



Patrick Mooney says Government has to up its game to tackle the growing crisis of UK homelessness



Nottingham City Homes celebrates building 500 affordable homes across city



Industry heading for poorest decade of housebuilding numbers since Second World War

01.19

# HOUSEBUILDER & DEVELOPER

## DRIVEN BY THE COMMUNITY

A new social housing scheme near London Bridge is an exemplar for engaging the community in new housing developments



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James Parker

# FROM THE EDITOR

**T**V architect George Clarke spoke at a recent event on the urgent need to innovate in housebuilding to deliver good quality at the same time as the numbers. At the Mitsubishi Electric-staged event Clarke provocatively said “there’s no point building 300,000 crap houses.” Behind the sardonic humour he was alluding to the serious risk of sacrificing quality in the drive to build as many houses as possible, as fast as possible.

He is calling for “systematic change on a number of levels” to ensure the industry builds sustainable, good quality mainstream housing. However squaring that with the “numbers game” that Clarke says some of the industry has now become, is hard to do.

The Centre for Policy Studies’ revelation that the current decade, averaging 130,000 per year, will show the poorest levels of UK housebuilding since the Second World War is disappointing of course. In the context of the 300,000 target, it presents an even bigger challenge, despite recent acceleration in build-outs of sites.

Prefab housing is very, very different from its much derided mid-20th century precursors, and is being seen as the great white hope to deliver the fast, clean, high quality construction needed, in the time available. Others have questioned why we actually build houses in fields, when we build cars in factories, and it’s becoming a mainstream debate.

This is a massive challenge to mainstream housebuilding however, an attack on their *modus operandi* which will be prohibitive for some. It also means problems for wet trades like plasterers – there will be a need to reincorporate their skills at the factory level if modular housing truly goes mainstream.

It’s about more than the method; George Clarke’s ideas of changing Regs so everyone has an air source heat pump and triple glazing is far fetched. However, his idea that housebuilders can and should invest more in R&D to discover more innovative ideas on the best solutions for energy efficient, healthy and aesthetically appropriate housing, is more realistic.

As he also alludes, however, something needs to be done to subsidise greener developments, for example to offset land cost. He admits that everyone in the industry needs to buy into new standards to put downward pressure on prices.

The idea that housebuilders should incur costs innovating for its own sake will be met with raised eyebrows; if there’s no clear customer demand, it’s unlikely to happen. The traction, probably via incentives, has to be there for more expensive, good quality, probably modular housing across the market. In this way maybe one day we will see millions buying in, in the same way many people now invest in good quality hybrid cars.

*James Parker*

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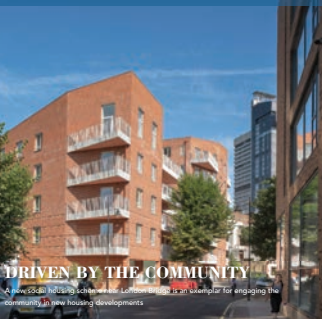
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## ON THE COVER



01.19  
**HOUSEBUILDER & DEVELOPER**



**DRIVEN BY THE COMMUNITY**  
A new £500m housing development in London is an ideal for engaging the community in new housing developments

Marklake Court,  
Photograph by Killian O'Sullivan  
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# 2010s to record poorest figures on housebuilding

The 2010s will see the lowest number of new houses built in England since the Second World War, according to analysis from think tank CPS. This is reportedly part of a 50-year pattern, in which each decade has seen fewer new homes built than the last.

New build housing completions in England between 2010 and 2019 are set to be approximately 130,000 per year, according to CPS. That is significantly lower than the 147,000 of the 2000s, 150,000 of the 1990s, and half the level seen in the 1960s and 70s.

CPS states that in the 1960s, the new build construction rate in England was roughly the equivalent of one home for every 14 people over the decade. In the 2010s, that ratio was one to 43, more than three times higher.

The figures could be improved somewhat by factoring in conversions of

existing properties said CPS, but even then the net additional dwellings is reportedly likely to be lower this decade than last.

Across the UK as a whole, the pattern is broadly similar, with housebuilding falling from a peak of 3.6 million new units in the 1960s, to 1.9 million in the 1990s and 2000s, with the 2010s set to come in lower still.



## House price growth slows in 2018

House price inflation has slowed to 2.6 per cent, the slowest rate of annual growth since 2012, according to the latest Hometrack UK Cities House Price Index. Hometrack has reported that this is due to ongoing price falls in London and a sustained slowdown across cities in southern England.

In the capital, house prices have fallen by 0.1 per cent over the past 12 months, and this is only the second time in 23 years that London has ended the year with negative growth. Prices are falling across two-thirds of local authority areas of London City by up to -3.5 per cent (in Camden), while average values are rising in a third of markets by up to 2 per cent in Barking and Dagenham.

Recent house price falls are doing little to materially change the affordability picture in London. The house price to earnings ratio peaked at 14x in 2016, and has started to fall but remains stretched at 13.3x.

Edinburgh is currently the fastest growing city at 6.6 per cent, with price rises in Manchester and Birmingham also running at above 6 per cent. However, only four cities are registering higher levels of house price growth than this time a year ago, Manchester, Liverpool, Cardiff and Newcastle.

The cities that have seen the greatest slowdown are all located in the south of England: Bournemouth, Portsmouth and Bristol. Affordability pressures have increased in these cities over the past year, and they now record the highest house price to earnings ratios outside of London, Oxford and Cambridge.

Over the course of 2019, Hometrack expects UK city house prices to rise by 2 per cent, as above average growth in large regional cities offsets price falls in London. Prices in London are forecast to register falls of up to 2 per cent, while in more affordable cities such as Liverpool and Glasgow, they could rise by another 5 per cent next year.

## Khan accuses Government of 'hypocrisy' over blocks on London developments

Ministers have been accused of "hypocrisy" by the Mayor of London, Sadiq Khan, who stated that they have "appeared to cave in to lobbying efforts by blocking or threatening" three housing schemes in London.

In the space of a week, City Hall reports that the Government threatened to block the Mayor's approval of the Newcombe House redevelopment at Notting Hill Gate, and blocked the decision to approve the redevelopment of the Purley Baptist Church and Hall in Croydon, and threatened to block the Mayor from 'taking over' plans to redevelop the Kensington Forum hotel. This was refused by the local council, and would have included social housing.

Khan said: "By blocking these three schemes, this Government appears to have bowed to lobbying in what can only be seen as a case of hypocrisy."

"Londoners cannot take this Government seriously when the Secretary of State for Housing goes out of his way to stop new homes – including social

housing – being built in the capital."

He continued: "Instead of giving in to lobbying, Ministers need to show they are serious about supporting me in building the new social rented and other genuinely affordable homes Londoners need."

"Particularly with the two applications in Kensington and Chelsea, and in light of the chronic shortage of affordable homes seen after the terrible Grenfell Tower fire, this intervention by the Minister is unhelpful and unnecessary."



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The developer was impressed with our professional approach, speed of funding and the benefits offered from of a great long-term strategic partnership. When during construction, poor ground conditions and adverse weather caused some delays and budget

revision, we were flexible, as the developer explains...

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The criteria is kept simple: full planning permission needs to be in place, with a project that's up to 24 months duration and a GDV between £2-£15million. It should involve a multi-unit residential new build or conversion and of course if the developer has some experience that's a great advantage. There also needs to be a margin of 25 per cent on GDV pre-finance.

In the Audlem scheme, a new 'SPV' was set up the same day for the developer, to hold the project until it was finished and sold, and a profit share contract was created for both parties. £5,831,973 was provided over 20 months and on completion and sale of the property the profit has been divided with the developer getting the lion's share. It's the start of many projects together.

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## Peer-to-peer lenders?

**liquidity problems -  
with P2P?**

Investing has exploded in the past two years, as high rates of interest have encouraged investors to put their cash directly to work in businesses or property. This year, two of the UK's largest have uncovered issues with their loans.

## PESSURE

**Peer Lending's  
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**Peer lending  
illustrated**

**'s woes**

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count all the red flags  
here is the twist. The

## Is peer-to-peer lending heading for trouble?

**Bad debts creep up on two of the biggest UK lenders**

Two of the biggest peer-to-peer (P2P) lenders in the UK have been beset by problems over the past month, with one forced to make up a near £9m loan-deal gone sour and customers experiencing a severe cut in returns.

## Brexit fears lenders to back

The world of investment minute you're the hot town, the next nobody your call. The world of funds fits this pattern hence may now offer a contrarian investors.

Not so long ago, i were queuing up to into listed funds that l of the platforms in the A Collection of funds giant, which as founder Marshall Wace, raised They promised yields and 8% - attractive in a environment. What o Well, virtually everything

## OPTION

**Property 21  
is a balance in**

Call me a cynic but I capitalism is a series of mistakes. As I think that when next a major company or v lending to property. commercial estate prime are in the C instance they wi and high valuations.

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## Housebuilder funding likely to be cut

**FCA reviews follows concerns over rapid growth in loans**

The City watchdog is to launch a crack-down on peer-to-peer (P2P) lending in a move designed to protect investors from platforms that do not provide sufficient financial information to investors. The Financial Conduct Authority (FCA) is understood to be considering much tougher curbs in the long-delayed review of the crowdfunding industry in the early autumn. It is understood to be ready to demand that platforms provide more detailed information on the past performance of loans.



# Social sector increases housing investment by 17 per cent in 2018

The social housing sector increased its investment in new and existing properties last year, according to the 2018 Global accounts of private registered providers.

Overall, the sector's future capital commitments totalled £28.6bn (of which £12.4bn has been contracted), which is an increase of 17 per cent compared to the figure reported in 2017.

The report found that there was a small increase in the underlying surplus generated, which was used to support additional borrowings to fund capital investment.

Capital investment also increased over the year, with £1.7bn in existing stock and £10.8bn in new housing supply, which includes social housing and properties for sale and market rent.

Expenditure on repairs and maintenance of existing social stock totalling £5bn increased by 3 per cent compared with 2017. Along with this, the operating surplus from social housing lettings decreased by 2 per cent to £5bn.

The value of the properties held for sale at the year end was £5.6bn, mainly consisting of land and work in progress rather than completed properties. This was an increase of 17 per cent on 2017.

Published annually, the report is based on an aggregation of the financial statements of private registered providers of social housing who own or manage at least 1,000 homes. Together, this is claimed to

represent more than 95 per cent of the sector's stock.

This year's publication included an annex on the Value for Money (VfM) metrics, which were introduced alongside the April 2018 VfM Standard.



## MMC utilised in LA pilot scheme

-A pilot scheme exploring the use of modern methods of construction (MMC) to deliver homes for affordable rent has been undertaken by Nuneaton and Bedworth Borough Council (NBBC). The LA has just completed its first modular building, having secured £120,000 worth of funding from Homes England.

The pilot development consists of four modular semi-detached two-bedroom properties, built on former garage sites on Ashington Road, Bedworth, and has been used to test the feasibility of using modular housing to increase the pace of housing delivery.

Mat Byrne, head of development for NBBC, explained: "We identified modular development as an efficient and cost-effective solution to respond to the growing demand for housing. We started from scratch and worked with a local firm to develop a working model for our homes. It's been a long process and we've learnt a lot along the way, but as a result of the pilot, we've found that we are able to reduce the build time by approximately 10-12 weeks when compared with traditional build.

He continued: "This model has enabled us to deliver homes in a reduced timeframe, without compromising on quality with the added benefit of minimising disruption to residents living nearby as the time onsite is significantly reduced."

The team at NBBC has already identified a further seven sites for potential development, and are working with other local authorities with a view to sharing the knowledge and expertise developed as a result of the pilot. They are also in the process of establishing a procurement framework through which they hope to provide suppliers with more assurances and greater volumes, and will be able to achieve economies of scale.

## SSSI impacts housing density on Medway development

The planned Lodge Hill development on the Hoo Peninsula in Medway is being reduced in size, in order to avoid direct Special Scientific Interest (SSSI) impacts on the site. This approach has been proposed by Homes England.

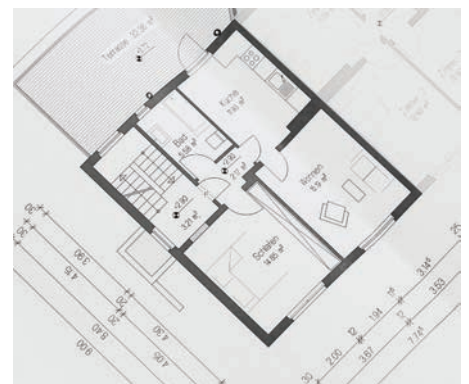
Following consideration of the environmental sensitivities in and around the site, the new plans are for up to 500 new homes, rather than the 2,000 originally proposed.

Prior to the submission of a planning application, Homes England will develop the masterplan proposals in more detail, which will be presented as part of a

public consultation.

Ken Glendinning, head of strategic land at Homes England said: "We remain committed to creating new homes at Lodge Hill in line with the Government's policy on use of surplus land, and we have always been aware of the sensitivities surrounding the important environmental elements of this development.

"After careful consideration, we believe that this approach will avoid any impact on the SSSI, while still making an appropriate contribution to Medway's housing need for local people."







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# Taylor Wimpey releases strong results, despite looming uncertainty

Indicating another year of strong performance, Taylor Wimpey has issued a trading update ahead of its full year results, which will be announced on 27 February 2019.

While the update states that it is too early to give a definitive view on 2019 trading, the company continues to see “solid forward sales indicators,” and has started the year with a “very strong” order book. It warns however of the potential impact of “the wider political and economic uncertainty,” with the Brexit date now looming, and has said that it will continue to closely monitor market conditions for any such impact.

It was largely good news for shareholders however, who were likely pleased to hear that the company remains committed to returning £600m in total dividends in 2019, subject to their approval.

## CURRENT TRADING

The 2018 full year results will reportedly be in line with expectations, with the housing market remaining stable throughout 2018, however this is against a background of “an uncertain macroeconomic and political environment.” During the year, Taylor Wimpey stated that it saw good levels of demand, which converted into strong sales rates across the business.

Total home completions were increased by 3 per cent in 2018 to 14,947 (including joint ventures), up on 14,541 in 2017. A total of 3,416 of these homes were affordable, equating to 23 per cent of total

completions, as apposed to 2,809 in 2017 at 19 per cent.

The company’s net private reservation rate for 2018 was 0.80 homes per outlet, per week, up from 0.77 in the previous year. Cancellations rates were up one per cent on 2017, to 14 per cent. Average selling prices on private completions increased by 2 per cent to £301k, with the overall average selling price remaining flat at £264k. Trading was reported to be robust, despite, as previously reported, signs of increasing customer caution towards the end of 2018 in London and the South East.

Taylor Wimpey’s total order book ended 2018 valued at £1,782m, excluding joint ventures. The company cites its strategy to increase efficiency and drive growth through the “targeted operations of its last sites” as the reasons for this. This order book represents 8,304 homes, with the growth reportedly due to affordable housing.

The company has entered 2019 with 256 outlets, down from 278 as of the 31st of December 2017, and traded from an average of 273 outlets in 2018, down from 287. As the company has previously reported, this is slightly lower than expected, with delays impacting opening timing, and the higher sales rate achieved in the second half of the year resulting in closing outlets slightly earlier.

Build cost inflation in 2018 was reported to be 3-4 per cent, which the company states is in line with its previous guidance.

Along with these results, Taylor Wimpey

noted its average customer satisfaction score of 90 per cent in 2018, measured by the Home Builders Federation (HBF) eight-week survey, and that it has been named in the top ten places to work in the UK by Glassdoor, the only commercial housebuilder to make the list.

## THE GROUP’S POSITION

The group ended the year with a “strong” net cash balance of c.£644m, up on £511.8m in 2017, ahead of expectations. This is after the payment of £500m of dividends to shareholders in 2018, up from £450.5m in the previous year.

Pete Redfern, Taylor Wimpey chief executive, commented on the results: “I am pleased to report another year of strong performance, in line with our expectations. Despite wider macroeconomic uncertainty, the housing market remained stable during 2018 and we had a good trading performance. We are continuing to deliver against our strategy and ended the year in a positive position, underpinned by our strong order book and balance sheet.

“As we enter 2019, we maintain our guidance for stable volumes although are mindful of market sensitivity. We are confident that our focused strategy of managing the business through the cycle and driving further operational improvements will enable us to continue to deliver a high-quality product and service to our customers, long term value for shareholders and growth into 2020.”





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# Social housing need under scrutiny in Shelter report

The message that not enough social housing is being built has been reinforced by a recent report from Shelter.

Titled 'A vision for social housing,' the report brings together 16 commissioners from across the political spectrum to analyse the state of social housing across the country.

The National Federation of Builders (NFB) has reported that it welcomes the details of the report, and has expressed its support for many of the recommendations; in particular the need to build many more social homes and replace those lost to right to buy.

According to the NFB, a "responsible" Government must act to reduce the burden on the tax payer, while increasing the number of social homes available. It believes that positive steps have been taken through the decision to lift the borrowing cap that local authorities face when financing social housing, but points out that not all councils can access increased borrowing unless they already own 200 social homes.

The company did however note that the report does not acknowledge the role of local plans in stimulating social housing, as local authorities can work "hand in glove" with providers to assure them of development opportunities during the site allocation phase.

Richard Beresford, chief executive of the NFB, commented: "Industry, popular opinion and economists continue to tell the Government that they must build more social homes. It's time they listened and became the first Government in twenty years to meet very clear expectations."

## Homes England announces more board appointments

A new member has been appointed to the Homes England board.

Keri Smith, who has been the director of UK Government Investments since

its creation in April 2016, will be the organisation's shareholder representative member.

Homes England Chairman Sir Edward Lister commented on the appointment: "Ceri is joining the Homes England Board at an exciting time, as we expand as an organisation to change the housing market and deliver the Government's ambition of building 300,000 new homes each year.

"His wealth of experience working with business and government means he will be able to make a valuable contribution to the agency as we tackle the housing challenges facing the country."

Homes England will be continuing recruitment for further board members in 2019.

## MP criticises national skills policy



The need for an overhaul of the country's skills policy has been highlighted by the MP for Bradford South, Judith Cummins. Her constituency is one of the top 40 that is reported to be likely to be affected by automation in the coming years.

Cummins identified that 15 per cent of her constituents have no qualifications compared to the UK average of 8 per cent, while only 14 per cent are qualified to degree level or above, compared to 31 per cent nationally.

Despite backing changes to the apprenticeship levy, she criticised the use of unused levy funds and a lack of "strong industrial sector voices" to help drive collective action from employers.

The National Federation of Builders (NFB) has stated that it agrees that the skills policy needs to be significantly changed, particularly in places like Bradford. However, it has warned that the conversation on the subject seems to ignore the process by which a skilled workforce is both trained and employed.

In construction, where the NFB says automation is being "championed by all politicians as a panacea for the housing crisis and skill shortage," 66 per cent of

apprentices are trained and retained by SMEs. And yet, the Federation reports, they only build 33 per cent of all homes.

Cummins explained how SMEs identified a major barrier to development in the complexity of the current levy system, but the NFB is reportedly surprised that issues such as late payment and a complex procurement process did not emerge as the greatest obstacles to growth for SMEs in construction, as they directly affect their ability to hire new apprentices and invest in existing staff.

Nick Sangwin, incoming NFB national chair, regional chair for the north east and managing director for the Sangwin Group, explained further: "We need to re-look at the procurement process to involve successful regional contractors and SMEs more on frameworks.

"These are the companies that retain and train the workforce, but they need a steady pipeline of work to do this. They also pay their subcontractors and supply chain quicker."



## Legal & General subsidiary granted RP status

A subsidiary of Legal & General has been granted Registered Provider (RP) status. The subsidiary, Legal & General Affordable Homes Limited, was launched in April 2018.

According to the company, registration by the Regulator of Social Housing represents a 'significant milestone' in Legal & General Affordable Homes' business plan, allowing it to hold and manage regulated affordable housing assets.

The registration also means the subsidiary can now significantly accelerate its business plan of developing, holding, and managing affordable housing tenures where the regulated status is required. These include homes for social and affordable rent, shared ownership, grant-supported, and Section 106 schemes.



# Nottingham City Homes celebrates reaching 500-home landmark

Nottingham City Homes (NCH) has reached the milestone of having built over 500 affordable homes for local people across the city.

The Arms-Length Management Organisation (ALMO) has completed 531 properties over the past four years, with 44 currently under construction and a further 660 potential new builds on proposed sites. This is reportedly twice as many homes as any other ALMO – prompting *Inside Housing* magazine to name NCH the number one builder in the UK.

The homes have been built in neighbourhoods across the city including Sneinton, Bestwood, Aspley, Broxtowe, Clifton, Top Valley and Radford. The homes range from houses and bungalows to independent living schemes and flats.

Over the last few years the company has developed some large scale projects, with more than 270 homes being built on five sites alone. One of the biggest, the Lenton Green development, saw 142 homes created in Lenton, including 88 family homes, two commercial units, and 54 Independent Living apartments.

Strelley Court in Strelley is the latest new development to open, with 37 new one-bed independent living apartments. Residents have been moving in to the new apartments over the last month.

Also completed in the middle of 2018 were 49 houses and six bungalows in The Meadows. The Meadows properties include innovative sun tubes that bring up to 70 per cent more natural light into the properties, and help to combat fuel poverty.

As well as these projects, one of NCH's biggest builds is well underway. Construction teams have been at Winwood Heights in Sherwood since 2017. The project consists of the renovations of the

existing Winchester Court and Woodthorpe Court high rise flats, and the creation of 44 homes in an Extra Care Scheme named Winwood Court.

## LOOKING AHEAD

There are a number of sites already being looked at for potential new homes, including NCH's first-ever properties wholly for private market rent. Plans to create 21 apartments on the site of the former Meadows Police Station have just been given the go-ahead by planning, and are intended to act as a gateway to the Meadows and NG2 Business Park.

Plans for nearly 70 homes have also either been submitted or have been granted permission by Nottingham City Council's planning committee. Plans for homes on Marlestons in Bulwell and homes on Tunstall Drive in Basford for example have just recently been given the green light.

NCH is currently awaiting a decision on plans for homes on the former Clifton Miners Welfare site in The Meadows. Eighteen family homes will be built on Knights Close in Bulwell, with work due to start once a developer has been appointed. There are also plans in the pipeline for 287 homes at Poplar Heights in Bestwood and 65 eco homes at Eastglade in Bestwood.

Nick Murphy, chief executive of Nottingham City Homes, commented: "The City Council has ambitious targets to deliver new homes for Nottingham people. We are keen that Nottingham City Homes makes the biggest contribution possible to building decent homes which will transform peoples' lives. Our 500th new home is a milestone, but we need to build more to help the Nottingham families on our waiting list.

"But it's not just about the numbers. We are building good quality homes – which some have called 'the best new social housing in the country,' with high levels of energy efficiency, solar panels on all new homes and space standards which mean these are going to be good homes to live in for years to come.

"And of course, we place a premium on training and employing local labour – including setting up our own in-house new build team. We are offering more apprenticeships and more job opportunities for Nottingham people. Our new build programme is helping us to deliver our vision of creating homes and places where people want to live."



**"WE PLACE A PREMIUM ON TRAINING AND EMPLOYING LOCAL LABOUR – INCLUDING SETTING UP OUR OWN IN-HOUSE NEW BUILD TEAM" – NICK MURPHY, NOTTINGHAM CITY HOMES CEO**

# INDUSTRY MOVERS



Beth McNeil

## Keepmoat Homes

Keepmoat Homes has announced the appointment of its first female regional managing director.

Beth McNeil, who joined Keepmoat Homes in 2015, has been promoted to the role for Keepmoat's Scottish operations, having previously served as operations director. During her time with the business the Scottish division has grown and currently has eight sites in development across Scotland.

Commenting on her promotion McNeil said: "Having seen the Keepmoat Homes division in Scotland build in strength and depth since it was established in 2015 I am delighted to have been given the opportunity to lead the business, working with our fantastic team, partners and customers as we enter the next phase of our growth plan and continue to increase regional output."

Sandy McBride, divisional chairman, north west and Scotland, said: "We have achieved great things in Scotland over the last three years. I am delighted that Beth is being recognised with this promotion and that she will also be the first female regional managing director at Keepmoat Homes."

CEO James Thomson said: "Beth's promotion demonstrates clearly the important role women play in the construction sector and I hope it inspires future generations to consider this industry for their careers."



Martin Egan, Dave Main, Innes Smith, Tom Leggeat and Peter Matthews

## Springfield Properties

Springfield Properties has announced two senior appointments to newly-created managing director positions in its private housing division.

Dave Main, who has been with Springfield for almost 20 years, has been promoted from development manager to managing director for the north of Scotland (private housing). Peter Matthews, a former senior executive at Keepmoat Homes and Taylor Wimpey, has joined Springfield as managing director for central Scotland (private housing).

The will be responsible for expediting geographic expansion by providing a regional sales focus and increasing operational efficiency.

Main and Matthews sit alongside Martin Egan, managing director of Dawn Homes, which Springfield acquired in May 2018, and Tom Leggeat, managing director for partnerships (previously group partnerships director), which is Springfield's affordable housing division.

Innes Smith, CEO of Springfield said: "We are delighted to have appointed Dave and Peter to these newly created MD positions to support our fast-growing private housing division."

## MOBIE

George Clarke's Ministry of Building, Innovation and Education (MOBIE) has made a number of appointments to support its campaign to raise design standards and build quality in housebuilding.

Mark Southgate, a chartered town planner, has joined as chief executive. Most recently he was director of major casework at The Planning Inspectorate.

Mark Farmer, CEO and co-founder of Cast Consultancy and author of the 2016 Government review 'Modernise or Die' has joined as a trustee. Jaguar's director of design Ian Callum and Nick Riley, board director of Whittam Cox Architects, have both joined as ambassadors.

## Wates Residential

Wates Residential has appointed Lia Silva as development director.

Silva joins the Wates Residential Board and will lead the business' development management team responsible for delivering one of the largest joint venture regeneration schemes in partnership with the London Borough of Havering.

Paul Nicholls, managing director said: "Lia is joining the business at a very exciting time as we grow our portfolio of development projects. Her role will be crucial in ensuring that we grow our development activities sustainably while continuing to provide our clients with a high standard of delivery."



Gary Lunn

## Octagon

Gary Lunn has joined Octagon Developments as the company's first commercial director.

Commenting on his appointment he said: "I am committed to making an effective and beneficial contribution, as the company expands its focus to attract a more diverse market sector."

CEO Tim Banks said: "We are delighted that Gary has chosen to come on board. His experience within a broader market will bring benefits to Octagon."



Jason Colmer

## Churchill

Churchill Retirement Living has appointed Jason Colmer as regional managing director for its Eastern region. Based in the Group's regional head office in St Albans, he joins Churchill's board, working closely alongside chairman and CEO Spencer McCarthy to develop the Group's strategic growth plans for this fast-growing region.



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## COMMENT

# INNER CITY SITES COULD BE OASIS OF PEACE AND TRANQUILITY

Building sites can be noisy, dirty and very disruptive to their neighbours, so are rarely welcomed – even when new housing is desperately needed. According to Brian Maunder, sales manager at Totally Modular, however, it does not have to be that way.

**N**ew houses and flats are needed all over the country, partly to address the current housing shortage and partly to renew existing housing stock. Most people are sympathetic to this need, but few actually want construction work too close to their own homes.

In large part this is because of the disruption that will be caused by the actual construction process. In cities and other urban spaces, the disruption is likely to be even worse, because the construction will be on infill sites which have restricted access and could be in close proximity to already occupied buildings. A typical house building project will take six to 18 months to build, with larger projects taking longer

and/or causing more disruption.

As well as the noise and disturbance of the construction processes, there is the constant arrival and departure of trucks that could cause traffic queues, block pedestrian access, create driving hazards such as mud on the road etc.

## SOLUTIONS NOT PROBLEMS

However, there is an alternative that minimises on-site construction processes and produces attractive high-quality homes almost instantly. Volumetric construction is a technique in which houses are built off-site and delivered as complete ready-to-go modules. They are craned onto prepared foundations and connected to the utilities.

In a matter of hours, they are ready for occupation.

As well as houses, blocks of flats can be built in exactly the same way, with each flat being a module that can be stacked and arranged in almost any configuration up to 11 storeys (although currently most projects are low rise). This is possible because all units are built around an incredibly strong three-dimensional steel frame.

In fact, they are built indoors in a factory environment, so there is no need to allow for weather delays or any of the other issues that can slow up traditional on-site construction. Further efficiency gains can be made because the techniques and disciplines developed in the manufacturing



industries can be brought to bear, including just in time delivery of supplies, safe working practices, and high levels of security.

#### ON-SITE

While the modules are being built, the site can be prepared. With volumetric construction it is very different from digging traditional foundations. Precise piled foundations are laid, or existing ground pads or structures are re-used, which is particularly helpful in brownfield sites. Utilities are piped in and the rest of the site is almost completely untouched. Indeed, landscaping to improve the immediate environment can be included in the construction project and completed as building works progress.

Modular construction firms employ highly trained on-site management teams to organise the day to day activities on the ground. These include maintaining construction schedules, groundworks and landscaping, overseeing health and safety, co-ordinating utilities connections, waste management, liaising with local residents and all the quality checks needed for BoPAS (Build offsite Property Assurance scheme) warranties.

On the delivery date the installation team takes over to manage the installation phase, including connection to services.



Delivery of multiple units is always dovetailed to minimise disruption while maximising operational efficiency on site. It is not uncommon to install and commission six or more house in one day!

The houses and flats are brought to site 97 per cent complete. That is to say, they are fitted out with fully equipped kitchens and bathrooms, plus possibly built-in furniture, door bells, blinds, lighting etc, etc. This means there is no need

for a stream of trades to travel to site to install one or two items, the usual post-construction delivery traffic is reduced to almost nothing.

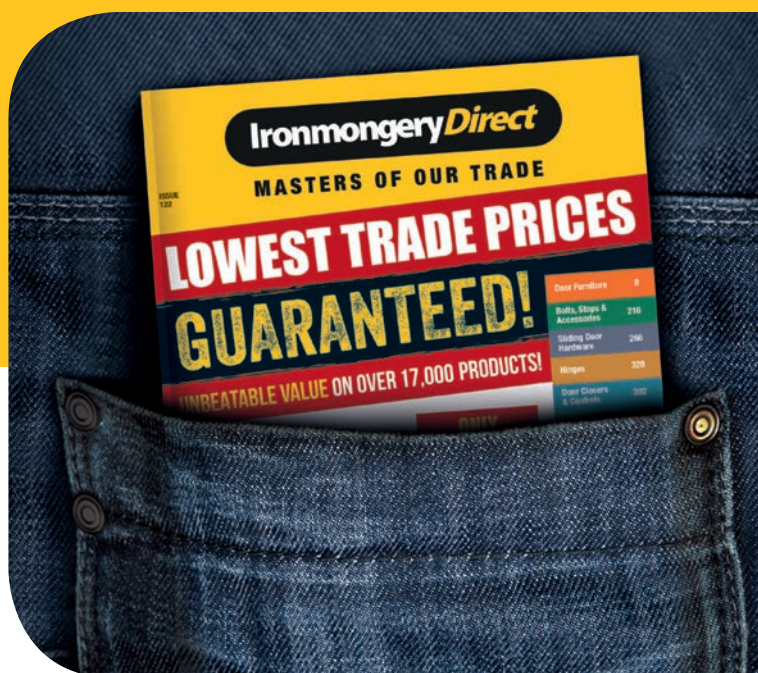
The construction industry has always moved with the times, changing and adapting as new needs arise. Volumetric construction is one of the latest developments; it drives efficiency into every aspect of the build phases and guarantees high-quality, long-life homes.

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Patrick Mooney, editor of  
Housing, Management &  
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SOMETHING  
ROTTEN IN  
WESTMINSTER  
WHEN MPS  
WALK PAST  
DYING  
HOMELESS  
PEOPLE ON  
THEIR WAY TO  
WORK" –  
DAVID  
LAMMY MP

## THE SOCIAL NETWORK

# MPS NEED TO UP THE ANTE ON HOMELESSNESS

Patrick Mooney, housing consultant and news editor of Housing, Management & Maintenance, says Whitehall politicians need to up their game in the fight to combat homelessness and cut unnecessary deaths.

**I**t was a sad indictment of the Government's welfare and support policies when news emerged just before Christmas that the number of deaths of homeless people had risen yet again, to another all time high. It's the sort of record that is very unwelcome and best avoided. It is also not inevitable.

What made it worse was the reaction of the Secretary of State James Brokenshire and his junior Ministers, who trotted out a consistent line about how homelessness is a complicated subject, with many different causes and that the current administration is doing all that it can to address these.

In town halls the length and breadth of the country these statements were met with hollow laughs and much shaking of heads. Housing bosses and councillors are having to cope with much smaller budgets than they had before the 2008 financial crash. But the scale of the housing sector's problems and difficulties are all getting worse — whether it's availability, affordability or providing emergency accommodation.

The Office of National Statistics prompted this latest bout of handwringing and conscience searching when it revealed that at least 597 homeless people had died in 2017, up 24 per cent on the figure from five years ago.

London and the north west of England have the highest rates of deaths among the homeless, with the average age of those who have died being in the early to mid 40s, far below the average life expectancy of the general population. It was so shocking that it made the lead stories on BBC Radio 4's main evening news programme and the 10 o'clock news on BBC TV later.

Much of the media attention focused on the death of a homeless Hungarian man in a subway at Westminster, by the House of Commons. Indeed the Labour MP David Lammy tweeted: "There is something rotten in Westminster

when MPs walk past dying homeless people on their way to work."

### ROUGH SLEEPING

This was actually the second recorded death in the same subway in the past 12 months. But there were almost 600 other people who lost their lives by dint of their unsettled housing status over the course of the year and each one of them represented a personal tragedy and a lost opportunity.

The figures for homeless deaths were released by the ONS just over five months after the Government published its rough sleeping strategy, with an ambitious target of halving rough sleeping by 2022 and ending it entirely by 2027. It was backed by a £75m fund for local authorities with high levels of rough sleeping to use in 2018 to 2020.

Compare this sum to the reported £2bn fund preparing for a 'no deal' Brexit, which many in Westminster regard as an expensive gamble in Theresa May's negotiations with the EU. The vast difference between the two figures challenges the basis for Government claims that they will leave no stone unturned in their campaign "to give everyone in our society the opportunities, dignity and security they need to build a better life."

Ministers, their political advisors and civil servants all know that the principal reason for homelessness continues to be the growing number of evictions from privately rented properties, with tenants failing to cope with the complexities of Universal Credit, or Universal Discredit as it is increasingly being known. Instead they have trotted out lines about drug abuse, alcoholism and illegal immigrants.

The reality is that many of those living in temporary accommodation, staying in cars or sleeping on friends' sofas are working in low paid jobs and cannot afford spiralling housing



costs. There are an estimated 120,000 children staying in temporary accommodation each night this winter – a figure that should force Government Ministers of the fifth biggest economy in the world into taking strong and resolute action.

Some seeds of optimism have been sewn by the new Work and Pensions Secretary Amber Rudd, who told MPs that she will consider policy changes and rollout delays to restore public confidence in Universal Credit. In front of the Work and Pensions Committee, Rudd said her priority was to make UC safe for vulnerable claimants. She said she was willing to look again at the rollout, as she did not want to see its implementation rushed to meet “arbitrary timetables.”

### MORE AFFORDABLE HOUSING NEEDED

Her cabinet colleague Brokenshire has recently been benefitting from a huge jump in popularity across local authority housing departments due to decisions to remove the HRA borrowing cap from councils, increases in the budget for affordable housing, and a host of statements in support of low cost, affordable, rented housing.

It felt like a huge step change had been made in Conservative policies towards council housing. Even where people thought this was being done for cynical electoral purposes, they really did not care if the result was a significant growth in the numbers of affordable homes being built.

While the right levers are being pulled to get more affordable homes built, we are still losing thousands of low-rent homes as they are being sold to sitting tenants through the Right to Buy. This has forced many thousands of people into the private rented sector, where they have found their rents to be higher and their tenancy far less secure. Retaliatory evictions where landlords kick out tenants, who have complained about a long outstanding repair or a safety issue, are on the increase, and long promised protections have yet to be seen.

The Homeless Reduction Act 2017 was widely welcomed by the housing sector when it was passed, but it has imposed many additional responsibilities on local authorities while only granting them relatively small extra funds, and only for a temporary period.

What is really needed is a properly resourced and long-term commitment to deliver on a wide range of programmes. These should deliver a huge increase in the number of truly affordable homes across the country, new laws to safeguard tenancies and changes to the welfare system so fewer evictions take place due to rent arrears. We need the prevention, early intervention programmes and support to help homeless people to rebuild their lives, but



it would be much better if we could also tackle the root causes of the problem.

Over 200 housing associations have pledged to tackle homelessness by signing a commitment to refer ‘at risk’ cases to councils. This initiative was launched by the National Housing Federation in October 2018 and it means HAs are agreeing to notify councils of anyone they know of who is at risk of homelessness and in working together with councils on trying to prevent the person becoming homeless.

### MORE MONEY AND PRACTICAL HELP

This duty already applies to other public bodies but HAs are better placed than many to help councils discharge their legal duties. The NHF’s new chief executive Kate Henderson said the past decade had seen homelessness increase on an “unimaginable” scale. She hopes to see every HA to sign up to the commitment in 2019.

Council chiefs would appreciate even more practical help from their social housing partners. Closer working by staff teams, quicker access to properties which become available, carrying out fewer evictions (particularly of families with children) and an extension of welfare support policies to assist ‘at risk’ groups are all being pursued.

Meanwhile Councillor Martin Tett, the Local Government Association’s housing spokesman, had a clear message for policy makers in Whitehall. He said: “Councils are determined to prevent homelessness and

rough sleeping from happening in the first place and to support affected families. This is increasingly difficult with homelessness services facing a funding gap of more than £100m in 2019/20. Proper resourcing of local government funding is essential if we are going to end rising homelessness.

He added: “Councils also need to keep 100 per cent of the receipts of any homes they sell to replace them and reinvest in building more of the genuinely affordable homes they desperately need and the ability to adapt welfare reforms to prevent people from losing their home where possible.”

The Chartered Institute of Housing is suggesting that the Government should either suspend the Right to Buy, or it should allow councils to use all of the sale receipts to pay for their replacement. In the latest published statistics for the period July to September 2018, there were 2,417 council homes sold to tenants while just 1,160 starts on new homes or acquisitions were made. This shortfall of 1,250 homes in the quarter is repeating the pattern of recent years.

Clearly what we need to see is a joined up programme of policies and initiatives that work together and not against each other. Let’s hope that in their New Year resolutions, Messrs Brokenshire and Rudd have committed to overseeing a significant drop in the number of needless deaths and hardship cases caused by their department’s policies.



## NEW DEVELOPMENTS

# Green light for timber homes in Newham

Planning has been granted by Newham Borough Council in east London for an 800 m<sup>2</sup> residential scheme for Cliveden Land.

Edward Williams Architects has designed four new buildings to be inserted into the car parking area of an existing development of 39 homes. According to the architects, the aim is to create a landscaped, mews-style development providing a “quiet, green and secure environment” for all the residents, both old and new.

The four new buildings will comprise two blocks conjoined in ‘L’ shapes, positioned carefully in the rear car park alongside the existing housing, creating two new courtyards. Together they will provide nine apartments, including four three-bedroom homes and two one-bed semi-detached homes.

The timber cladding specified is intended to complement the brick facades of the existing buildings, and give a warm, natural feel to the development, boosted by an injection of new planting. The pitched roofs are to be clad in zinc, and sloped to allow daylight to penetrate the ground floors of the surrounding buildings. The north-facing pitches will feature large skylights to allow daylight to flood the upper apartments without undue heat gain.

Around the homes, it is hoped that the new landscaping and planting will provide a “leafy green outlook” for residents, while at the same time increasing privacy, providing rainwater run-off, and enhancing biodiversity. The planned landscaping includes green hedges and rich borders, providing a buffer between ground floor windows and parked cars, a covered bicycle storage area, and new bin storage on the street side. Birch, magnolia, maple, and cotinus trees will be planted in the lawn in order to add further colour.

Much of the new homes will reportedly be constructed using offsite prefabrication to enable a fast build, in order to minimise the impact on the existing residents. In terms of sustainability, the architects will specify materials which offer a high degree of thermal efficiency. Along with this, at least one-third of the parking spaces will have electric charging points.

In line with Newham’s Sustainable Community Strategy 2010-2030, the architects state that this project not only provides additional homes to the borough, but that it has been designed with a variety of tenants, their accessibility, and need for quality homes, in mind.

Laura Carrara-Cagni, director of Edward Williams Architects explained: “Adding new homes in a variety of configurations into this constrained site pushed us to design a layout which uses the land particularly efficiently. We turned a car park into a beautiful, liveable community.

“Both the existing and new homes will enjoy common spaces activated by modern design and landscaping. The new house facades, with their palette of warm, natural materials, will give this neighbourhood a rooted, homely sustainable environment. This will encourage a sense of care and make this site safer and more valuable.”

**MUCH OF THE NEW HOMES WILL REPORTEDLY BE CONSTRUCTED USING OFFSITE PREFABRICATION TO ENABLE A FAST BUILD**



# £13m Croydon scheme begins on fire-damaged site

Work has started onsite for a £13m residential scheme in Croydon, set to bring 65 new homes to the London borough. The new development will consist of 44 private homes, a mixture of one, two and three-bed units, along with 21 housing association flats.

London-based CPMG Architects is responsible for the delivery of the design, and construction is being undertaken by contractor Cube Construction on behalf of UK Land Assets Limited.

Located on a redevelopment site on the corner of The Waldrons and Davenant Road, the building is intended to provide regeneration and housing to the area. The project is based on previously fire-damaged land, where a listed building once stood.

Chris White, director for CPMG Architects, believes the unusual L-shaped design of the building, with varied storey heights, will greatly improve the aesthetics of the area. He explained: "This scheme is an exciting development for Croydon, and one which we are proud to be supporting. The new development sits on a sloping site which has created an opportunity to maximise the available area.

"Over 30 per cent of the building will be dedicated to affordable housing, and when it is complete the development will also include roof gardens and green roofs on the stepped sections of the building."

He concluded: "The site has had its challenges in the past, but we're well



experienced in delivering projects of this scale and complexity, and I'm confident it will be a catalyst to further improvements in the area."

The team behind the scheme includes M&E consultants, MEP Design and structural engineers MC-E. PMQS services have been carried out by MDA Consulting.

The development is expected to be completed by summer 2019, and will include nine three-bed, 29 two-bed, 19 one-bed and eight studio flats. Space for 67 bicycles will also be included, with 32 parking bays.

# Luxury apartments in Cambridgeshire

A housebuilder in Hauxton, Cambridgeshire has responded to local demand with its first luxury apartments.

Redrow Homes South Midlands has unveiled 16 two-bed luxury apartments, named 'The Turner,' at its existing Sanderson Manor development on Church Road. The first of their kind at the project, the apartments are available from £344,950, and are aimed at first-time buyers or couples looking to 'rightsized' once children have grown and flown the nest.

According to Redrow, The Turner "boasts stylish interiors," as well as double bedrooms, including a master bedroom with ensuite. An open-plan living area has been integrated, with a connected living room and fully fitted kitchen. Every apartment also has a balcony, to provide individual outdoor space for residents.

Available in four different styles, each offering a unique layout, the apartments are intended to allow future homeowners to pick their own living space, depending on personal preference.

Tonia Tyler, sales director for Redrow Homes (South Midlands), commented: "We're excited to launch our new two-bedroom apartments here at Sanderson Manor, designed with smaller families in mind. The new apartments will provide much-needed homes in the area, with the interiors offering a high-end finish combined with traditional features.

"Sanderson Manor is set in an idyllic location that first-time buyers and families alike will appreciate, so we'd encourage people in Hauxton and further afield to come along to see our apartments for themselves."

Construction of the new apartments is due to be completed in June 2019.



**AVAILABLE IN FOUR DIFFERENT STYLES, EACH OFFERING A UNIQUE LAYOUT, THE APARTMENTS ARE INTENDED TO ALLOW FUTURE HOMEOWNERS TO PICK THEIR OWN LIVING SPACE**

## CASE STUDY

# Building a community



While only a relatively modestly-scaled development with 27 homes, Marklake Court is being seen as an exemplar of a community-led social housing project. Jack Wooler spoke to Hari Phillips, director at project architects Bell Phillips, about how the south London residents rose to the challenge.

**THIS INNOVATIVE APPROACH TO DEVELOPMENT IS NOT JUST A LANDMARK IN COMMUNITY BUILDING, BUT HAS CREATED NEW HOMES IN AN UNDERUSED SITE**

A new community-led social development near London Bridge has been built that sets an example for the quality that developments led by dedicated tenants can produce.

In 2015, Southwark Council granted planning permission for 27 new council rent homes, named Marklake Court, to be added to an existing 1960s estate in Bermondsey. With space being limited, the project team utilised a site previously containing little-used garages to home the new residences.

The development comprises a mix of apartments and maisonettes, including three fully accessible homes. At a density of 302 units/hectare, the dwellings are sized for between one and six residents, allowing the development to cater for a range of users, from downsizers to growing families.

Aided by the local authority, along with igloo Community builders and Bell Phillips Architects, the local residents of the Kipling Estate have taken the helm in the project, and manage the completed building. Intrinsically linked to the design process, prospective residents from the estate were given the opportunity to customise their own flats – in part to appease the reported 30 per cent of residents who were previously living in inappropriately sized homes – and took a leading role in the design process.

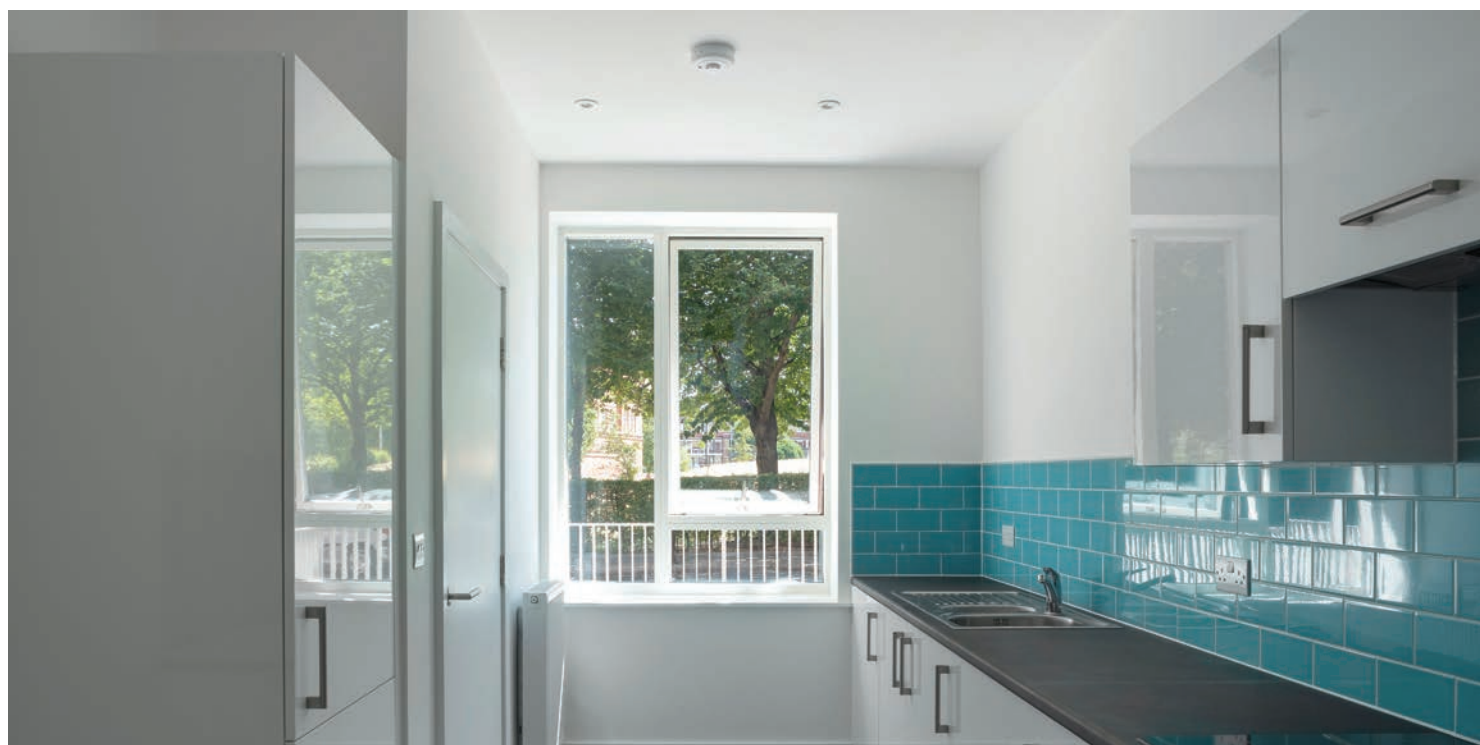
This innovative approach to development is not just a landmark in community building, but has created new homes in an underused site, and freed up old homes for Southwark council's waiting list.

## GETTING STARTED

One of the key aspects of the Marklake Court project was the level of agency afforded to the local community in the development, having played a significant role in the design and initiation of the build. The entirely ground-up approach to development has been described by the architects as a “unique model for the construction of new housing, delivered by the local community, for the local community.”

For some time before the project got underway, residents had reportedly been expressing frustration around the lack of





affordable housing in the local area, as well as the apparent over- and under-occupied Kipling households. As a result, the residents came to the Leathermarket Joint Management Board (JMB) for aid. Said to be a popular and trusted tenant management organisation, the self-managing tenant group operates on behalf of 1,500 council tenants and leaseholders in Southwark. In response to the concerns, residents from the Leathermarket area established the Leathermarket Community Benefit Society (CBS) in 2014, intending to bring forward the new homes.

With a need for professional support to develop the homes being recognised, the CBS collaborated with regeneration experts igloo Community Builders. They acted as development manager, in order to inform and guide the residents, taking them through each step of the development.

First of all, space needed to be found for the new homes, in what is an already highly-developed zone of London. Twenty under-utilised garages on the Kipling estate were identified by the Kipling Tenants and Residents association (TRA) as a potential site. This infill site was chosen because it was small, within the JMB's management area, and it closely bordered the homes of existing residents, ensuring simple decantation for relocated tenants.

Southwark Council believed that the local community was best placed to deliver these so-called 'hidden homes,' and so enabled the community itself to become the developer. The council retained the freehold, but transferred the site to LCBS on a long lease, allowing the community to lead the project, as well as manage the completed building. Along with early

funding from the Greater London Authority, the development got underway.

#### A COMMUNITY VISION

Throughout the design process, Bell Phillips worked closely with local residents. According to the architects, consultations began with a "blank sheet of paper," and there were no preconceived ideas about what the project should be. It is through this approach they took that the architects believe an authentic response to the community's needs and aspirations has been created.

At each stage of the three year-long development, residents worked alongside the team on the designs. The architects listened to individual members of the community, collected their comments, and then demonstrated how the designs would respond to this feedback.

Bell Phillips director, Hari Phillips, spoke to *Housebuilder & Developer* on the community-led aspects of the development, explaining how they approached the project: "Through extensive and detailed local consultations with the local community over the course of a year the team was able to build trust, consensus and utilise local knowledge. This approach made it possible to reinforce the strong existing sense of community in the area.

"An initial workshop with local residents sought to draw out the broad principles on which the design should be founded. From this starting point the architects evolved alternative approaches to form and massing which were presented to the local community. The favoured options were selected and developed through consensus. This iterative community-led process continued as the





design developed and extended through to detailed decisions such as brick colour, window sizes and proportion and so on.”

#### PERSONALISED HOMES

As part of providing this level of personalisation, a formal housing needs assessment was conducted during the neighbourhood planning phase back in 2014. This identified households in the estate who were either overcrowded or under-occupied, and subsequently prioritised them for the new homes.

In order to incentivise downsizing, prospective residents were given the opportunity to customise their own flats, as Phillips explained: “The residents were identified at an early stage of the design process. This put the architects in the unusual position of having the opportunity to discuss both the overall design of the building and more detailed aspects of their flats with the residents, giving them a greater voice in the design process.

“As the detailed design of the flats progressed, a brochure was put together which was given to each household from which they could select alternative options to customise their own homes,” Phillips added. Options included paint colours, tiling colours to kitchens and bathrooms, floor finishes and colours, kitchen unit and countertop finishes, and open plan, semi-open plan or cellular kitchens.

With every aspect of the building being discussed with the residents, the existing community was brought together and strengthened. This ensured that residents would already know their neighbours, even before they moved in.

#### FROM THE OUTSIDE

As to the project’s eventual shape, the building’s height and massing was intended to “repair a fragmented urban grain,” resulting from wartime bomb damage and the subsequent postwar development which sat at odds with the historic nature of the Bermondsey Street Conservation Area. The height also had to respond accordingly with the residents’ intention that it should not be too tall, and should also allow good daylight levels to the adjacent communal garden.

The project comprises three elements, two blocks with sloping roofs of seven and five storeys, connected by a three-storey portion with a communal roof terrace above. This arrangement forms an L-shaped wedge that extends across the existing street frontage, embracing communal open space to the rear.

Phillips explained further: “The highest element of the building sits adjoins the gable end of the adjacent housing block where the new building would have least impact on neighbouring properties. Flats in this new block benefit from views in two directions across surrounding public space.

“A lower block then extends along the street, reinstating the historic street frontage and providing an active elevation. The roof of this lower block accommodates a communal roof terrace that provides fantastic panoramic views to the surrounding area. This lower block enables daylight to penetrate into the existing communal garden and reduces the impact on daylight to surrounding flats. The building then steps up in height at the southern end.”

In order to ensure the development would feel like an integral part of the exist-



ing estate, and avoid any negative impact on the local streetscape, as residents were keen to ensure, red bricks were specified to maintain a strong visual coherence with the local area. “The building was constructed using a reinforced concrete frame clad in brick,” Phillips told *Housebuilder & Developer*. “Brick offers the sense of permanence and robustness sought by residents and responds to their desire for a low maintenance building. Sawtooth details were incorporated following a walking tour of the area with residents, who noted the use of similar details in historic brick buildings.”

He continued: “It was really important to residents that the new building felt like part of the existing estate, of which they are rightly proud, so the brick was selected to relate in tone and colour to the brick of the existing estate whilst also responding to local historic buildings such as the Leathermarket.”

### QUALITY LIVING

Sat on a trapezoidal site, the development overlooks multiple adjacent open spaces, with Guy Street Park to the North and Leathermarket Gardens to the east. Views of these spaces are afforded to many of the residents, with all the homes, either dual or triple aspect, offer floor to ceiling heights and windows that deliver copious amounts of daylighting.

For further connection to the outside, the apartments are provided with balconies, and a third floor terrace has been integrated, with what the architect describes as “outstanding panoramic views,” along with planting, seating, and “opportunities for play.”

In order to produce a community spirit, a notion held throughout the project, Phillips told that balconies were designed “to encourage social interaction,” as well as “generous communal entrances” including seating areas to encourage residents to interact. To the west the building gives on to the existent shared communal garden, further strengthening the connection with the existing community.

Further “key criteria” highlighted by the community was that the building be sustainable. “As a result,” Phillips explained, “the building incorporates a host of features to ensure that the building is low energy and highly sustainable. A fabric-first approach has been taken with the building designed to be highly insulated and air tight to reduce the requirement on heating.”

Some of the sustainable features include a highly insulated and airtight building envelope, including triple-glazed windows, a centralised combined heat and power (micro-CHP) unit, photovoltaic panels, mechanical ventilation with heat recovery (MVHR) throughout, green



roofing with wildflower planting, sustainable urban drainage measures, low energy light fittings and appliances, and low water-usage fittings.

“All homes are dual or triple aspect with generous floor to ceiling heights and excellent levels of natural light and views for residents. All of the communal spaces are naturally lit and ventilated.”

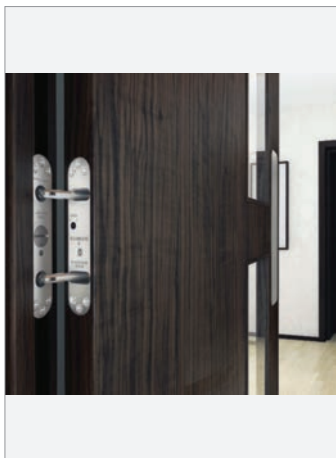
### THE RESPONSE

Given the agency they were granted in the process, the residents were inherently pleased with the development they led. Phillips commented on the wider affect: “The response from the local community has been overwhelmingly positive, demonstrated by an unprecedented level of support for the planning application.”

The future is likely a bright one for this community-led style of development. LCBS will begin construction of their second development of 40 affordable flats and houses later this year, and have commenced early consultation on their third development.

Hopefully, with the success of the development now being evident, Marklake Court may serve to inspire communities across the country to undertake their own projects. The Kipling Estate has in effect proved that residents can create their own opportunities when it comes to improving their housing, with developments built by the community, for the community.

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## Door closers create safer homes

With fire safety high on the agenda, Dr Lloyd Blewett of **Samuel Heath** investigates the potential of door closers for social housing. Where performance is concerned, the key considerations when selecting door closers are fire safety and accessibility. The product's ability to perform reliably, time after time, and for many years, is also critical. The design, engineering and quality of the door closer should be paramount in the selection process, as should the reputation of the manufacturer. Consideration also needs to be given to the needs of tenants and the situations in which the door closers are being used. The performance, functionality and features of some door closers can deliver additional benefits that make them more suitable for many social housing applications. Aesthetics are now widely valued in social housing developments, and not for the sole purpose of a better looking interior. The lack of unsightly mechanical devices creates a more homely, less institutionalised atmosphere contributing to the comfort and well-being of residents. When selecting door closers, specifiers should be looking beyond product performance, choosing products which will perform reliably, are appropriate for the situation, deliver additional benefits for residents and stand up to the rigours of day-to-day use in social housing situations.

0121 766 4200 [www.concealeddoorclosers.com](http://www.concealeddoorclosers.com)

## Domus Ventilation appoints new Sales Manager



**Domus Ventilation**, part of the Polypipe group, is pleased to announce the appointment of Shane Leather as National Specification Sales Manager. A key part of Shane's role as National Specification Sales Manager is to reintroduce M&C Consultants and specifiers to Domus Ventilation and advise on the most suitable and compliant mechanical ventilation system for a project.

Shane's 23 years experience working across the breadth of the HVAC sector – from air handling units and curtains to pumps and ducting – has put him in good stead for this role. Domus Ventilation has a well-deserved reputation for quality, supported by excellent technical support, from a market leading manufacturer and designer.

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## Norcros Adhesives is a winner!



**Norcros Adhesives**, the tile adhesive, grout and preparation products manufacturer, has just won the Gold Award for Best Environmental Initiative at the recent Tile Association Awards. This achievement is impressive enough in its own right, but is even more so, since this is now the third year in a row that the company has won this prestigious accolade.

The company's work on environmental improvement goes back to the time of its founding. Since the earliest days it has been the intention to eliminate waste going to landfill.

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## Offsite solutions launch apprenticeship scheme



**Offsite Solutions**, one of the UK's leading bathroom pod manufacturers, has launched an apprenticeship scheme to attract new talent into offsite manufacturing. Working with its training partner Weston College, the company is looking to employ up to six apprentices who

will train to be plumbers, electricians and bathroom fitters at its bathroom pod factory in Highbridge, Somerset. The company will also be giving up to 10 existing production staff the opportunity to join a new apprenticeship scheme for team leadership and to train as electricians and plumbers. This will give them additional skills and valuable career progression.

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

## Ancon wins third Queen's Award



**ANCON** has officially received the 2018 Queen's Award for Enterprise from the Lord-Lieutenant of South Yorkshire, Mr Andrew Coombe, on behalf of Her Majesty the Queen. This is the third time the company has been honoured in this prestigious award scheme that

acknowledges outstanding achievements by UK businesses. Ancon's 2018 Innovation award follows its Queen's Awards for International Trade in 2015 and Innovation in 2012. The award was received on behalf of Ancon by company director Peter McDermott at a special ceremony attended by 36 long-serving employees.

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## Contractor Bouygues chooses Deceuninck PVC-U over aluminium

**M**ore than 700 frames of Deceuninck's 2500 chamfered windows have been installed in a development of luxury apartments in Southampton. Alexandra Wharf is a collection of two and three bedroom, stylish water-front apartments, forming part of the Ocean Village development at the city's marina.

Although aluminium profiles were originally specified, Deceuninck fabricator Dempsey Dyer worked with contractor Bouygues to customise the specification to allow the use of sustainable PVC-U. The contemporary look of the 2500 chamfered series closely mimics the look of aluminium – so closely that at street level it's impossible to distinguish the PVC-U in the apartments from the aluminium used for the Harbour Hotel next door.

The building also called for 150 sliding doors and Dempsey Dyer and Bouygues opted for the clean lines of Deceuninck's Slider 24, which suited the contemporary design. It's also one of the highest performing doors on the market for weather, water tightness, and security. All 150 doors and 700 windows were externally finished in Anthracite Grey Smooth Foil on white PVC-U internally.

The harbour location and design of the

building posed several technical challenges.

The high rise nature of the apartment building design required strong windows to withstand high wind and water pressure – a challenge easily met by Deceuninck's 2500 window with its Class 4 air permeability, Class 8A water tightness, and Class A5 2000Pa exposure.






The high salt content of the sea air also required special consideration. Austenitic hardware was required to combat the corrosive effects of salt water and all the hinges and screws used in the project have a TRICOAT surface, treated with a top coat containing a micro-corrosion protection system. The seaside location also meant the windows required a low solar gain and the 0.28 G-value of the 2500 window ensured that the building would not overheat.

The project was completed in full and on time within 12 months, and contractor Bouygues was extremely happy with the finished development. Speaking about the Ocean Village development, Darren Gill, Bouygues UK Managing Director for the South said: "Ocean Village has revitalised this part of Southampton and we are very proud to be part of such an important development." Meanwhile,



Nicolas Roach, Chairman of development management firm Nicolas James Group said: "Our new five star hotel and Alexandra Wharf apartments complete Ocean Village and seal its reputation as the finest location in the city to live and work."

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## Unique Weathered Original London Stock brick now available

After several years of research and development, **Imperial Bricks** is delighted to announce a genuine replication of the original 'London Stock' brick. This traditional handmade yellow brick features a strong colour with characteristic shade variations, and an authentic coal spotted face with distinctive textures. The bricks are suitable for restoring, renovating and extending of buildings in and around the capital, as well as new-build developments. Weathered Original London Stock is a strong-coloured brick, also available in a standard Original London Stock, and a Dark Weathered version that was created due to popular demand. All are available in imperial and metric sizing.

Jason Hughes, Managing Director of Imperial Bricks says: "The Original London Stock is a blend that has been imitated, but not truly replicated, until now. It took a significant amount of development and testing to ensure the perfect coal spotted appearance which would have originally come from the waste materials added to the clay. It's ideal for heritage projects and conservation areas, as well as 'in-fill' developments across London and is fully-frost resistant to BS EN 771-1. The new brick complements Imperial's existing Yellow Stock and Reclamation Yellow Stock ranges." For your free sample of the Weathered Original London Stock, email [sales@imperialbricks.co.uk](mailto:sales@imperialbricks.co.uk)

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## Extra security with Garador's SBD garage doors

With additional security features, **Garador's** Secured by Design (SBD) up & over garage doors give peace of mind to homeowners with valuables stored inside their garage.

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Available in three designs: Carlton, Horizon and Salisbury, as well as 18 standard colour options, these doors are ideal for those seeking extra security for their garage door. For more information, please visit the Garador website or you can give them a call.

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## Imperial Bricks ideal for Cheshire developments

Lockwood Homes is a dedicated residential development company specialising in bespoke family homes, primarily in the Cheshire area. Committed to the highest quality standards, owner Paul Lockwood uses **Imperial Bricks** for new-build houses and renovating and extending older homes. He has recently completed a small development of three executive homes in the pretty Cheshire village of Holmes Chapel, selecting Imperial's Reclamation Handmade metric bricks for the project. Paul explains: "We selected them because they offer the perfect blend of traditional and contemporary style. Although it wasn't a conservation area, the development was close to existing cottages so the houses had to be built to blend sympathetically with the neighbouring properties. Having handmade bricks in traditional colours and finishes available in metric sizes is a real advantage, as they fit with modern blocks and lintels." Paul wanted his development to stand out from the crowd, saying: "Given the volume of new build construction in the area, we really wanted to use materials which set us apart from the mainstream housebuilders. The Reclamation Handmade blend give the homes the traditional look we were after."

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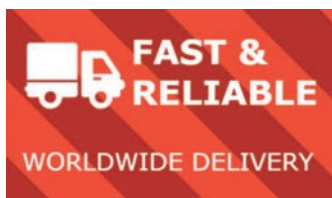
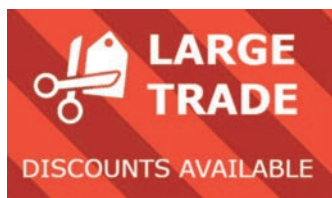
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fenestration and offsite construction specialists Sidey Solutions. "It's quick too – 11 windows can be first fixed in 23 minutes. They are installed when the walls are horizontal in the factory and the innovative Kitfix brackets are twist fitted to the window or door frame. Air tightness, thermal and acoustic seals can also be included at this stage."

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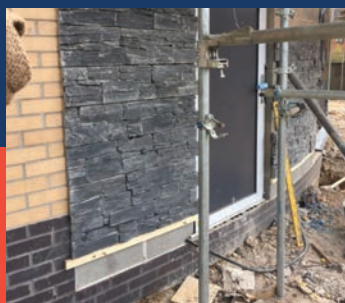
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# PEER-TO-PEER: DO YOUR RESEARCH

Jason Tebb of Go Develop explains how recent issues with peer-to-peer lending have highlighted the need to do research when funding a new project.

**P**eer-to-peer lending (P2P) continues to be an extremely popular solution for companies that are looking for construction finance.

Online alternative funding (in large part P2P) rose from £3.2bn in 2015 to £4.6bn over the next 12 months – an annual growth rate of 43 per cent.

## EXPLANATION

The reasons behind this growth are relatively clear. What might be termed ‘conventional’ lending sources, such as the major banks, have not always necessarily made an effective transition to this new

fast-moving business world. Some continue to be risk-averse, relatively inflexible, and weighed down by bureaucracy when construction borrowing propositions are submitted.

The end result of all of that can be extended delays in getting a decision, and an iterative process that can sap the enthusiasm and energy of the company seeking the finance. It can also lead to the commercial opportunity disappearing due to delays in approvals etc.

In contrast, P2P lending is available online, is fast, dynamic, and typically entrepreneurially-oriented. It is therefore no real

surprise that potential borrowers are attracted to it.

## CAUTION

However, there are issues for borrowers and investors to be aware of in this marketplace, as illustrated by recent events with one such lender.

Featured and promoted as an illustration of modern P2P techniques in various media sources, the platform has recently received less favourable media exposure due to a threatened legal action against it and its investors for several million pounds.

The issues behind this legal action are



## POTENTIAL BORROWERS ARE FORTUNATE IN THE FACT THAT THE LENDING MARKETPLACE IS NOW MORE DIVERSIFIED AND DYNAMIC THAN IT EVER HAS BEEN BEFORE

many and complicated. They essentially relate to claims from borrowers that the sums agreed were not released on time, and that insufficient notice was provided when calling in loans for repayment. It is reported that 5,000 investors are involved, who lent a combined £8.2m.

### THE FCA'S INVOLVEMENT

The company in question has publicly stated that it has not asked for assistance from the FCA (Financial Conduct Authority) and has only held a routine scheduled meeting with them, but some of the press coverage and critics have interpreted the meeting differently.

This isn't the first time the FCA has become involved in the rapidly growing P2P marketplace.

Earlier in 2018, they published a report expressing concerns about aspects of the P2P lending environment, including some relating to investor protection. They specifically raised the issues that the P2P landscape is very complex, there can be a lack of communication, and the management of risk could be improved.

It might well be the case that more direct and regulatory FCA involvement in the P2P domain is something to be anticipated in future.

### ANALYSIS

P2P lending is an extremely important part of today's UK construction funding environment. There is no suggestion that this should be otherwise, or that major problems are likely to become the norm.

However, it seems equally clear that there remain certain concerns relating to the suitability of this mechanism for some types of borrowers, and equally importantly, whether the interests of investors are being adequately protected.

In situations where you might be seeking flexible borrowing in support of a construction project, it's highly advisable to do your research thoroughly in advance. That should not be simply a question of looking at a variety of P2P funding platforms, but considering alternative options, such as full joint venture funding.

In addition, consider the nature of the solution provider. One of the things that borrowers should be seeking is a professional business-as-usual and trauma-free engagement with the provider of their funds. It's therefore important to be certain that the funds provider is 'running a tight ship.'

During these uncertain times, with Brexit on the horizon, it has never been more important for housebuilders to choose a funder for the long term, one who is invested in seeing a development project from its initial plans through to completion. Joint ventures certainly have this advantage.

### SUMMARY

Potential borrowers are fortunate in the fact that the lending marketplace is now more diversified and dynamic than it has ever been before. However, that very diversity can bring with it risks and issues which have been highlighted in some of the events in the recent media reports.

The bottom line is that housebuilders must look around at all the options rather than simply defaulting to the P2P environment. Hunt out flexible, sustainable funding that fits you and your project. It does exist.

Jason Tebb is COO at Go Develop



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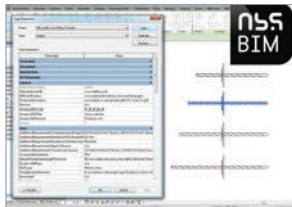
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## Helifix BIM Object Library Launched



Helifix has launched a BIM object library to support the industry's transition to digital building modelling. Available to download from the Helifix or the NBS National BIM Library website, these Revit format BIM objects allow Helifix products to be easily incorporated into a 3D building

model and its associated component database. Offered as part of the NBS portfolio, BIM Objects are available for masonry repair products and new-build wall ties. For more information, please contact the Helifix team by calling.

020 8735 5200 [www.helifix.co.uk/downloads/bim-objects](http://www.helifix.co.uk/downloads/bim-objects)

## Saving gas in Scunthorpe



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

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

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# BoilerMag Teams Up with Worldwide Brand

The popular BoilerMag range of heating protection products will now be marketed under the world renowned Spear and Jackson brand name. Previously marketed by sister company Eclipse Magnetics (and Spear and Jackson Group member company) the BoilerMag range will now benefit from the strength and heritage of the Spear & Jackson name.

Sales & Marketing Director for BoilerMag, Steve McAllorum said: "Spear and Jackson has over 250 years of experience and innovation, as well as an enviable reputation and a market leading product range. We are, therefore, delighted to be working closely with them in order to expand the reach of our popular range of magnetic heating system filters and water treatment chemicals."

BoilerMag is manufactured by magnetic technology experts Eclipse Magnetics, who, in addition to Spear & Jackson, are part of the world renowned Spear & Jackson Group. With a 250 year history, the Spear & Jackson Group is a multi-national organisation with divisions covering garden tools, metrology equipment, woodworking tools, and magnetic equipment.

With premium quality manufacture and high collection capacity, the BoilerMag range of heating system filters offer a range of quality



system treatment products for all applications, from small domestic properties to large industrial installations. The BoilerMag domestic heating system filter ensures that virtually 100 per cent of ferrous oxide and scale is removed on first pass. Perfect for residential applications, it can be installed and cleaned in minutes, effectively removing both magnetic and non-magnetic debris.

Boiler filters are also important for larger buildings, preventing the build-up of

contamination in central heating systems, reducing energy bills, increasing boiler life, and reducing maintenance call outs. The BoilerMag XL is designed for use in medium sized commercial, retail, or large residential properties, while the BoilerMag XT is perfect for industrial heating systems. Both offer a 10 year warranty, ensuring protection even in the most demanding large scale applications.

0114 225 0624 [www.boilermag.com](http://www.boilermag.com)

# Pumice

Easy building blocks to create a chimney

Made from volcanic pumice | Lightweight  
A natural insulator | Easy to install

Isokern is made from natural pumice sourced from the Hekla Volcano in Iceland.

Lightweight, simple to install and highly resistant to temperature change, Isokern reduces the possibility of cracking and structural damage due to expansion and contraction.

What's more, as a natural insulator, pumice is highly effective at keeping flue gases warm, while not transmitting heat to the outside.



Why not see what it could do for your next project?

Take a look at some fantastic installation videos online

For videos, brochures and more:  
[www.Schiedel.co.uk](http://www.Schiedel.co.uk)



# Evinox Comment on Changes to Hot Water Services in NHBC Standards for 2019

The NHBC is the UK's leading warranty and insurance provider for new homes, setting standards for registered builders and working to help improve the construction quality of the homes they build.

They recently announced the launch of their 2019 Standards, which will become effective from 1<sup>st</sup> January 2019. The standards apply to all properties with foundations laid on or after that date.

Evinox are happy to see some updates to 'Hot water services' in the new standards, where changes have been made to some of the flow rates and supply temperatures at the outlets. For example, the supply temperature at the kitchen sink has been reduced from the previous 60C to 55C, which is in line with the delivery temperature that was selected for the majority of Heat Networks, during the last year.

Helen Gibbons, Evinox Technical and Design Manager, Comments, "This change to the outlet temperature is a very positive development as it will enable district and communal heating system flow temperatures to be reduced, something which is especially important for the growth of 4th Generation Heat Networks in the UK. In addition, the lowered DHW temperature

**8.1.5 Hot water service** Also see: BS 8558

**Hot water service shall be provided in accordance with statutory requirements and be adequate for the demand and consumption.**

Hot water services should be designed in accordance with Tables 3, 4 and 5, and:

- the minimum flow rate should be in accordance with the statutory requirements and generally be available; it may be less where the pressure and flow rate of the incoming supply falls below 1.5 bar
- have the design flow rate available at each outlet when the total demand does not exceed 0.3L/s (where simultaneous discharge occurs, the flow rate at individual outlets should not be less than the minimum rate).

**Table 3: Flow rate and temperature requirements**

Outlet	Design flow rate <sup>(1)</sup>		Minimum flow rate <sup>(2)</sup>		Supply temperature °C <sup>(3)</sup>
	L/sec	(L/min)	L/sec	(L/min)	
Bath (from storage)	0.30	(18)	0.15	(9)	48
Bath (from combi)	0.20	(12)	0.15	(9)	48
Shower (non-electric)	0.20	(12)	0.10	(6)	40
Wash basin	0.15	(9)	0.10	(6)	40
Sink	0.20	(12)	0.10	(6)	55

**Notes**

- The design flow rate should be used to establish the hot and cold pipe sizes to provide the flow rate quoted at each outlet when that outlet is used on its own.
- The minimum flow rate should be available at each fitting when that fitting is used simultaneously with one or more other fitting(s) as shown in Table 4.
- The supply temperature is the temperature at the outlet. In accordance with BS 8558 the water temperature at an outlet or thermostatic mixing valve should be at least 50°C within 1 minute of running the water.

combined with the new table in the NHBC standard for simultaneous hot water use, will give design engineers the confidence to reduce the kW demand for individual properties, something which will improve both efficiency and cost of UK Heat Networks."

Helen continued, "whilst we are very happy to see that the required temperature from the

kitchen outlet has been lowered to 55C for 2019, we do hope to see this further reduced to 50C for heat network developments using instantaneous DHW heat interface units in the near future."

01372 722277  
www.evinoxenergy.co.uk

## OMNIE UFH warms Cotswold stone homes



A development of six new five-bedroom detached properties, close to Cirencester town centre, whose construction features the area's distinctive natural Cotswold Limestone, is making full use of the benefits to the ClipPlate system and other products from the range of OMNIE Limited. ClipPlate is amongst

the most popular options to OMNIE's LayFast brands: being compact and suitable for in-screed applications. Pipe runs are simply pressed into the profiles without the need for joints and resist being disturbed as the screed is laid. OMNIE offers a full range of solutions for rapid completion and restricted construction depths, as well as its TileOver range.

01392 363605 www.omnie.co.uk

## Domus launches specification guide



Domus Ventilation, part of the Polypipe group, has launched an in-depth Specification Guide, covering its full range of award winning, energy efficient ventilation products for the domestic and light commercial markets, plus Best Practice Guides drawing on the company's extensive

knowledge in the ventilation sector. The full range of Domus Ventilation products are included within the new Specification Guide, including the recently released high performance HRXE Mechanical Ventilation with Heat Recovery (MVHR) and the highly energy-efficient CMX Mechanical Extract Ventilation (MEV) units; including the brand new CMX-MULTI which boasts the best Specific Fan Power (SFP) on the market.

www.domusventilation.co.uk



## Introducing: new "Pent A Boost"

Arrow Valves, firm believers in continuous product development, has improved an all-time customer favourite, its model Pent-A-Boost – compact domestic booster set.

Primarily designed for boosting water pressure for penthouse suites and other tall buildings, the unit requires minimal space for installation, e.g. stairwells, and will fit through a standard doorway.

The company has addressed the issue of stagnant water that can be associated with horizontal vessels, potentially promoting bacterial growth, by introducing a vertical flow through vessel.

Arrow Valves introduced an automatic Bypass Valve as standard, providing water at mains pressure in the event of power cuts or maintenance.

The company anticipated that some applications require higher pressure, so it has introduced higher pressure models, now ranging from 1-10 bar at 1.0 l/s, and 1-8 bar at 2.0 l/s.

The new Pent-A-Boost is more efficient as Arrow Valves use IE5 motors in all of the pumps, all models are variable speed, but all of this is within the same compact unique footprint. Contact Arrow Valves today.

01442823123 enquiries@arrowvalves.co.uk

# LOFT LEGS

- ✓ Loft Legs raise loft boards
- ✓ Avoiding insulation compression
- ✓ Saving you energy and money

**WWW.LOFTLEG.COM**

## Sto solutions help create development



One of the most prestigious residential development projects in the UK has recently been completed using a number of different products from **Sto**. StoTherm Classic external wall insulation and StoDeco profiles have been used to provide high levels of thermal insulation and an outstanding external appearance

for the 11 new properties which make up the development in St John's Wood, London, close to the world-famous Abbey Road Recording Studios. Sto solutions were selected for this project as they offered a unique combination of speedy construction and outstanding quality of finish.

01418 928000 [www.sto.co.uk](http://www.sto.co.uk)

## Wallyford ready for digital revolution



**Energy Assets Utilities** is playing a key role in ensuring that the 2,200 new homes planned for a major development in Wallyford, Scotland, will be at the edge of the digital revolution sweeping across the residential new build sector. With

people's increasing reliance on digital connectivity to support devices ranging from smart TVs, games consoles, and tablets to home security and energy control systems, superfast broadband is becoming a 'must-have' for home owners...and developers are responding. The construction project illustrates Energy Assets Utilities's growing position as a leading provider of gas, electricity, water – and increasingly fibre cable – networks for residential and commercial schemes across Britain.

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



Far from being merely a source of heat, the Lotus range of woodburning stoves and fireplace inserts offer a stylish mode of expression in an exquisite and luxurious design! For more information visit [www.lotusfires.com](http://www.lotusfires.com)



# A QUIET PLACE

Steve Smith of Knauf Insulation explains why a happier, healthier home starts with a quiet building.

With people living in closer proximity to industry, infrastructure and each other than ever before, it's no surprise that complaints about noise are rising. At the same time, how we use our homes is changing. In 2017, 1.6 million people worked regularly from home, and a further 4 million workers wish to do so. As a result, the issue of noise pollution and good acoustics within the home has never been so important.

But noise is far more than just an annoyance. In recent years, there has been a growing body of research that has linked noise to poor health. In fact, incidence of heart attack increases at 60 dB, and people living on a busy road or near an airport are 25 per cent more likely to experience depression. People subject to noise are also more likely to suffer from stress, poor sleep, and a loss of concentration.

Taking these points into consideration, it stands to reason that designing our homes to offer better protection from unwanted noise will contribute to the economy through a reduction in sickness, lower

healthcare costs, increased productivity and enhanced wellbeing.

There are three aspects to consider when designing a home with good acoustics. Firstly, reducing the impact of noise from outside of the home. Secondly, preventing noise made by its occupants from affecting its neighbours, and vice versa. And finally, with regards to internal acoustics, and preventing sound transfer within the building itself.

Approved Document E (Part E) of the Building Regulations (England and Wales) sets out the acoustic performance requirements of residential dwellings in order to protect residents from unwanted sound. This states the level of sound insulation that must be achieved within walls and floors that separate dwellings such as semi-detached houses or flats, and for walls and floors separating bedrooms and bathrooms within a dwelling.

However, there is an argument that Part E doesn't go far enough. For example, in Scotland, the minimum sound insulation requirements are more stringent than in

England and Wales. It is therefore quite possible that regulations relating to acoustics could form part of wider reforms to Building Regulations.

Good acoustics also have resonance with home buyers, and could be used to create a truly unique selling point for the housebuilder.

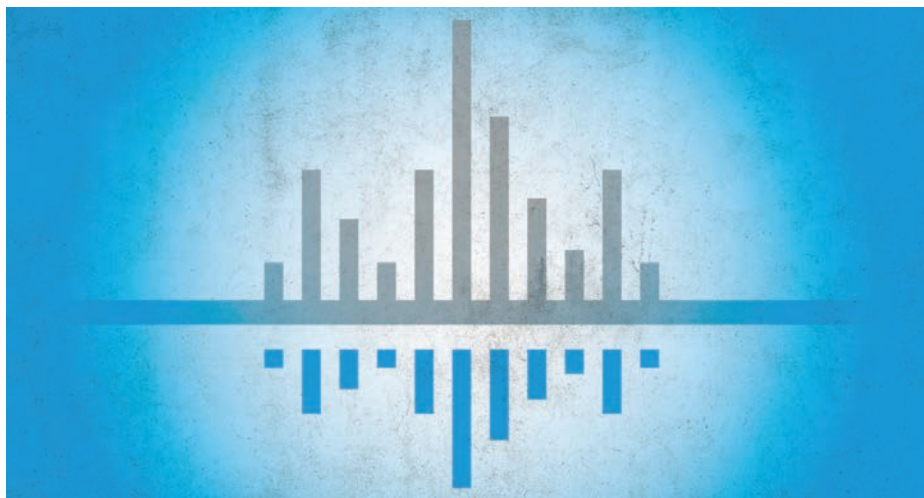
Consider for a moment a scenario that takes place in homes up and down the country. One parent is listening to music while cooking in the kitchen, two young children are squealing with excitement in the play room, and a third is playing computer games in the living room. All of which create a distracting cacophony for the other parent trying to work in the study because no sound insulation is required between these rooms.

Furthermore, the minimum standards for sound insulation set out in Part E do not protect a home's occupants from external noise from traffic, planes or trains – arguably the most damaging to our health.

Choosing to add acoustic mineral wool insulation to internal walls and partitions not covered by Part E would make a huge difference to family life, yet could cost as little as £30 more for a three-bed house, with no increase in mass and very little additional labour.

Where external walls are concerned, brick-built constructions generally achieve good acoustic performance thanks to their mass. Other construction methods such as timber frame or rainscreen generally achieve better thermal performance than masonry walls of comparable thickness. However, the reduced mass





means an acoustic solution is also required to protect occupants from external noise such as road or flight noise, and that from surrounding properties.

Acoustic mineral wool insulation, is not only non-combustible while offering good thermal performance levels – it will also achieve high levels of acoustic performance. However, if they choose non-absorbent materials for thermal insulation, they may also need to specify a separate acoustic solution.

It is important to remember that, as with thermal and fire performance, not all

insulation is equal where acoustics are concerned. For example, PIR insulation has a closed cell structure and therefore has very limited sound absorption qualities. There is also a misconception that rock mineral wool offers superior acoustic performance to glass mineral wool, but recent research has shown them to perform equally in most applications.

When choosing a solution, it is very important to specify a product designed to provide acoustic performance. Many people believe that mineral wool loft insulation products, which are designed for thermally

## IF THERE'S ONE THING THAT'S LOUD AND CLEAR, IT'S THAT GOOD BUILDING ACOUSTICS ARE GOING TO BECOME AN INCREASING PRIORITY FOR LEGISLATORS AND HOME BUYERS ALIKE

insulating lofts, will also offer good acoustic absorption. However, this is not the case, because loft insulation products are not designed to provide high levels of acoustic performance.

If there's one thing that's loud and clear, it's that good building acoustics are going to become an increasing priority for legislators and home buyers alike. Those house-builders who incorporate good acoustics into their design will be ahead of the competition, giving them a benefit they can really shout about!

Steve Smith is head of product management and business intelligence at Knauf Insulation

### One unforgettable day for Designer Contracts



**Designer Contracts** – one of the UK's largest flooring contractors – has supported one of the country's leading children's charities, ChildLine, by sponsoring its services for one day. (3<sup>rd</sup> December 2018.) The leading counselling service charity, provided by the NSPCC, helps thousands of young people – up to the age of 19 – throughout the UK each year, relying on the generosity of the public to continue raising essential

funding. By sponsoring ChildLine for one day, Designer Contracts offered vital support to the charity, which requires £30,000 per day to enable it to help the 800 children that may call on a daily basis. Said Peter Kelsey, md at Designer Contracts: "We were thrilled to be able to support ChildLine."

01246 854577 [www.designercontracts.com](http://www.designercontracts.com)

### Enhance the ambience of any space

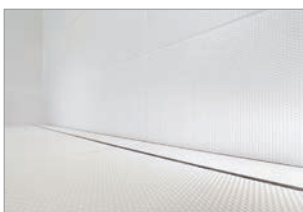


**Sylvania** has launched ToLEDo™ Mirage, an innovative and sophisticated new range of LED lamps. Designed to exude class and enhance ambience, the range is perfect for use in homes, restaurants, hotels, bars and heritage buildings.

The range boasts an innovative patented design and features a scratch and high temperature resistant golden-tinted glass envelope, replicating the optical effect of classic multi-filament incandescent lamps with a distinctly modern flair. Low power consumption and extended 25,000 hours lifetime make it the ideal decorative lighting alternative for traditional incandescent and halogen lamps.

[www.sylvania-lighting.com/en-gb/applications](http://www.sylvania-lighting.com/en-gb/applications)

### Fast Track – unique wetroom drainage solution



The highly flexible Fast Track Wall to Wall Grill Service from **CCL Wetrooms** allows house builders to order a bespoke wetroom grill up to 2000mm in length, using their two - three day manufacturing service. Thanks to the quick turnaround, it is the ideal vehicle for ordering a stunning wall to

wall grill once the wetroom tiling has been completed on site. The Fast Track Bespoke Grill Service complements CCL Wetrooms' standard range of grills which has grown from nine to fifteen standard lengths and offers customers an increased choice of finishing touches for their wetroom.

0844 327 6002 [www.ccl-wetrooms.co.uk](http://www.ccl-wetrooms.co.uk)

### Durable D-Style from Abacus Bathrooms



The modern D-Style portfolio of bathroom brilliance from **Abacus Bathrooms** features compact handwash basins, standard-sized basins, WCs, bidets and complementary mirrors. There are five contemporary colours - White, Beige, Nilo, Walnut, Wenge - and two sizes to choose from for the complemen-

tary basin and vanity unit. The compact handwash basins are ideal for cloakrooms while there are also models in 55cm and 60cm widths for main full bathroom suites. An Evermite nano coating protects the basins resulting in the products, when compared to similar portfolios on the market, being 40 per cent more resistant to abrasion, 20 per cent more resistant to scratching and 50 per cent more resistant to fading caused by cleaning chemicals.

[www.abacus-bathrooms.co.uk](http://www.abacus-bathrooms.co.uk)



## A trendy touch of colour from Keller Kitchens



Keller Kitchens' Nottingham design features naturally flat rough veneers which can be combined with the rough, grooved veneers of the Moyland model to create a beautiful scheme to suit homeowner's interior style. The lacquer cabinets are available in a range of

colours and finishes, including five stain on veneer colours and silk gloss or structured lacquer units. Pictured is the 'Botanic Green' which is an on-trend colour for 2019, as it brings a touch of the outdoors inside. If green is not the preferred shade, homeowners and interior designers can choose another from Keller's 1,950 NCS colours.

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

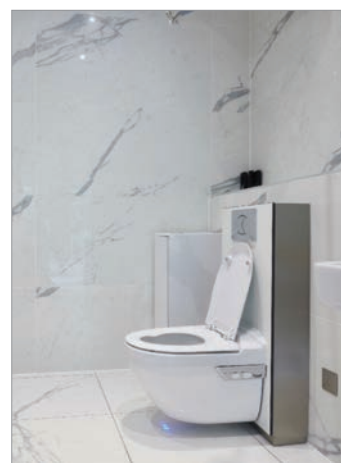
## Insinkerator® Evolution 250 gains approval



The InSinkErator® Evolution 250 food waste disposer has been endorsed with the renowned GHI Approved status. The approval was awarded following an assessment and evaluation of its performance, ease of use, design and the accompanying instructions as well as

successfully passing the consumer quality assessment tests. According to a Good Housekeeping Expert, "The InSinkErator® Evolution 250 food waste disposer benefits from a design that is simple as well as effective. It is very straightforward to use, and we were impressed by the speed and efficiency with which it disposed of food."

01923 375 349 [insinkerator.emerson.com/en-gb](http://insinkerator.emerson.com/en-gb)



## Manage the expectation of stylish independent living

Helping a client manage the expectation of lifestyle changes is being simplified, at least in the bathroom, with a new service from **Closomat**. One of Britain's leading providers of accessible toilet solutions offers a complete management service. It means that the complete process is efficiently managed by a team expert in, and dedicated to, ensuring smooth, compliant new build and refurbishment projects. The service covers all elements, from choosing the configuration of a Closomat Asana shower toilet (and other accessible fixtures within a bathroom) through to installation, and future servicing/maintenance. The Closomat Asana is claimed to offer the ultimate in intimate hygiene. The wall-hung, hidden cistern WC has integrated douching and drying so there is no need to manually clean oneself (or be wiped clean) after going to the toilet. The contemporary-styled WC features a raft of options, including flush mechanisms, flush plates, and mounting panels- all of which affect the overall bathroom aesthetics, and user satisfaction. The Closomat Asana is the latest evolution in Closomat's range of bathroom fixtures and fittings designed to enable independent living. The range includes shower seats, shower chairs, ceiling track hoists, washbasins, changing benches, toilet lifters and even a body drier.

0161 969 1199 [www.clos-o-mat.com](http://www.clos-o-mat.com)

## A world of possibilities with Vicaima doors

The eagerly anticipated 2019 edition of the Vicaima Interior Door Selector (IDS) has now arrived, with an array of products designed to inspire creative interiors for modern living. Whether for homes, commercial environments, health or educational establishments, Vicaima offers original style coupled with outstanding performance.

The 2019 IDS provides specifiers and distributors with an easy to navigate, priced guide through a myriad of styles and finishes that demonstrate the sheer breadth of possibilities available with Vicaima interior doors and doorsets. All doors are available in a variety of constructional cores, extensive choice of dimensions and of course a colour palette that allows real creative flair for new build and refurbishment projects. Whether the vision calls for wood veneers displaying their natural specie or stained in a contemporary tone, originally designed laminates and innovative foils or even a spectrum of paint lacquers; Vicaima has one of the most comprehensive selections available.

As if 80 pages of door models were not enough, the Vicaima 2019 Interior Door Selector goes one step further, offering a wide assortment of additional modifications. Vicaima



Vicaima Dekordor HD Colours in medical application.

customisation provides the opportunity to select a door of choice from any of their Essential ex-stock solid core designs and to transform them with grooves, inlays and glazing plus many other factory servicing options. Effectively this creates thousands of additional

doors patterns, all available with shorter lead times than conventional bespoke doors.

Download a copy of the 2019 Interior Door Selector today by visiting the Vicaima website.

01793 532333 [www.vicaima.com](http://www.vicaima.com)

## No Water Pressure? No Problem



Model BTAF

**Arrow  
Valves**

### "Pent-A-Boost" Compact variable speed domestic booster set

Designed to boost supply  
water pressure for Penthouse  
Suites and other tall buildings

- > Supplied as a complete package
- > Requires minimal space – fits through a standard doorway
- > Vertical flow through vessel eliminating issue of stagnant water
- > High flow rate (up to 2.0 l/s), high pressure (1-10 bar – 8 bar for 2.0 l/s)
- > Integral Bypass Valve in case of power failure/maintenance
- > Efficient Pumps – IE5 motors, all variable speed
- > All in same compact unique footprint

Tel: 01442 823 123 Email: [enquiries@arrowvalves.co.uk](mailto:enquiries@arrowvalves.co.uk)

**www.arrowvalves.co.uk**  
*The Water Regulations Solution Specialist*

## Designer Contracts provides 'makeover magic'



Designer Contracts is to provide more 'makeover magic' at Ashgate Hospice. Following the complete makeover of the Chesterfield hospice's family room earlier this year the company is to redesign and refurbish three counselling rooms at the hospice. Designer Contracts' interior design team focused on a calming and relaxing scheme of sages, lilacs and warm greys, incorporating several seating areas, to include sofa beds where friends and family could sleep when necessary. Designer Contracts was recently named in the Business Reporter's Best of British Campaign, which recognises success stories in British business. The accolade was awarded to just 10 companies in the UK.

01246 854577 [www.designercontracts.com](http://www.designercontracts.com)

## Introducing Duravit's latest range of furniture



Brioso is Duravit's latest range of furniture; a precise and sleek range of slender cabinets, vanity units, mirrors and mirror cabinets.

Created in collaboration with designer, Christian Werner, the range comprises of 15 matt or high gloss colour finishes and

a variety of decors including real wood veneers. The trims to the mirror cabinets can be colour matched and handles and feet can be supplied in matching or contrasting colours or a chrome option.

Brioso combines easily with other Duravit collections such as Vero Air and ME by Starck making it ideal for both new projects and renovations.

01908 286 680 [www.duravit.co.uk](http://www.duravit.co.uk)

## Commodore Kitchens brings Style to the South Bank for Bellway

Contract kitchen specialist, Commodore Kitchens, has completed the design, fabrication and installation of 320 high specification kitchens for Bellway Homes' new flagship residential development in Nine Elms, The Residence.

The Residence is a luxurious development of one, two and three-bedroom apartments on London's South Bank with enviable river views. The former industrial area is currently undergoing a major transformation into a thriving residential and business district. Inspired by the architecture of New York, The Residence is a standout scheme in this regeneration area and the apartments' contemporary specification boasts high quality appliances and furnishings, including custom-designed, quality kitchens.

Commodore Kitchens designed and manufactured the bespoke kitchen units, which provide a sense of luxury and quality. The units are handle-less with high gloss, soft close doors and drawers and under cabinet LED strip lights. The kitchens feature Silestone work surfaces with matching full height splashbacks and include a range of high specification, integrated appliances including oven, microwave, touch control induction hob, wine

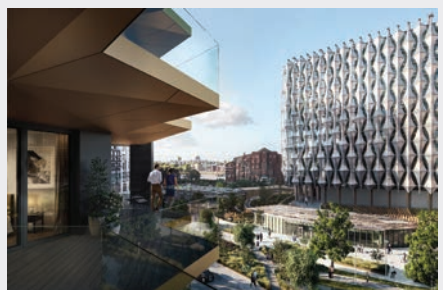
cooler and fridge-freezer.

Buyers were given the opportunity to choose from a palette of three kitchen colours and had the option to upgrade appliances from AEG to Miele. Providing the buyer with the opportunity to choose was an important part of the overall brief, enabling buyers to tailor their property to their personal taste and preference.

Henry Glendinning, project manager from Bellway commented "The Residence is one of Bellway's flagship developments and the kitchens play a crucial role in attracting prospective buyers. The capability of Commodore Kitchens to manufacture and install bespoke units which further enhance the high-specification of the development has been essential. Their input during the planning and design stage has helped enable us to meet the aspirations of our buyers and to allow them an element of choice over the final look and feel of their new kitchen. Consistently high levels of quality have been achieved and the completed kitchens complement the overall exclusivity of the development."

Commodore Kitchens' design director, Darren Mahoney commented:

"The scheme continues a long-standing



partnership between Bellway and Commodore Kitchens and builds on our understanding of the elegant interior style the developer requires for high prestige projects like this. We're delighted that our turnkey approach to design, production and installation has, once again, contributed to the success of a high-end Bellway development."

01375 382323  
[www.commodorekitchens.co.uk](http://www.commodorekitchens.co.uk)



# COMPLIANCE CAN NO LONGER BE IGNORED

Yvonne Orgill of the Bathroom Manufacturers Association (BMA) says attitudes to compliance are changing, and housebuilders and developers cannot ignore their responsibilities to protect consumers when specifying bathroom products.

Last year, the tragedy of Grenfell Tower highlighted the potential worst-case effects of non-compliance on vulnerable consumers. Tellingly, while the fire may have started in an appliance, it was the cladding on the outside of the building which caused the fire to spread. In this case the product was in itself compliant, however, due to issues with its specification and installation, it was rendered non-compliant and thus a disaster waiting to happen.

In the bathroom industry, organisations are working hard to raise awareness so that more of those involved in buying, specifying and installing bathroom products will ask to see proof of compliance. Only robust surveillance will prevent non-compliant goods entering the UK market. This is the first step, as a safe bathroom then requires the installation of equipment to be compliant too. For instance, the wrong load bearing on a CE marked WC may still cause injury, as surely as a faulty product can result in a scald – and there are many more ways a non-compliant bathroom can cause damage and harm consumers.

While people are used to looking for a CE mark on toys and electrical appliances, some overlook bathroom equipment. The UK market is being flooded with products that don't meet the required 'fit for purpose' safety and quality standards, yet many bathroom products should by law be carrying the CE mark.

In her interim report, 'Building a Safer Future', part of an independent review, commissioned by the Government following the Grenfell Tower fire, Dame Judith

Hackitt noted a lack of quality assurance both of materials and people, and called for a new intelligent system of regulation and enforcement to "hold to account those who try to cut corners."

There has to be change. It is time for a 'push pull' approach, educating consumers on the importance of sourcing compliant 'fit for purpose' CE marked products. When consumers begin to ask for compliant products this will put pressure on those that supply and fit to comply.

The BMA has embarked on a campaign, working alongside partners such as BBA, CIPHE, NHIC and WRAS to help take the message to Government. The message to

those involved in residential new build and refurbishment is clear – always use good quality, compliant products, installed by a fully-qualified professional!

Highlighting these issues will be like pushing an open door. The Government has already signalled its determination to protect consumers post-Grenfell, with the launch of a new Office for Product Safety and Standards in January this year, which it says will give consumers the "highest ever levels of protection."

Meanwhile, across the channel, the European Commission is undertaking a review of the CPR and market surveillance, creating confidence that consumer

**WHILE PEOPLE ARE USED TO LOOKING FOR A CE MARK ON TOYS AND ELECTRICAL APPLIANCES, SOME OVERLOOK BATHROOM EQUIPMENT**



## THE UK MARKET IS FLOODED WITH PRODUCTS SUCH AS SHOWER ENCLOSURES, TRAYS AND SCREENS AND CERAMIC-WARE LIKE TOILETS, BIDETS AND BASINS THAT DON'T MEET THE REQUIRED SAFETY AND QUALITY STANDARDS

and construction products are safe and fit for purpose.

Here, the new Office for Product Safety and Standards will enable the UK to meet evolving product safety challenges such as international trade, the growth in online shopping, and accelerating product innovation.

The Government has stated it will work with all stakeholders on this, creating an

expert panel to bring together trade associations and consumers, as well as enforcement representatives to advise on product safety issues and ensure the office coordinates the UK's product safety regime as effectively as possible.

The remit of the new Office for Product Safety and Standards, whose budget will be around £12m per year, also covers helping manufacturers and retailers to develop product marking and identification, as well as researching consumer behaviour to identify the best way to drive up the number of consumers registering appliances with manufacturers.

There are no fewer than eight separate pieces of legislation that apply to manufacturers, from water regulations and the Consumer Act to Construction Product Regulation (CPR), introduced in 2013, which makes it mandatory for companies to carry the CE mark on all relevant bathroom products, covered by a European harmonised standard.

BMA members must show that they adhere to all these legal requirements and to help others, the association is working with Keele University to develop an online tool to support compliance, expected to launch in 2019. The online tool will provide a quick and easy navigational platform that will highlight what law,

legislation and regulation needs to be complied with, and possible routes to achieve this.

Within the bathroom industry, many manufacturers do undertake testing to ensure that the product complies with the law, but many fail to market this fact, and some manufacturers don't bother to do any testing and sell products that, when installed, break the law.

This is something that must be changed, it is the law that certain bathroom products are 'fit for purpose'. At the moment there is little redress for those that flaunt the law, and that is part of the problem. The UK market is flooded with products such as shower enclosures, trays and screens and ceramic-ware like toilets, bidets and basins that don't meet the required safety and quality standards.

Change is happening, however. Many organisations are working to improve awareness of the importance of sourcing compliant fit for purpose CE marked products. Housebuilders, developers and specifiers can all be part of this, and together can make a difference, building consumer confidence and maintaining consumer safety, for a safer future.

Yvonne Orgill is CEO of the Bathroom Manufacturers Association



Image provided by Kingston Landscape Group

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# Calculating U-value and Thermal Bridging

The Concrete Block Association provides a free online U-value calculator which is designed to guide users on the choice of block and insulation combinations to achieve specific U-values.

In addition, a comprehensive set of thermal bridging construction details are free to download. These details, and their calculated heat loss values, help designers and SAP assessors to optimise projects.

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.

## Concrete blocks explained...

Concrete blocks are made using a variety of natural or man-made aggregates.

There are three basic types:

- ultra-lightweight
- lightweight
- dense

All types deliver low cost solutions for homes and buildings. They also deliver:

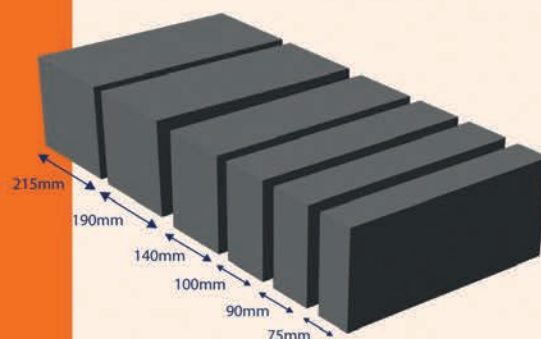
- fire/flood resistance
- good acoustic performance
- durability
- thermal mass that helps keep you cool in summer and warm in winter.

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Concrete blocks are available  
in a range of widths.



Block Type	Typical density kg/m <sup>3</sup> *	Compressive strength N/mm <sup>2</sup>	Typical thermal conductivity W/mK*
Ultra-lightweight	850	3.6 - 7.3	0.28
Lightweight	1400	3.6 - 22	0.60
Dense	1900+	7.3 - 40	1.33

\*Consult manufacturer for density and thermal conductivity values.

**BETTER BUILT IN BLOCKWORK**

**Website:** [cba-blocks.org.uk](http://cba-blocks.org.uk)



The Statue of Liberty is shown from the waist up, holding a torch in her right hand and a large concrete block in her left. The background is a city skyline at sunset.

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# THE IMPORTANCE OF BEING ENERGY EFFICIENT

Chris Stanley of The Concrete Block Association (CBA) on improving thermal efficiency in modern housing.

According to a recent survey by Energy Saving Trust, nearly 90 per cent of those who completed a home improvement of some kind also made an energy efficiency upgrade. This result shows UK homeowners are becoming more and more interested in energy efficiency upgrades, and by association that buyers would appreciate new builds being energy efficient from the start.

While there are some marked differences across the demographic surveyed, everyone was united in their views on the effect of cold and draughts on everything from health and wellbeing to its impact on energy bills.

The makeup of a building plays a huge role in delivering energy efficiency. This survey suggests that although most respondents seemed to consider this an important issue, some are, perhaps, unclear about how the design of a building can lead to either effective or poor energy efficiency.

It is important therefore to dig a little deeper, exploring why energy efficiency is such an important issue in the construction industry, and how we can offer clearer guidance to developers so they can deliver energy efficient, fit-for-purpose homes.

## THE BUILT ENVIRONMENT'S FOOTPRINT

Efficient energy performance in the built environment is crucial if we are to achieve the targets of the EU's 2030 Energy

**TO SIGNIFICANTLY REDUCE THE ENERGY NEEDED FOR HEATING OR COOLING A BUILDING, A HIGH-PERFORMING BUILDING ENVELOPE IS ESSENTIAL**

Strategy, which includes a 40 per cent cut in greenhouse gas emissions compared to 1990 levels.

The built environment is responsible for a large proportion of global CO<sub>2</sub> emissions. In the UK the contribution is around 40 per cent of the country's carbon footprint, with heating alone making up about 10 per cent, and residential buildings being more significant than all other building types together.

Energy efficiency has therefore become a core concern for the construction industry. Housebuilders, architects, engineers and specifiers have a significant role to play in reducing energy consumption and creating sustainable design concepts, methods and energy structures for the future.

## EFFICIENCY THROUGH DESIGN

To significantly reduce the energy needed for heating or cooling a building, a high-performing building envelope is essential. This consists of requisite insulation, high-performance glazing and windows, good airtight construction, and minimisation of thermal bridges.

Going further, if the site (and planning) permits, bioclimatic architecture can also significantly reduce energy demand.

This refers to the importance of the shape and orientation of the building, as well as solar protection methods such as sun control modules or fabrics, and passive solar technologies – which convert sunlight into usable energy without active mechanical systems.

At this stage it's important to remember that airtightness can only be pushed so far, as a certain air change rate is necessary for air quality and moisture control. As such, high-performance controlled ventilation can also be implemented. It's the next step to energy efficiency once the building envelope has been addressed. High-performance controlled ventilation or mechanical ventilation with heat recovery (MVHR) can help reduce energy wastage by reducing the energy thrown away with waste air.

## UNDERSTANDING THERMAL BRIDGING

Energy efficiency of new housing has improved over the last 25 years, with successive changes in Part L Approved Documents, which cover energy efficiency. Primarily, this has been achieved through improved airtightness and better insulation of floor, wall and roof elements. However, there's an elephant in the room which designers, architects and builders need to address: thermal bridging.

Thermal bridges occur along lines of intersection between elements as well as around openings, and where structure crosses through insulation or similar. Usually it's a break in insulation or where another element with a higher thermal conductivity, such as timber, penetrates the insulation. This results in additional heat loss. The better insulated a building is, the more significant is the adverse impact of a thermal bridge. It should be a greater concern as it can cause up to 30 per cent of a building's heat loss and needs to be carefully considered during the planning stages of the build.

Architects and developers can benefit from significant advantages by using thermal bridging details from manufacturers to reduce the overall build cost. The advantage to designers and developers of using thermal bridging Psi values for specific details is that Part L compliance is more economically achieved because the true performance is taken into account.

All SAP assessors should use thermal bridging Psi values that have been calculated for specific details. SAP assessors should be required to do this by their commissioning architect or developer. The details and corresponding independently-calculated Psi values for masonry

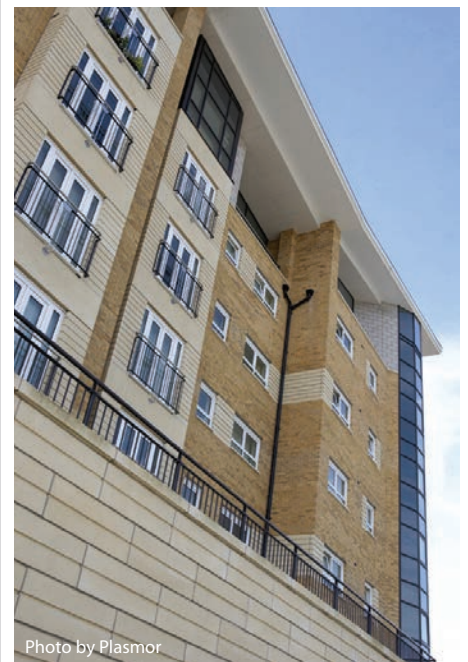


Photo by Plasmor



Photo by Aggregate Industries

construction are available at the Concrete Block Association website.

#### U-VALUE CALCULATOR

As previously explained, designing a high-performing building envelope is fundamental to delivering an energy

efficient building and a key part of this is understanding what U-value (thermal transmittance) can be achieved, and how.

It can present something of a challenge, and the equation needed to find the right U-value is a complex one, but it's crucial to ensuring a house (or any other building

## HEADING FURTHER INTO 2019, IT IS ANTICIPATED THAT SUSTAINABILITY AND ENERGY EFFICIENCY WILL BECOME EVEN BIGGER ISSUES

for that matter) is energy efficient.

In light of this, the CBA have launched a simple, accurate, free-to-use online tool, aimed at those unfamiliar with the calculation. It gives accurate results and assists in obtaining this important number. If more complex calculations are required then the user can always move onto more detailed calculations, but to 'optioneer' it is the perfect tool.

To complement the calculator, a set of guidance notes have been issued to help achieve a greater understanding of concrete blocks and how best to work with them. Heading further into 2019, it is anticipated that sustainability and energy efficiency will become even bigger issues, and the industry must be prepared.

Chris Stanley is housing manager of The Concrete Block Association

### Introducing Star Performer Foundation Block



Following the unrivalled success of their Star Performer – universal building block, **Besblock** have developed the first, safe lift compliant, full size, (440mm x 215mm), aggregate concrete, foundation block. Previously the domain of the aerated concrete industry, this

innovative block is available in two thicknesses, for both 100 and 125mm cavities. High strength 7.3n as standard and supplied with purpose made "filler" units for bonding and wall length adjustment, it requires no on site cutting and is fully compliant with NHBC standards. This product is rapidly becoming a firm favourite amongst the nation's builders.

01952685000 sales@besblock.com

### A new brand launch from Talasey Group



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

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

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



### Tobermore Bring First Easy to Clean Paving to the UK

**Tobermore's** Mayfair granite paving range is now available with EasyClean – integrated stain resistant technology that repels and protects against dirt and stains, the first of its kind in the UK market.

Tobermore's EasyClean is a new concept for the modern home that takes the work out of caring for paving, an important feature for time-poor home owners who are increasingly demanding low maintenance solutions. The Mayfair slabs are treated with stain resistant technology during the manufacturing process allowing for built in protection.

Mayfair with EasyClean provides a unique selling point for housebuilders that want to set themselves apart in the marketplace. With first impressions being of such high value to home buyers, an outdoor space paved with this innovative product could add considerable perceived value to a property in the eyes of a potential home buyer. EasyClean adds to Tobermore's already robust package of solutions available to housebuilders where their reputation for product quality and strong aesthetics has been the deciding factor for many developers switching to Tobermore.

0844 800 5736 [www.tobermore.co.uk](http://www.tobermore.co.uk)



## New High-Performance ALLroundWork Jackets



Performance and comfort at work are integral features of this new range of Winter Jackets. Top athletes have long enjoyed the benefits of performance wear – now professional craftsmen and women can too with **Snickers Workwear's** new range of high-performance winter jackets.

These new ALLroundWork Jackets are just what the name suggests. There's a selection of super-lightweight 37.5° Jackets, Windproof Shell Jackets, Hi-Vis and Waterproof Jackets plus Parkas that all have the features and functionality that you'd expect in Snickers working clothes. They're great looking garments that will keep you looking and feeling comfy wherever you are and whatever you're doing at work in cold weather.

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

## Airborne Hazard Defence with Full Face Mask



The NEW Force™10 Typhoon™ is an extremely lightweight, easy to maintain full face mask at only 365g with a completely clear panoramic visor to maximise light levels within the mask giving optimum visibility. The unique Typhoon™ exhalation valve has been designed to reduce breathing resistance, heat and moisture build-up.

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## New Pro-Tek™ WPC engineered vinyl flooring



**PRO-TEK™ WPC** - the next generation engineered vinyl floor – has launched in the UK. Developed to meet the demands of the commercial and residential sectors, PRO-TEK™ WPC features the latest technology and offers superior performance, ease of installation and low maintenance, as well as reduced lifecycle costs and eco-benefits. Five collections offer a total of 40 designs, in wood and tile effects, with matching four-sided bevelled edges and a complete range of matching WPC vinyl-wrapped accessories. The new waterproof WPC engineered vinyl floor is a phthalate-free wood plastic composition design with a robust construction, measuring 7mm to 8.5mm in thickness and comprising seven individual layers.

[www.pro-tek-flooring.com](http://www.pro-tek-flooring.com)

## The go-to site for flooring fanatics



All Things Flooring is a quirky, new, online hub for B2B decision makers, currently attracting a lot of interest in the world of flooring. The lively, interactive site is the one-stop-shop for flooring advice, news, ideas and inspiration from industry leaders across the globe. Managed by **Flowcrete**, All

Things Flooring features a range of engaging and informative posts, such as 'Five Questions With...' a monthly, interactive post that shares the knowledge and industry expertise built up by members of Flowcrete's team over many years in the resin flooring industry.

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

## RAG features record recommendation numbers



The 2019 edition of **F. Ball's** industry-acclaimed recommended adhesives guide (RAG) now includes a record number of adhesive recommendations for over 6000 branded floorcoverings from over 200 leading international manufacturers. Every adhesive recommendation is stringently tested and must be endorsed by each individual floorcovering manufacturer before it can be included in the RAG. Available on the F. Ball website (where it is constantly updated throughout the

year), or as a free app via the Apple and Google app stores, the RAG is also available as a printed A5 booklet.

01538 361633 [www.f-ball.co.uk](http://www.f-ball.co.uk)

## McAvoy unveils prototype built entirely offsite



The **McAvoy Group**, one of the UK's leading offsite construction specialists, has unveiled a prototype house at its factory in Lisburn to demonstrate the potential of its new modular housing solution and latest innovations for the residential sector. Designed and

engineered by McAvoy in collaboration with Queen's University Belfast and Todd Architects, the prototype house has been manufactured and fitted out entirely offsite to showcase a number of new innovations in offsite housing. It is now available for viewing by developers and housing providers at the Group's Lisburn site.

028 8774 0372 [www.mcavoygroup.com/housing](http://www.mcavoygroup.com/housing)

# Stunning beach development fit to fight the elements

**T**he Dunes, a stunning new beachfront development in Perranporth, Cornwall, has seen a combination of Sika products used in order to create a durable solution for the roof and balconies, able to resist the difficult coastal weather conditions.

While the beach setting provides the 36-property development with a spectacular backdrop, it also presented many challenges due to problematic climate. With the roof and balconies needing to guarantee a long-lasting result, Sika Sarnafil and Sika Liquid Plastics systems were specified for the job, working together seamlessly to create the desired result for the project.

Progressive Systems, a leading roofing contractor in the south west, was tasked with carrying out the installation. Having worked with Sika before, they suggested Sika Sarnafil single ply membrane for the roof, as the adaptability of the material would be durable enough to resist the elements, with a look to equal the prestigious coastline location.

Wind uplift calculations were provided by Sika Sarnafil to the contractors, which suggested the product be mechanically fixed to ensure the roof was able to resist the formidable weather. With a combination of Sarnafil's S327 18 EL Lead Grey single ply membrane, plus



The Dunes development in Perranporth now has a durable and long-term solution thanks to innovative Sika Liquid Plastics and Sika Sarnafil products.

Sarnavap vapour control and SarnaTherm insulation, the outcome was a robust roof that met the requirements of the project.

For the balconies, a Sika Liquid Plastics system was suggested to provide a complete watertight solution. With the installation handled by Western Flat Roofing, a Sika Liquid Plastic's Quality Assured (QA) contractor, they chose to use Sikalastic 625 grey (PU), cold applied system with self-adhesive on a tapered insulation scheme, creating seamless and durable waterproofing on the balconies.

The project and its location presented many opportunities to problem solve for both contractors and Sika. When installing Sarnafil's single ply membrane health and safety was top

of the agenda – in fact, the disruption caused by strong winds even resulted in aborted site visits on occasion. On the balconies, the installation of three-ton hot tubs meant the insulation scheme had to be designed to allow water flow around the fixed structure, while complying with the correct U-value and withstanding the weight. However, regular visits from Sika's Field Technicians meant queries were handled directly and quickly resulting in a successful installation and securing a 20-year guarantee for all Sika products used.

Alistair Speirs, Area Technical Manager at Sika said: "This build presented many challenges because of its positioning on the coastline and the difficult weather. However, the combination of Sika products along with the expertise of both the contractors and our technicians involved in the installation, meant the project was completed on time and within budget. We are all thrilled with the result in terms of the durability and the stunning aesthetic."

The coastal conditions will be no match for the resilient solutions created by Sika, expertly installed across the roof and balconies to keep the residents of The Dunes warm and dry for many years to come.

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