also have the ability to manufacture JJI-Joists up to 13.5 metres in length, while maintaining its 450mm depth, as well as additional value adding capabilities. So, if you need JJI-Joists in 2019, contact one of James Jones' UK distributors.

www.jamesjones.co.uk



RainWater Harvesting Ltd design and manufacture back up systems in the UK for UK homes. During heavier storms collecting faster flowing water into the underground tank prevents overwhelming the drainage system or soakaways therefore alleviating flooding. Rain Activ combines the benefits of rainwater harvesting with a Sustainable Drainage solution. The underground tank has capacity for use within the home but there is an extra volume to hold excess water during periods of heavy or prolonged rain. Rain Activ can be set to meet very low discharge rates never available before.

www.rainwaterharvesting.co.uk



RED pellet stoves are a highly efficient, low emission alternative for those who desire the look and real flame of a wood burning stove without the fuss of log storage, daily ash emptying and stoking.

RED stoves are characterised by their wide, natural flame and sleek Italian design. They offer a hassle free secondary heating option as they are fully controllable via a user friendly control panel or smartphone app. RED stoves also offer total comfort, regulating their temperature through a thermostat. For further information, you can visit the **Specflue** website.

www.specflue.com

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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

An easy way to design a chimney



The features of the Isokern DM, from **Schiedel**, include: Unique Features of the Isokern DM system; Zero distance to combustibles on straight rendered chimneys (when using top ring terminal); Quick and easy to assemble; Lightweight materials, easy to handle; Highly insulating pumice for better draw and minimum heat loss; Staggered joints for maximum safety and stability; Air gaps between outer casing and

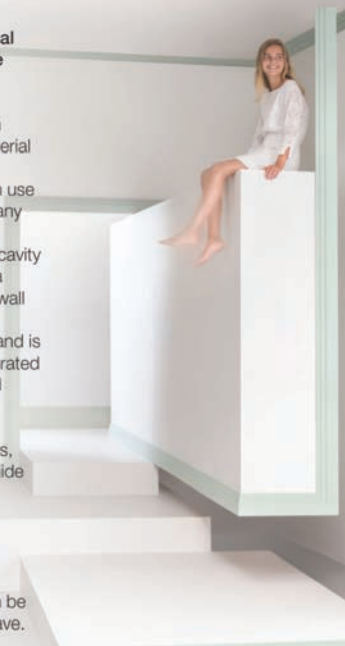
flue prevents surface staining; Good resistance to temperature variations gives the maximum performance for your appliance; CE Certified to EN1858 with the designation T450, NI, D, 3, G (00).

info@schiedel.co.uk

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



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01733 405 111



HOW TO ADD SMART VALUE TO HOMES

Paul Hilditch of Systemline explains how smart technology can add value to new build homes, revealing the key elements housebuilders and developers should consider when choosing products, and the challenges to address

Technology is rapidly advancing to meet consumer demand for personalisation, voice integration and a 'connected experience.' In fact, the UK is now the fastest-growing and second largest market for sales of smart devices for the home, according to a survey from GfK Global. The study claims that UK smart home market was worth £900m in 2017 – up 19 per cent in value between 2016 and 2017, and up 35 per cent in volume too.

While this growth has been triggered by some fantastic inventions, it has created a number of challenges for developers who are tasked with providing smart and forward-thinking buildings and homes, including increased costs and additional time being spent on projects.

Manufacturers of smart products need to address the key issues of simplified installation, security and standardisation to help housebuilders and developers to embrace this trend and fulfil their customers' demands for a 21st century home.

SIMPLIFIED INSTALLATION

One of the primary reasons consumers choose smart home products is because they are so convenient and accessible. However, these products may not always be simple to install, posing a big challenge for a developer working to a tight deadline, especially if there is no additional budget available to specifically train installers.

Because of this, manufacturers are best served designing products that not only satisfy the consumer's desire for an easy to use product, but also the developer's need for a solution that is simple to install. One way to achieve this is to design products that use a small number of cables and components, making them straightforward to design into the home.

STANDARDISATION

Historically, technology has been standardised towards one form that everyone can use, for example the progression from cassette to CD to digital streaming platforms. However,

it is often argued that there is currently too much competition in the smart devices market for manufacturers to properly address standardisation. Everyone is trying to out-do the other and create the perfect product for their consumers.

Furthermore, smart technology is too eclectic in its purpose to currently be considered standardised. There is a lot of ambiguity about what a 'smart' device is. Some believe that every device connected to the internet must be considered a part of the smart home. While this may be true, some argue that everyday objects such as kettles could be considered 'smart' as they automatically switch off when the water boils. From a more practical viewpoint, a smart device is something that saves you money and enhances your everyday life, such as solutions that help you control your energy usage, or monitor the amount of food you have in your fridge.

We are still discovering exactly what we mean by 'smart' and how it can be incorporated within the home. The only way to currently address standardisation in smart technology is to ensure the products are simple to install and are user friendly.





SECURITY

As a result of the rise of smart technology, consumers are also becoming increasingly aware of online security. The more items there are that become 'smart' around the home, the higher the risk of a security breach. There is a fear that if hackers can access some of the most complex security systems in the world, people's homes won't be secure from external breaches. It is something that all producers of smart technology are working on, and they must

ensure all their products remain as secure as possible.

ADDING VALUE

Despite these challenges, incorporating smart devices into a project is an excellent way of adding value to a property, and the industry is seeing an increasing number of developers and builders looking for innovative solutions. A true smart home can enhance a buyer's lifestyle and their enjoyment of the home, and can also save money.

THE WAY WE CONTROL MUSIC AND LIGHTING – TWO IMPORTANT FACTORS IN ANY HOME, HAS BEEN REVOLUTIONISED THANKS TO A NUMBER OF EXCITING PRODUCTS

The way we control music and lighting – two important factors in any home, has been revolutionised thanks to a number of exciting products. Some modern multi-room audio solutions can fully integrate with lighting systems. This allows both sound and lighting to be controlled in a smart, innovative and convenient way that enhances the homeowner's enjoyment of their property, while also saving them money.

To conclude, while the smart home market is still relatively new, and is yet to be completely defined, developers can embrace this trend and add true value to their projects by working closely alongside a trusted and expert manufacturer.

Paul Hilditch is brand director at Systemline.



A brand new offering for 2019

Simpson Strong-Tie has upgraded its CPD accredited seminars with a brand new offering for 2019. The culmination of decades of product development, and shaped by feedback received by their technical support team, builders and building designers alike, the course covers their latest structural connector solutions to meet the changing demands of the building industry. Technical Specification Manager Laurence Parker explains: "Our new CPD highlights our variety of unique and innovative metalwork solutions to common construction and design challenges, not to mention the more unusual and unexpected. We discuss all forms of construction including: timber frame, brick and block, cross laminated timber, glulam, light gauge steel, plus our chemical and mechanical anchors for masonry and concrete. As well as the appropriate CPD certificate, all professionals attending the seminars will be given instant access to our vast library of 3D models, ready to drop into architectural plans."

01827 255600 www.strongtie.co.uk

Structural solution helps cut costs



A survey and design exercise by a leading structural engineering practice has helped reduce costs and transform a disused mill into a luxurious new residential accommodation building. Greater Manchester-based **Rhodes & Partners** undertook the work on the Grade II

listed building in Derbyshire, and devised a solution which helped minimise the need for costly temporary work by utilising as much of the original structure as possible. Rhodes & Partners' Technical Director, Peter Graham explains: "Part of the structure had suffered a high degree of deflection, but we were able to design a detailed system of cross-bracing which stabilised the building and allowed the refurbishment to proceed."

www.rhodesandpartners.co.uk

Roofshield saving for Sea View properties



The superior quality and breathability of Roofshield has delivered significant savings in time and cost to a series of sea facing properties in northeast England. Roofshield, from **A. Proctor Group**, is recognised as one of the highest performing roofing membrane solutions, and has become the preferred choice of architects,

developers and contractors. Many vapour permeable underlays use an airtight VP film layer to achieve their performance, whilst Roofshield's patented SMS (Spunbond Meltblown Spunbond) structure allows high levels of airflow, in addition to the transport of moisture vapour, making the formation of condensation in the roof space virtually impossible.

01250 872261 www.proctorgroup.com

Smart homes for today and tomorrow



In recent years, smart home technologies have gained significant traction in our lives, with consumer demand for connected technologies and services in the home increasing by the day.

The result of this explosion is that a full spectrum of home technology devices and sub-systems can now be connected to provide home entertainment, security, heating, lighting, energy management, voice and video telecommunications, and assisted living benefits to homebuyers. These technologies can be professionally integrated to provide maximum convenience to occupants in operating the home, whilst giving them the best possible access to a wide variety of external digital services.

So, how can developers meet these technology demands and deliver on connectivity for homebuyers?

Firstly, it's clear that connected technology represents a sales and marketing opportunity for developers.

Put simply, a property that's professionally wired for technology can be a powerful attraction for buyers. With the right wiring infrastructure in place, a home can be fitted with a relatively simple system, then easily upgraded and expanded at a later point. Developers can enhance the value of their product by incorporating sufficient wiring that provides the basic infrastructure for a smart home.

Far from being a cost, the mindset for a developer should focus on the additional returns that this investment can bring. In a competitive situation a wired home with the potential for deep connectivity is likely to sell quicker than one without. It also allows developers to upsell electronic products, systems and services to meet their customers' requirements in an approach that can create extra revenue and bring about a more attractive, clutter-free space. For example, TVs and speakers can be

positioned in the optimum locations, often within walls and ceilings, with cables hidden out of sight. Control can be centralised from one interface, through control panels situated throughout the home, via mobile devices and by voice. Wherever and whenever necessary, entertainment systems, multi-room audio, lighting, smart security, heating, and more can be controlled with ease.

CEDIA's Publicly Available Specification (PAS) by the British Standards Institution (BSI) entitled, 'Design and Installation of Telecommunications and Broadcast Infrastructure within the Home'

outlines the technical standards and regulations required for designing and installing a domestic wiring infrastructure, applicable to residential properties of all types.

Supporting the PAS, CEDIA's Smart Home Infrastructure Recommended Guidelines document is designed to educate housebuilders on the fundamentals of infrastructure for the modern connected home, why to use a CEDIA Certified professional, and how to go about preparing for a professional consultation about their project.

To download the BSI PAS document supported by CEDIA, please visit <http://shop.bsigroup.com/PAS35491>. Alternatively, for more information on industry standards supported by CEDIA, or to download the Smart Home Infrastructure Recommended Practice please visit cedia.net/resources.

It also makes sense to build a relationship with a technology integrator from the design stage of a development. CEDIA members are the best informed and trained in the latest technologies, design, project management, and installation techniques, ensuring the best possible smart integration systems for any new build project. CEDIA offers a Finder Service on its website which allows developers to locate their nearest technology integrator.

01480 213 744

www.cedia.org/find-a-edia-professional

SUMPTUOUS APARTMENTS FOR THE LUXURY RENTAL MARKET

An exquisite, boutique development in affluent Mayfair was awarded Best Multiple Dwelling Unit Design at the 2018 EMEA CEDIA Awards. The vision was to produce the most sought-after short-term rental apartments in London. For this reason, CEDIA member, The Next Level, knew that the end result needed to be user-friendly, utterly reliable, and meet the requirements of the most demanding high-profile clients.

From the initial concept stage, The Next Level reviewed each aspect of the technology proposed to ascertain whether it could be integrated and then designed it accordingly. The AV system is comprehensive. Each apartment features TVs in principal rooms, with content being fed from either a Crestron 8x8 or 16x16 DigitalMedia matrix. Audio is distributed via Crestron's Sonnex system to all main areas, including bedrooms and en-suite bathrooms. Each apartment

features a media room, which incorporates a Sony 4K projector, a Future Automation dropdown lift, motorised screen, and Bowers & Wilkins speakers.

The HVAC Trend-based system is integrated into the Crestron touch panels and iPads for a simple set point control in each zone, with further control of fan speeds and time clocks if desired. The Next Level worked closely with the lighting designer to ensure the scheme was coordinated with the lighting control system. Lighting presets create dynamic scenes in each room, highlighting the exquisite interiors. With security being an essential element in these types of properties, the integrator designed a system that ensures all entry points to the building are monitored by CCTV, as well as having fob entry access to both the main entrances, lift, and apartment entrance. Lutron QS motorised blinds are programmed into the Crestron keypads, touch panels, and iPads for complete control.

New weatherproof waterbar addresses key challenge for ICF installers

Triton has introduced Cemflex VB Steel Waterbar, a fully weatherproof BBA certified waterbar that doesn't need to be protected from rain prior to the concrete pour. It addresses a key challenge in below ground basement construction for installers of quality ICF systems and pre-cast concrete twin wall systems, who need to form a good watertight seal between the ICF blocks or the twin wall panels and the basement slab.

Traditional hydrophilic waterstops have been around for many years and can be used successfully in most applications. However when the blocks forming the structure are not in-filled with concrete for some time, and the waterstop is exposed to rain within the open blocks, this will cause it to start swelling prematurely and result in subsequent underperformance in a very critical location. Attempting to remedy this by the removal of the waterstop is usually impossible due to its location inside the ICF blocks or twin wall panels.

BBA certified Cemflex VB Steel Waterbar is a galvanised steel plate encapsulated in a special patented coating that reacts only with the water within the concrete to provide a



watertight joint. It's designed for use in all non-movement construction joints in reinforced concrete – and is especially suited to ICF or twin wall installations.

Quick and easy to install with no sticky tape to remove prior to use, it can be installed before the concrete is poured by positioning to steelwork, or directly into the fresh concrete

after pouring. Cemflex VB Steel Waterbar is 1.25mm thick and supplied in two metre lengths in a choice of 100mm or 150mm widths. Find out more at tritonsystems.co.uk or speak to your local Triton technical manager.

01322 318830
www.tritonsystems.co.uk

Datasheets to help design

The Concrete Block Association provides 20 datasheets to assist in the selection and use of concrete blocks in construction. These cover the full range of concrete block types available from Concrete Block Association members.

The highest levels of fabric energy efficiency can be achieved with concrete block construction. Such a form of construction ensures long-term airtightness, minimal thermal bridging and gives different options for locating insulation.

BETTER BUILT IN BLOCKWORK

Website: cba-blocks.org.uk

CONCRETE BLOCK ASSOCIATION

Datasheet topics include:

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Internal/External Walls	Safe Handling
Flooring blocks	Good site practice
Sustainability	Selection and specification



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