



Brian Berry sets out what needs to be on Boris' to-do list in order to help UK housebuilders



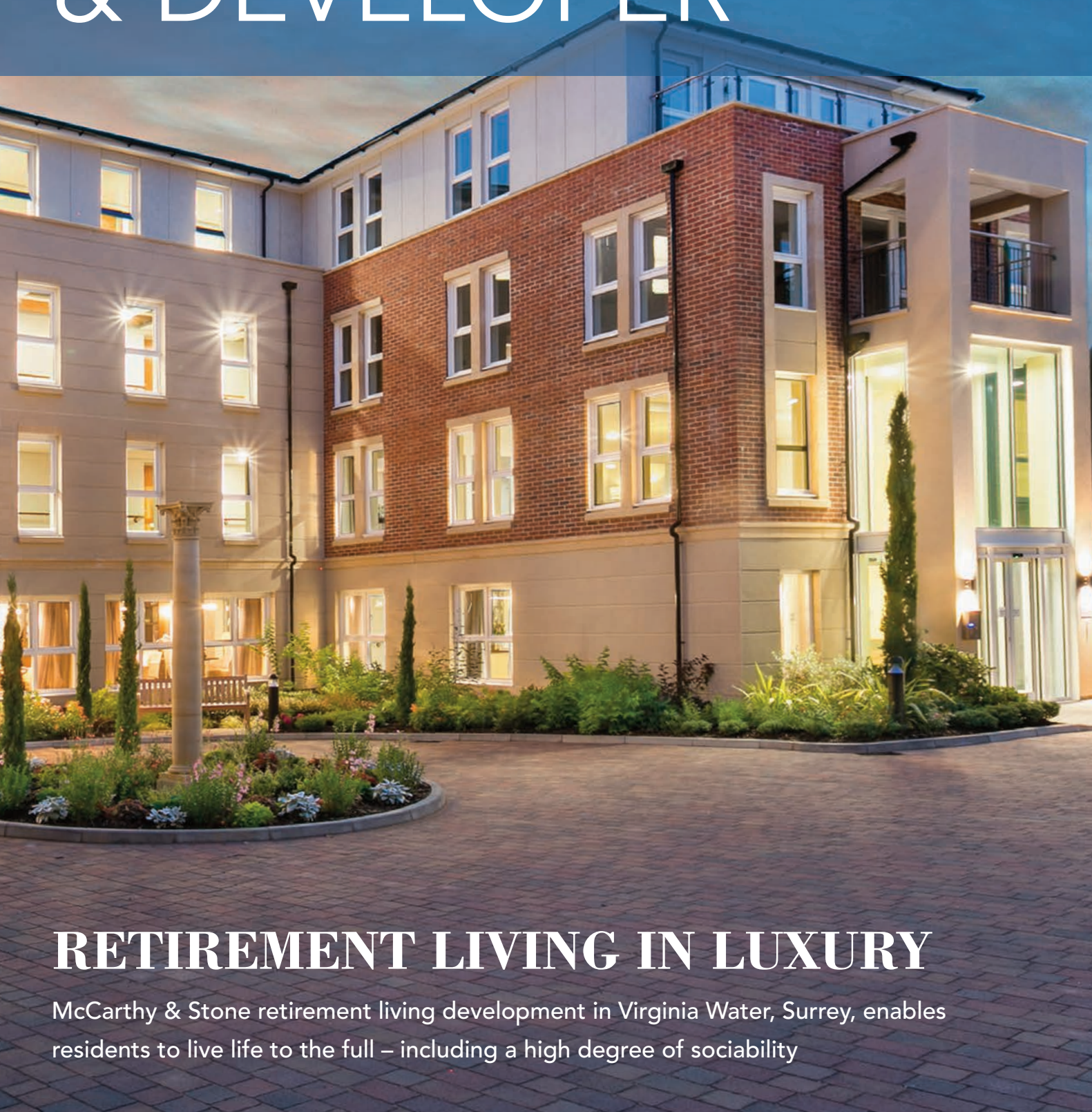
New method for calculating local housing targets causes chaos across the north



Brokenshire moves to end 'poor doors' scourge in social housing, before handing over to Robert Jenrick

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James Parker

FROM THE EDITOR

It's been 100 years since the Addison Act (otherwise known as the Housing and Town Planning Act), which paved the way for building countless council homes – to house a devastated population returning to normality in the wake of World War 1.

In 2019, we face perhaps a less acute challenge, but a challenge all the same, with council housebuilding sitting at a fairly miserable 3,311 units delivered in 2017/18. The public is becoming aware of the issue, thanks for example to TV architect George Clarke, and his passionate show declaring his personal love for council homes.

At the time of writing, 141,541 people have signed Clarke's change.org petition to try and get Parliament to commit to building 100,000 council houses a year for 30 years.

There is of course a petition for everything these days, giving people a sense they are participating in the debate, at least, if not even helping to effect change itself. The sad fact is that nothing is going to be discussed in Parliament that isn't Brexit-shaped between now and the looming date of 31 October. And there's a good chance that there will be months of wrangling after that, possibly including a General Election immediately post-Brexit.

That doesn't mean that George's campaign shouldn't be taken seriously. He cites what he sees as a "complete collapse" in council housebuilding over the past 30 or 40 years. Phillip Hammond freed up councils to borrow more by lifting the cap on borrowing in 2018, but what is happening?

In March the Local Government Association reported that 94 per cent of councils "will use the new powers to invest in housebuilding." What's stopping them doing it now? A lack of capacity within local authorities, or perhaps also a general issue around lack of will – such as suggested by our commenter on page 20?

The Addison Act of 100 years ago itself fell short – less than half of the 500,000 homes planned were actually built. Just because success is doubtful, however, doesn't mean that we shouldn't try hard.

James Parker

HOUSEBUILDER & DEVELOPER

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ON THE COVER



08.19

HOUSEBUILDER & DEVELOPER



RETIREMENT LIVING IN LUXURY

McCarthy & Stone retirement living development in Virginia Water, Surrey, enables residents to live life to the full – including a high degree of sociability

Augustus House,
McCarthy & Stone
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Robert Jenrick named as Housing Secretary in Cabinet reshuffle



Robert Jenrick has replaced James Brokenshire as the Secretary of State for Housing, Communities and Local Government in Boris Johnson's new Cabinet.

Jenrick has been the MP for Newark since 2014, and was made Exchequer Secretary to the Treasury on 9 January 2018, before which he served as Parliamentary Private Secretary to the Home Secretary, Amber Rudd, and Michael Gove as Lord Chancellor and Justice Secretary.

Brokenshire has been Housing Secretary since April last year, following his predecessor Sajid Javid taking the role of Home Secretary. Javid has also been named in the moves, taking the role of Chancellor of the Exchequer.

Alongside this, Esther McVey, MP for Tatton, has been appointed as the new Housing Minister, replacing Kit Malthouse.

Brokenshire commented on his departure in a tweet: "After 13 years service on the front bench including 9 in government will be heading to the backbenches. Has been a huge privilege to serve, but looking forward to being released from collective responsibility and campaigning on issues that matter to me and my constituents."



Brokenshire acts to prevent 'poor doors' occurrence in social housing

New measures to end the segregation of social housing residents in mixed-tenure developments were unveiled by the then communities secretary James Brokenshire.

The move aims to block what are termed 'poor doors,' where entrances for social housing residents stigmatise and divide them from other residents in the development, alongside other forms of segregation such as restrictions on access to playgrounds.

In March, for example, the Government states that social housing residents at the Baylis Old School site in Lambeth, south London, were prevented from accessing a communal playground which could only be used by their wealthier neighbours.

Under the measures, it is claimed that planning guidance will be "toughened up," and a new Design Manual published to promote best practice in inclusive design.

These measures form a part of the Government's new Communities Framework, which intends to build communities with "a stronger sense of belonging and shared prosperity."

While July marked 100 years since the advent of social housing, a recent survey revealed that nearly a quarter of people would "feel uncomfortable" living close to council and housing association properties.

The former Communities Secretary James Brokenshire commented: "I've been appalled by stories of segregation and tenants being denied access to certain shared facilities such as playgrounds.

"Social housing has transformed the lives of millions of people over the past 100 years. It has the power to continually shape lives for the better, but we need to see residents being treated with the respect they deserve."

Delay VAT changes to avoid chaos, warns FMB



The Government has not properly prepared the construction industry for major VAT changes coming in October and needs to delay their implementation to avoid chaos, the Federation of Master Builders (FMB) has said in a letter to the Financial Secretary to the Treasury.

New data published by the FMB revealed that 69 per cent of construction SMEs have not even heard of 'reverse charge' VAT, and of those who have, 67 per cent have not prepared for the changes.

This comes after HMRC published guidance on reverse charge VAT four months before the changes were due to come into place. This has been criticised for being inaccessible to most in the industry, and even contradictory in places. HMRC was also due to have a dedicated website and marketing campaign for the changes to help prepare the hundreds of thousands of construction companies who will be impacted by the changes.

Reverse charge VAT will reportedly have a serious impact on cash flow, as well as being a significant administrative burden, fundamentally changing the way construction companies invoice their clients and pay their taxes to HMRC.

Brian Berry, chief executive of the FMB, commented: "Construction companies are already struggling with Brexit uncertainty, skyrocketing material price rises and skill shortages, and reverse charge VAT is yet another thing for them to deal with.

"What makes things worse is that HMRC has failed to deliver on its promise to help the industry to prepare. The guidance is not user-friendly and even tax experts are scratching their heads over it."

Construction sector loses patience with 'indecision' over Brexit



The market's patience with Brexit related indecision appears to be wearing thin, as the results of the Q2 2019 RICS Construction and Infrastructure Market Survey shows output growth accelerating, and workload and employment expectations gathering pace for the year ahead.

This quarter, 16 per cent more respondents reported an increase in construction workloads, up from a +9 per cent net balance in Q1. Relative to other sectors, workloads in public housing grew at the fastest pace, closely followed by private housing. The rise in workloads in social housing (+26 per cent – up from +6 per cent) suggests that the lifting of the HRA borrowing cap may have begun to influence sentiment in social housing construction.

Following a dip in Q1, workloads in the infrastructure sector improved in Q2, and there was also modest growth in commercial and public non-housing activity. Looking to the year ahead, workloads are expected to be most resilient in the private housing and infrastructure sectors with 27 per cent and 25 per cent more surveyors, respectively, anticipating activity to rise rather than fall.

Business enquiries for new projects or contracts continued to grow this quarter as 12 per cent more respondents reported an increase rather than a decrease over the past three months – unchanged from Q1. However, capacity continues to constrain potential activity with 38 per cent more surveyors having to increase headcount in the past three months to support new work, despite the ongoing recruitment challenges.

Other obstacles to growth cited by respondents include access to finance, which continues to be the biggest impediment to building activity (69 per cent). Although 18 per cent more respondents reported a deterioration in credit conditions over the past three months, year-ahead expectations have become somewhat less restrictive.

Despite an increase in hiring intentions, skill shortages continue to pose a significant challenge as well with half of respondents saying there is a shortage of quantity surveyors. This is underscored by rising labour costs with a net balance of 73 per cent of respondents foreseeing an increase in such expenditures over the coming twelve months.

Within infrastructure, the energy, rail and communications subsectors are expected to see the strongest expansion in output over the coming twelve months. However, despite the potential of additional Government spending, nearly two-thirds of respondents were of the view that infrastructure projects will stall without access to funding from the European Investment Bank.

Despite the continued Brexit uncertainty, the RICS market confidence indicator – a composite measure of workload, employment and profit margin expectations over the coming twelve months – rebounded to 21 per cent (from 13 per cent in Q1). Investments related to equipment, software and worker training are expected to gather pace as well. However, for the fourth consecutive quarter, profit margin expectations remained flat and tender price expectations eased.

A 'primary school's worth of children' face homelessness this summer

Around 320 children face becoming homeless during the school holidays this summer as a result of the housing crisis, according to the Local Government Association (LGA) – which it notes is the equivalent to “a primary school's worth of children”.

The LGA told that this number of children in England could be placed into temporary accommodation over the next six weeks, based on trends for the last two years.

According to the latest Government figures, there are already more than 124,490 children living in temporary accommodation. The LGA states that the severe shortage of social rented homes available to house families means councils have no choice but to place households into temporary accommodation, including bed and breakfasts.

Not only is this financially unsustainable for councils, it reports, but it is also “extremely disruptive to the families and children involved”. Placements in temporary accommodation can present serious challenges for families – from parents' employment and health to children's ability to focus on school studies and form friendships.

As part of its Councils Can campaign, the LGA wants the new Prime Minister and his Government to introduce a range of measures to help councils tackle homelessness and to give them the tools and powers to resume their historic role as major housebuilders of good, quality affordable homes for social rent.

It says councils should be allowed to keep 100 per cent of receipts of council homes sold under Right to Buy – to reinvest in new replacement homes – and to also be able to set Right to Buy discounts locally.

With councils facing a £421m funding gap by 2025 to tackle homelessness, the LGA is urging the Government to use the Spending Review to give councils long-term sustainable funding to prevent homelessness from happening in the first place.

It is also calling on the Government to adapt welfare reforms so local housing allowance rates go back to covering at least the lower 30 per cent of market rents.

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Partnership formed to develop solutions for affordable urban living



An international partnership has been formed between Planet Smart City and the Polytechnic University of Turin (PoliTo) as part of the US design and build firm's aim to "develop a global network of partners to support innovative solutions for affordable urban living."

Under the agreement, the partners will collaborate on "joint research and technology transfer" to help develop new ideas in architecture, engineering and industrial design. It encompasses all the university's departments and will involve international activities such as events and forums to promote scientific and technological solutions to the challenges facing cities globally.

The partnership with PoliTo is part of a broader network of collaborations initiated by Planet Smart City with various universities and research studies both national and European, including the Bocconi University of Milan and the Institute for Advanced Architecture of Catalonia of Barcelona.

Gianni Savio, Founder and CEO of Planet Smart City, said: "With 1.6 billion people currently living in unsafe and overcrowded housing, there is a need for new ideas in the way we build, maintain and live in our cities. Finding innovative solutions is at the core of our drive to provide high quality affordable neighbourhoods around the world. Intelligent answers can only be reached through collaboration between researchers and professionals, which

is why this partnership with the Polytechnic University of Turin is of such strategic value."

Guido Saracco, rector of the Polytechnic University of Turin, added: "Our goal is to establish and support networks in the public and private sectors that contribute to the growth and spread of knowledge on issues facing people in cities around the world. Planet Smart City, which has integrated a culture of innovation throughout its business model and established its competence centre in Turin, is an ideal partner for this ambitious project."

In addition to international projects, Planet will be able to contribute to educational development at the university by offering internships and training for students and researchers. Planet is already one of the supporters of the university's TECHs 4 Change masters programme, which trains students on methods and technologies for addressing the issues highlighted by the UN Sustainable Development Goals.

"Planet will pursue similar partnerships with institutions in countries where it operates, including the UK, Brazil and, pending our entry into the market, India. Our goal is to establish a global network of partners working to improve the quality and affordability of life in cities around the world through new technologies and approaches to urban design and construction," concluded Graziella Roccella of Planet Smart City.

LGA opens bids for Housing Advisers Programme



The third year of the Housing Advisers Programme, a scheme to help councils overcome housing challenges in their local areas, has been launched by The Local Government Association (LGA) – with bids now open.

The programme funds the provision of independent expertise for councils undertaking specific projects to tackle the effects of the housing crisis in local communities – including on housing delivery, planning for homes, and reducing homelessness.

In the previous two years of the programme, the LGA has funded more than 100 councils to help them "build homes, reduce homelessness, plan for ageing populations, understand the student housing market, increase supply of modular housing, and more".

This year the LGA intends to support a smaller number of larger, strategic housing projects. The programme will award up to £50,000 to each project for the purpose of "securing expert advice in transforming how a service or partnership meets the housing needs of communities".

The best practice and lessons learned from each project will be shared with councils and embedded into the "sector-led improvement" currently on offer from the LGA.

Cllr Martin Tett, LGA housing spokesman, said: "The programme aims to help councils deliver local priorities, and can be a valuable source of expertise to councils wishing to innovate and improve in their efforts to build more homes, reduce homelessness, and plan prosperous places and economies.

"It's well worth councils who haven't already done so looking at the programme and seeing how it can benefit them – a simple visit to the website is all that's needed."



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AI laying its foundations in construction, but cultural change needed



While organisations are already starting to implement new technologies, cultural change is still a barrier to completely embracing technological change, according to a new report from Zen Internet.

Surveying over 100 IT decision makers across the construction industry, Zen's 'Bricks, Mortar and Digital Transformation' report found that 55 per cent of large construction firms, and 28 per cent of smaller organisations are already using artificial intelligence (AI).

The industry is looking at what technologies could help them in the future, with virtual reality (28 per cent), cloud computing (24 per cent), software defined networking (20 per cent), blockchain (19 per cent) and Internet of Things (17 per cent) all seen as key to future development by those in larger organisations.

According to Tech Nation's 2018 report, technology is expanding 2.6 times faster than the rest of the UK economy, and yet the construction industry has been slow to implement digitalisation strategies that could bring increased efficiency and collaboration as well as reduced costs. Mark Farmer's landmark 2016 report, 'Modernise or Die,' warned that failure to innovate poses a serious threat to the UK construction sector. Later, the Construction Leadership Council

published its construction sector deal with a focus on transforming the industry through a 'bytes and mortar' approach to smart construction.

DRIVEN FROM TOP DOWN, BUT CHALLENGES REMAIN

Digital transformation appears to be a strategic priority for the leaders of construction firms, the report found, with CEOs (52 per cent), CIOs and CTOs (32 per cent) among the biggest drivers of such projects.

Despite this top down approach, cultural change (51 per cent) is cited as one of the biggest challenges to implementing a digital transformation project, highlighting the need to get "company-wide buy-in". This is only topped by the importance of communicating the value of digital transformation to key stakeholders and investors (62 per cent). 89 per cent of companies surveyed claimed to have already completed a digital transformation project, noting that cultural changes are needed from within to make it a success.

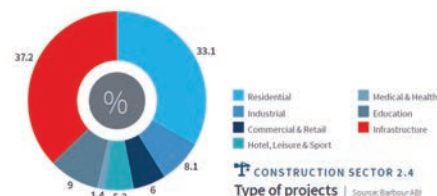
Failed projects can cost an average of £655,000 to the bottom line, yet despite this, almost all (86 per cent) construction organisations surveyed overlook the importance of a good technology partner as an enabler of an effective digital transformation.

SPEND MONEY TO MAKE MONEY

With 83 per cent of construction firms surveyed stating that they have either completed a digital transformation project or have one currently underway, 61 per cent noted improved efficiency and reduced operational costs (58 per cent) as direct advantages. Furthermore, following the initial investment, 66 per cent of companies noted a subsequent reduction in costs as a result of the new technology deployed and 33 per cent reported increased sales.

The benefits of implementing a digital transformation project can also go beyond the organisation itself, with 50 per cent of respondents claiming it has enabled increased collaboration stemming from streamlined communication and networking. When progressive technology is fully embraced, a more streamlined approach to conducting business across the supply chain can be achieved," commented Zen Internet.

Construction awards up, though activity moves from capital



The value of all construction contract awards in June 2019 was £5.2bn based on a three-month rolling average, according to Barbour ABI, which is an increase of 5.5 per cent on May. Regional analysis also showed that the North West was the leading region for contract awards in June with a 36.6 per cent value share.

The latest edition of the Economic & Construction Market Review from Barbour ABI highlights levels of construction contract values awarded across Great Britain. The overall outlook for June contract awards increased by 5.5 per cent on May 2019. The infrastructure sector accounted for 37.2 per cent of total value of contract awards, due to the SPRS Construction Programme at the Sellafield Site – valued at £1.5bn, which boosted the north west's project share.

London reportedly dominated in only two of the eight sectors for June 2019 – residential with a 26.2 per cent share, and commercial & retail with a 23.7 per cent share of total contract awards.

Construction activity has moved out of the capital for June, with a more even spread of contract awards across the UK. The East Midlands dominated the industrial sector, largely due to investment in warehousing and storage. The south west took the top spot for hotel, leisure & sport and Scotland took the lion's share of projects in the medical & health and education sectors.

Commenting on the figures, Tom Hall, chief economist at Barbour ABI said: "London has dominated project awards every month in 2019. However, for the first time this year, we see a shift in the spread of project awards across the country. Likewise, for the first time this year, we see infrastructure investment overtake the residential sector which has been the most active sector of construction for over six months."

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Scrap stamp duty for downsizers, survey says



Scrapping stamp duty for downsizers would help free up larger homes for families who need them, and boost transaction levels throughout the property market at relatively little financial cost to the Treasury, according to new research by home move consultancy reallymoving.

The company has analysed its own data from 240,000 homebuyers since the beginning of 2017, along with HMRC data on SDLT receipts for 2017/18, to reveal that downsizers are on average

responsible for just 7 per cent of stamp duty paid to the Treasury, totalling £938m. This is reportedly just a fraction of the £4,201m (31.2 per cent) paid by upsizers, £4,120m paid by first time buyers (30.6 per cent) and £4,193m (31.2 per cent) paid by others such as investors.

New Prime Minister Boris Johnson stated in July that he is keen to “shake up stamp duty”, with proposals being considered including a reduction in tax for all

homes under £500,000 and “slashing the current rate paid for homes worth over £1.5m from 12 per cent to 7 per cent”.

According to reallymoving, there has since been speculation that he may go further and radically overhaul the tax by switching responsibility from buyer to the seller. This would reduce immediate upfront costs for all homebuyers except for downsizers, and therefore while it would encourage people to move, it would not help free up the family homes required at the top of the chain.

The company says that Government policy over the last few years has focused solely on helping first time buyers onto the ladder, through Help to Buy and First Time Buyer Relief, but that nothing has been done to tackle the blockage at the other end, where an estimated 1.1 million homes with two or more spare bedrooms are lived in by a single person over 65, according to think tank Policy Exchange.

A tax break for downsizers would reportedly not only help that specific group, but would benefit the entire market, including first time buyers, through greater fluidity and less competition for property, reducing pressure on prices.

Lovell Midlands scores 95 per cent satisfaction

Customers in the Midlands have rated housebuilder Lovell Homes as “outstanding”, with 95 per cent of homeowners stating they would recommend the Midlands region to a friend.

In-house, the company who conducted the study, spoke with customers who have recently purchased a home from Lovell Midlands, “allowing the developer to hear and understand the voice of their customer”.

The survey gave purchasers a chance to speak openly about their experience from the initial point of interest all the way to receiving the keys to their brand new home.

Trish Foster, regional sales director at Lovell Homes, commented: “We are so pleased to have received 95 per cent satisfaction from our customers. The whole team has worked so hard from the

building of the homes to the final sale of the property, to make sure that each home suits each of our customers individual needs.

“We will continue to provide such high customer service and quality homes, with the aim to hit 100 per cent!”

Three UK housebuilders win NHBC H&S award

Three site managers were crowned national winners at NHBC’s 10th annual Health and Safety Awards in Birmingham on 5th July 2019 – the only health and safety recognition scheme in the UK exclusively for home builders.

National award winners Billy McCallum (Large builder category) from CALA Homes, Dave Brown (Medium builder category) from Wainhomes, and Adam Hedley (Multi-storey category) from Berkeley Homes were praised by the

judges for “an impressive range of initiatives focused on maintaining the health, safety and wellbeing of the people working on site as well as the public”.

Organised by NHBC, and independently judged by the Construction Industry Training Board (CITB), The Construction Products Association and the Health and Safety Executive (HSE), the awards are intended to be the “ultimate competition for housebuilders with exceptional health and safety standards”.

The judges were looking for site managers who continuously go above and beyond industry standards, such as effective planning before a project starts, a tidy, well-organised site, as well as an outstanding infrastructure that supports the site manager.

Steve Wood, NHBC chief executive, said: “It’s been a fantastic year with a record number of entries; we had an outstanding shortlist of finalists this year, strengthening the importance given to health and safety on house-building sites across the UK.

“This year’s winners demonstrated their commitment to maintaining an excellent health and safety record while keeping up with the growing demand for quality new homes. We offer them our congratulations.”

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Bellway project manager wins two awards



A project manager building homes in Borehamwood has won two prestigious NHBC awards for his work.

Steve Cutting has won two different NHBC awards, a National Health and Safety Award, and a Pride in the Job Quality Award for his 'excellence in on-site management' at Bellway's Hertsmere Mews development in Hertfordshire.

The National Health and Safety Award recognised Steve and his team at Hertsmere Mews as the national runner-up, meaning that Steve has the number one site team in the housebuilder's current portfolio across the entire country.

The Pride in the Job awards celebrate site managers who demonstrate excellence and commitment to producing homes of outstanding quality. More than 250 judges have judged 16,000 developments across the UK - and fewer than 450 site managers won a Quality Award.

Steve commented: "One of the things we pride ourselves on is having a well-connected team and a happy atmosphere. If the workforce on site is getting on well that reflects on everything else."

"Everyone has been on board when it comes to health and safety at Hertsmere Mews. The sub-contractors who have worked onsite with us for the duration of the build programme has probably been the best group I've ever worked with."

The winning site managers will now be put forward for a Seal of Excellence award, to be announced on 6 September.

The development in Borehamwood has also recently been highlighted with an award on behalf of the Considerate Constructors Scheme, which rewards best practice onsite.



Barratt North Scotland picks up an NHBC quality award

Six site managers from Barratt North Scotland have won a top national award for the quality of the homes they are building.

Brendan Saba (Huntingtower, Perth), Barry Cooper (Osprey Heights, Inverurie), Marc Duncan (Countesswells, Aberdeen), Jeff Calder (Ness Castle, Inverness), John Dawson (Mains of Culduthel, Inverness) and Alan Wharton (Culloden West, Inverness) have been recognised by the National House Building Council (NHBC) in their annual Pride in the Job Quality awards.

Known as the "Oscars of the housebuilding industry," the Pride in the Job Quality awards recognise the best run building sites in the country, and are the highest accolade a site manager can achieve.

This year in total 84 site managers at Barratt won a Pride in the Job Quality award, which is reportedly more than every other housebuilder. This is now the 15th year in a row that Barratt has won more of these prestigious awards than any other housebuilder.

In addition to spot checks from the NHBC, site managers are judged on their consistency, attention to detail, leadership, technical expertise and health and safety, with just 450 individual winners being chosen from over 16,000 entrants.

David Palmer, managing director from Barratt North Scotland, commented on the awards: "These awards recognise only the very best new homes and well run sites. They are something that customers can look out for as a quality mark knowing their home has been built to the highest standard possible. To win more of these awards than any other housebuilder for 15 years in a row is a real point of difference which shows how committed we are to building high quality homes for our customers."

Avant launches charitable initiative



A new initiative called 'Day to Make a Difference' has been introduced by Avant Homes to support schools, charities and other local groups and businesses in the communities in which it builds.

All 700 of the company's employees, from construction workers and sales advisors to apprentices and directors, downed tools and stepped away from their keyboards for the day on June 12 to donate time to 29 organisations across Scotland, the North East, Yorkshire and the Midlands for the initiative's inaugural event.

Dozens of Avant Homes suppliers also stepped in to help by donating materials such as paint, transport, timber and even a brand-new kitchen.

Staff rolled up their sleeves to get involved in cleaning communal areas and beaches, installing new equipment in foodbanks, and lending a hand in hospices, community centres and more.

Some of the causes supported include Strathcarron Hospice in Falkirk; Edinburgh homeless charity Social Bite; North Shields community hubs Meadow Well Connected and Linskill Centre; Forestry England; Women's Aid; Chesterfield Foodbank; and Ashgate Hospice and disabled children's charity Fairplay – both based in Chesterfield.

Avant Homes chief executive officer, Colin Lewis, commented: "Our 'Day to Make A Difference' initiative was created with the mission of supporting those in our local communities who need it most and to make a real difference to their lives. We're humbled and honoured to spend the day working with so many amazing schools, charities and local groups."





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Brian Berry is the chief executive of the Federation of Master Builders

THE INDUSTRY ADVOCATE

WHAT'S ON BORIS' TO-DO LIST?

Brian Berry of the Federation of Master Builders (FMB), discusses what he believes the top priorities should be for the new PM Boris Johnson when it comes to the housebuilding agenda.

While the focus in Downing Street is firmly on getting ready to leave the European Union on 31 October, deal or no deal, the new Prime Minister's domestic policy agenda has yet to be fully set out. So, what should Boris' top priorities be from a Federation of Master Builders (FMB) perspective?

First, he needs to take forward Theresa May's passion for increasing the supply of new homes. We are still simply not building enough new houses. The 300,000 new dwellings a year target should remain, and Boris should ensure that this target is achievable, by breaking down all the potential barriers to achieving this from planning reform to releasing more public land.

One clear way to ramp up supply would be to encourage the diversification of the housing market, by empowering small housebuilders.

Theresa May's Government made some welcome changes to help this part of the market, indeed she even dedicated a whole section to the Housing White Paper to this very topic. While this was a good start, there is still much more work to do to get the numbers of new homes built by Small and Medium Sized housebuilders back to what it was in the 1980s.

Secondly, to ensure capacity in the housebuilding industry, there will need to be a continued supply of skilled workers, particularly if we start building 300,000 new homes a year. However, skill shortages continue to plague the industry. Our most recent State of Trade Survey for Q2 2019 found that 60 per cent of SME construction firms are struggling to hire bricklayers, just over half (54 per cent) couldn't find a carpenter, and 40 per cent found finding a

THERE IS STILL MUCH MORE WORK TO DO TO GET THE NUMBERS OF NEW HOMES BUILT BACK TO WHAT IT WAS



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The last year has seen a double-edged sword with many EU migrants going back to their home countries, and the

number of construction apprenticeship starts have halved. The Apprenticeship Levy hasn't worked out as expected, with many larger companies saying they have unspent levy money while smaller companies find they can't get the finan-

cial support they need to take on an apprentice. This should be a clear area of reform for Boris.

The Immigration White paper would also be another policy to review, particularly reducing the £30,000 salary threshold for a skilled visa and extending the temporary visa to two years.

Finally, Boris should ensure the focus on quality and standards of new buildings remains. As well as taking forward the work of the New Homes Ombudsman and the Building a Safer Future proposals following the Hackitt Review, we would like to see the introduction of a mandatory licensing scheme for all construction companies. This would allow housebuilders to ensure their sub-contractors meet high levels of competence and professionalism and route out any cowboys. The Construction Industry Licensing Task Force recently met for the first time to discuss what this might look like and will be developing the proposal over the coming years.

So, while Brexit remains top of the agenda, housebuilding should be the next top priority. It is pleasing to see the new Prime Minister aspire to help millions of young people own their own homes, but he needs to make sure he follows this aspiration with clear action.

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Paul Smith, managing director of The Strategic Land Group

THE STANDARD METHOD SEES NORTHERN CULL IN HOUSING TARGETS

Paul Smith of The Strategic Land Group, says that the standard method introduced for calculating local housing targets has led to a detrimental reduction in those targets across the north of England.



THE
INDUSTRY
WARNED
THAT THE
FORMULA
CHOSEN
WOULD
RESULT IN
PRECIPITOUS
DECLINES IN
TARGETS

When the Government introduced the standard method for calculating Local Plan housing targets, it was a welcome attempt to simplify the process. Far too much time was being spent at Local Plan examinations and even at planning appeals debating different methodologies and what they meant for housing targets.

However, the development industry warned that the formula chosen by the Government – which focused solely on affordability ratios and ignored economic growth objectives – would result in precipitous declines in housing targets across the North of England, undermining attempts to rebalance the economy.

Those warnings fell on deaf ears, with the Government insisting that there was nothing to worry about.

National policy, they asserted, made clear the new targets were minimum figures – local authorities were free to pursue higher housing

targets if they wished. The Government's expectation was that councils would take that opportunity.

We're beginning to see how wrong they were.

In January, the Greater Manchester Combined Authority (GMCA) published an updated draft of the Greater Manchester Spatial Framework (GMSF), a mayoral plan covering all 10 of the local authorities in the region. The revised plan reduced the housing target by 26,000 homes on the basis of the standard method calculation.

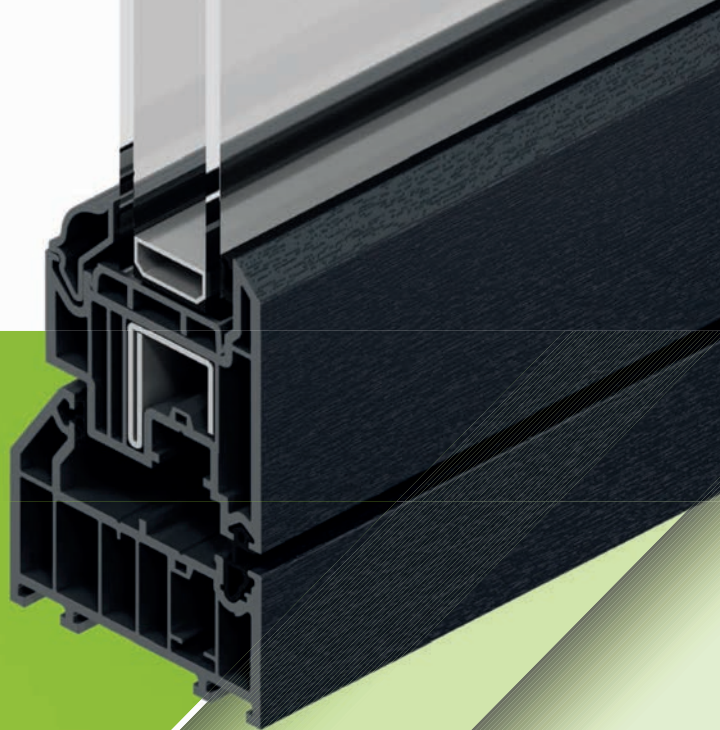
Such was the GMCA's commitment to reducing the housing target, that they walked away from £68m in Government funding that had previously been promised through a housing package in return for the region planning to deliver the original, higher housing target.

Across the Pennines in Leeds the picture is similar. In 2014, Leeds City Council (LCC)

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adopted a Core Strategy with a housing target of 66,000 new homes. The second part of that plan, the Site Allocations Plan, was intended to identify the sites on which those homes would be built.

Yet following the introduction of the standard method, LCC commenced a rather euphemistically titled Core Strategy Selected Review, which proposed to reduce the housing target by some 30 per cent to just over 46,000 homes.

Two local authorities – 46,000 homes lost.

Nor is the local plan process the only place in which the standard method is causing problems.

Stoke City Council recently used the standard method to try to defend a planning appeal against a housing application in the city. Their adopted Core Strategy set a housing target of 675 homes per year, but the second part of the plan, allocating development sites, was never adopted. As Chris Young QC observed in his closing statement at the planning inquiry, it is more than 25 years since the council adopted a plan which allocated sites for development. Unsurprisingly, the number of new homes delivered in Stoke has been relatively low.

Yet as part of the evidence presented



at the appeal, the council used the standard method housing target of 400 homes a year to try to argue that they did, in fact, have a five-year housing land supply. The appeal was ultimately allowed – the inspector determined that housing supply wasn't relevant given the age of other policies in the local plan – but it still delayed the delivery of much

needed new homes.

In the words of Kit Malthouse MP, the (then) Minister for Housing and Planning: “more, better, faster.”

The above local authorities are just three examples, but there are many more. They're particularly interesting case studies, though, because Greater Manchester, Leeds and Stoke all claim to be pro-growth authorities – yet faced with the opportunity of reducing their housing target, like muffins on the counter at Starbucks, they couldn't resist. Short-term pleasure, with no regard for the long-term consequences.

The objective of housing targets isn't to assist developers and land promoters in making profits, or land owners to sell at a premium – it's to deliver real homes for real people. To make sure enough homes are built to meet need – something we have failed to do for a generation. The result is worsening affordability, and a growing financial divide between those that own a home and those that don't.

The standard method was supposed to be part of the solution to that problem, by giving local authorities nowhere to hide when it comes to setting housing targets, forcing them to deliver.

In the north, at least, it is having the opposite effect.



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WHAT CAN CONSTRUCTION COMPANIES DO TO IMPROVE GENDER EQUALITY?

3B Training looks at why the construction industry remains male-dominated, reviews the key statistics on women in construction, and gives tips on how construction companies can address the gender divide.

Gender inequality is a long-standing issue that has crept into every industry, and construction is no different. Though many industries have a fairly even ratio of male to female employees at entry level, there are almost always fewer women at the top.

A report from the Directory for Social Change takes a comprehensive look at how imbalanced the gender ratio is in the UK.

Using company CSR policies and annual reports, the study was able to determine the gender statistics for 399 corporate boards.

An analysis of the data shows that the overall percentage of women on boards was around 22 per cent.

Although small, this number is actually higher than it was in 2013, where similar reports found that only 13 per cent of board members were women. However, of the remaining 78 per cent of companies, 16 per cent still confess to having male-only boards.

Addressing gender inequality and calling for women in the workplace is more than just trying to fill a quota, it could be the key to a company's success.

GENDER INEQUALITY IN CONSTRUCTION

Much like the tech, science and other STEM industries, the construction industry is still lacking on gender equality and is dominated by men. In 2007, female workers in construction constituted 12.1 per cent of the industry, whereas reports in 2016 showed that statistic only increased slightly to 12.8 per cent.

In fact, a more recent study in 2018 by Wise found that the number of female employees in construction numbered just 11 per cent, meaning the industry could actually be taking a step backwards.

Even in 2019, as a training provider 3B



Training hasn't seen a huge percentage of women walk through the door for training courses when compared to men. Of nearly 10,000 delegates we have booked on courses so far, only 15 per cent of those are women.

OVERLOOKING FEMALE TALENT

When looking closer at the causes of gender imbalance in construction, a common issue seems to be that female employees aren't given the same opportunities as their male coworkers.

Randstad interviewed 1,200 people who experienced gender discrimination in the construction industry, 60 per cent of whom were women. Of the women surveyed, three-quarters say they feel overlooked for promotions because of

their gender, not their skills.

It's not just progression where women feel like they're missing out, either. A total of 8 in 10 women surveyed have felt left out of social events and conversations by their coworkers. This feeling of exclusion risks creating a toxic culture of bias throughout the industry.

WOMEN LEADERS IN CONSTRUCTION

Due to the lower number of female workers in construction in general, it's unsurprising to find that the industry is lacking in women at an executive level or higher. Nearly half of workers went so far as to say that they had never worked with a female manager.

However, that doesn't mean that the industry would react badly to more

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female leaders. In fact, Randstad's study found that 93 per cent of construction workers felt that being managed by a woman would have the same effect as a male manager, or even improve things.

And, according to the data, they'd be right. All 169 companies in the FTSE 350 with at least one woman on their executive board saw a higher return on capital than companies with none.

Hiring from the top down is also a way to create a more inclusive work environment for women at all levels. By having a senior female leader, it sends a message to other female workers that progression is achievable. Companies that opt for a woman as their chief executive are, on average, likely to have more than twice as many women on their executive board than companies run by a man.

As an industry currently suffering from a severe skills shortage, opening the door to talented women in senior roles could be the answer construction is looking for.

RAISING AWARENESS

When it comes to women in construction being overlooked, unconscious bias and ignorance play a huge part in the issue.

There are only six construction companies in the UK that have an equal number of male to female directors or are female-led. One of those companies, Renishaw plc, has a board of 70 per cent women and regularly runs engagement programmes with schools, universities and the Government to help raise awareness of gender imbalance and overcome stereotypes. If more companies in construction follow suit, the industry can knock down barriers that would otherwise deter potential female candidates.

Multinational human resource consulting firm Randstad has reached out to organisations to find out how they are currently supporting their female

staff to help remove gender bias in the workplace.

ADDRESSING THE PAY GAP

Due to the overwhelming male to female ratio until now, the construction industry has been guilty of a wide gender pay gap.

A recent survey conducted by RICS, however, has found that the industry has acted and is making strides to address the issue. Whereas the construction industry had a gender pay gap of 36 per cent in 2018 (one of the worst industries for pay disparity), it has since narrowed to 20.43 per cent.

Although this is a positive result for the industry, more steps are needed before the pay gap is a thing of the past. Nearly half of construction companies are not monitoring their gender pay gaps, so it's difficult to accurately determine how well the industry is dealing with the issue.

By properly analysing and understanding exactly how men and women are paid, as well as being transparent about their pay policies, construction companies can work towards total equality of pay for their workers.

CHANGING PERCEPTION AND REDUCING STIGMA

One of the biggest problems with creating a diverse workforce in construction is that it has developed such a strong perception of what the industry is like, making it hard for people to see past the stereotypes.

Keepmoat conducted a survey on 1,000 adults between the ages of 16-25, looking at the differences in perception of the construction industry. The survey showed that 21 per cent of men interviewed would consider a career in construction, but only 13 per cent of women would do the same.

The prevailing narrative about construction is that it is physically demanding, creating a stigma for

employment in construction. Roles in health and safety, construction management, procurement, surveying, estimating and site inspection are all potential routes that are available, yet people may not be aware of them. Only 22 per cent of construction companies work in schools to help to answer questions about the industry and encourage people to consider it as a potential career path.

STRATEGY FOR CHANGE

To really tackle the issue, a clear strategy needs to be put in place for all construction companies to follow. There are two major steps that companies should take to ensure gender equality in construction:

1. Create more opportunities for women

74 per cent of women in Randstad's survey were not part of any 'women in construction' initiatives that will help them progress to senior positions. This highlights the need for more programmes to help encourage women to get involved, as well as greater advertising that current programmes are available.

Balfour Beatty has taken gender equality into their own hands and has recently introduced an initiative that supports women through career breaks for childcare, urging other companies to work together as an industry to do a similar thing.

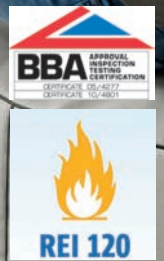
2. Provide education early

As we can see from Keepmoat's survey, education is a real issue in the industry. 29 per cent of female respondents feel like they'd be limited to on-site work and 56 per cent were surprised to find out that a significant number of women in construction are hired at an executive level or higher.

With so many stereotypes around the construction industry, it's important to educate people early about the potential career opportunities that are available.

64 per cent of survey respondents claimed they would like construction companies to work closely with schools, colleges and universities. Without the right knowledge, many women will continue to believe that the construction is limited to working on a building site.

Addressing the problems with gender balance in construction may appear like a huge undertaking, but by companies adopting some of the methods we've discussed, they are chipping away slowly at the bigger picture – helping to create a pathway to gender equality.



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FOUR WAYS TO HELP SOLVE THE HOUSING CRISIS

Cleveland Containers assesses the scale of the UK's housing crisis, and discusses a few ways that it could be solved.



1 84,000 homes were built in England in 2017 – the highest amount since 2008 – and the then PM Theresa May announced she was committed to making “the British dream a reality by reigniting home ownership in Britain once again”.

Yet, with house prices rising by 3.2 per cent YoY, and the latest news revealing that a third of millennials will never be homeowners, it's clear there is still a crisis in this country.

However, are we making a bigger deal out of this than we need?

BUILD AFFORDABLE HOMES

Sure, new housing estates are being built across the UK, but drive past them and you'll often find rows of mock-Georgian style houses, or four-bedroom townhouses that are totally out of reach for the first-time buyer.

While new houses are being built, if they're too expensive, then they won't help to solve the current housing crisis.

Instead, the Government should focus on building more affordable, modest homes that the first-time buyer can realistically save a deposit for: think two or three-bedroom terrace houses, or

semi-detached homes.

By building affordable houses, millennials are provided with a glimmer of hope that getting a foot on the property ladder is on the horizon, making it a step in the right direction to solving the housing crisis.

REDUCE INVESTOR POWER

One city where the housing crisis is becoming increasingly apparent is Manchester. Hailed by Deloitte as one of the fastest growing cities in Europe, of the 61 residential developments (consisting of 14,667 flats and houses) the council granted permission to in 2016-2017, not a single one of them were deemed to be “affordable”.

In 2016, 50,000 people lived in Manchester city centre, and it's expected to reach 80,000 by 2024. When you see the skyline constantly changing with an increase in high-rise flats, you'd assume that the city is catering to the demand. Yet, if you look closer, you'll soon realise that for the first-time buyer, these flats are out of reach.

Much of the accommodation in Manchester city centre bars first-time

buyers, clearly stating “investors only.”

When you consider the fact that the average rent of a two-bed city centre flat is £1,100 a month (before bills), for many millennials it would make sense to house share or live with their parents to save a deposit...except even when they have the money, it's deemed “not good enough”.

One way to help solve the housing crisis in major UK cities, is to stop many new developments from being bought for investment only. Instead, a mix of buy-to-let and first-time buyers makes much more sense, in order to cope with demand.

ALTERNATIVE HOUSING OPTIONS

Some who can't afford to get their foot on the traditional property ladder due to the housing crisis are looking at alternative means. Boats, shipping containers and sheds are just a few of the options for affordable accommodation.

However, for this to be viable in the future, we need to get rid of the stigma attached – especially when it comes to containers and sheds, as 70 per cent of people identify them as modular homes,

and 41 per cent of people assume they are less durable than traditional builds.

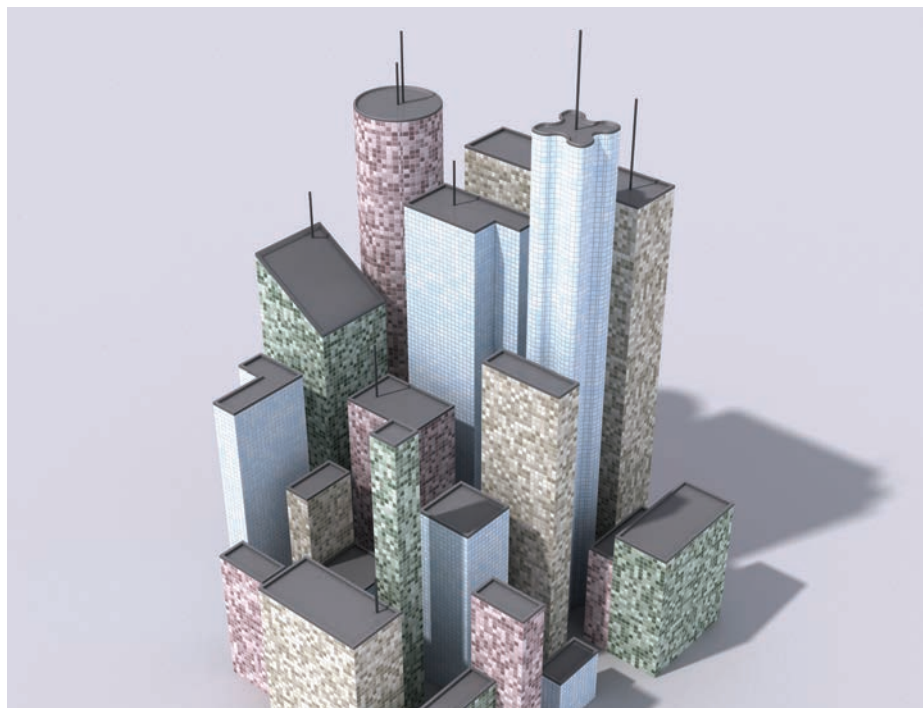
So, what is actually a low-cost solution to the housing problem, is currently being overlooked due to untrue assumptions – yet there are homes all over the world that are built from shipping containers, and are more cost-effective than traditional builds.

In fact, they can also help go a way to addressing the homelessness crisis this country faces – in Bristol, containers are being converted into liveable homes, for homeless people to move into. It's a similar story in London too, with one project taking 290 people off the streets, giving them a safe place to stay.

RECONSIDER GREEN BELT LAND

This is sure to be a controversial point, but the fact is, there is a distinct lack of homes compared to demand, and more need to be built.

Green belt refers to areas of land that stop our countryside from being spoilt, and our cities from being too spoilt. While there should definitely be areas protected from new developments being built, when you consider the fact that more land in Surrey is devoted to golf courses than houses, and Greater London's green belt land could cover 1.6 million houses, then



there is an issue at hand.

To solve the housing crisis, demand needs to be met, and that means identifying suitable areas where new – and affordable – housing can be built.

To conclude, there are 28 million houses and flats in the UK, and to meet

the growth of demand, we need to build a minimum of 300,000 new houses every single year. There are numerous ways in which we can tackle the housing crisis to meet demand, combat homelessness, and help first-time buyers get their foot on the property ladder.

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NEW DEVELOPMENTS

90 home Midlothian development completes sales

The final home at Mayburn Park, a new community based on previously unoccupied land adjacent to Loanhead Road in Straiton, Scotland, has been sold.

The CALA Homes project has transformed a notable gap site in Midlothian, delivering 90 family properties to the market, ranging from three-bedroom terraced to five-bedroom detached homes.

The developer's recent investment in Midlothian led to the launch of the Midlothian CALA Homes Community Bursary in 2018 – and its return in 2019, resulting in a combined £20,000 distributed to 26 good causes in the region.

In addition, an independent economic analysis by Lichfields calculated that, partly as a result of its focus on local suppliers, the benefit of CALA's work at Mayburn Park and at four further Midlothian developments would bring an economic boost of more than £300m.

Gavin Pope, land director with CALA Homes (East), commented: "From day one, Mayburn Park has been a truly popular development with buyers responding favourably to the space and luxury on offer.

"For us, it is always important that we are delivering homes that people want to live in. The team have got the balance just right here – from the choice of home-styles through to delivery, with Ian's impressive transformation of the site getting national recognition."

New powers enable 3,500 homes in Stockport

A public consultation on a draft regeneration masterplan, which sets out plans for up to 3,500 new homes in Stockport Town Centre West, has been launched by Stockport Council.

The consultation will use powers from the new Mayoral Development Corporation for the area that will come into effect in September.

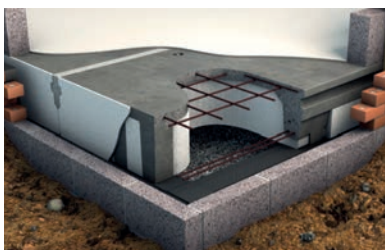
The plan – the first time the Mayoral powers have been used in Greater Manchester, and the first in the country focus on a town centre – aims to build homes of all types and tenures across the area, along with a whole host of new features, such as a rediscovered urban riverside, new public spaces and 1,000,000ft² of mixed employment space.

Cllr Elise Wilson, the leader of Stockport Council, said: "Stockport Town Centre is undergoing a massive £1bn regeneration programme. The Council has already created a track record of delivery through major commercial and leisure projects like Stockport Exchange and Redrock alongside improvements in the Market Place, transport investment to improve road access into and around the Town Centre, and ambitious



plans for the future of the Merseyway shopping centre.

"The momentum we've already generated provides the ideal platform for the long-term regeneration of Town Centre West as Greater Manchester's newest, coolest and greenest new urban village. I hope local people, businesses, and stakeholders will be as excited as we are about these proposals and engage with the consultation so that it becomes a collective vision and ambition that we all share".



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Aster Group delivers 90 affordable rent homes in Poundbury

A contract for 90 affordable homes in Poundbury, the Prince of Wales-backed “urban extension of Dorchester,” has been agreed by housing association Aster Group.

The development was secured through a section 106 agreement, and will consist of 36 one and two bed flats for affordable rent, alongside five two bed flats and 49 two and three bed houses for shared ownership.

The first of five shared ownership properties were completed in May, and all 90 affordable homes are due to be built by June 2024, with CG Fry & Son contracted to build the homes.

The project forms part of Aster’s £2bn investment plan which forecasts a build programme of over 10,700 homes during the next seven years. The housing association delivered more than 1,100 homes in 2018/19 through this plan.

Poundbury itself was founded as a new settlement in 1993. It is built on land owned by the Duchy of Cornwall and was designed to create a ‘walkable community’ by having commercial buildings, residential areas, shops and leisure facilities mixed together. It is currently home to 3,000 people and 180 businesses.

Amanda Williams, group development director at Aster, said: “Dorchester has seen some of the sharpest house price rises in the region in recent years and Section 106 schemes like this

one in Poundbury are essential to ensuring an adequate proportion of homes remain affordable for people living locally.

“It’s vital that we deliver the right mix of housing options and are not solely focused on volume. This project will provide much-needed affordable for-rent homes and the shared ownership units will offer residents who are currently priced out of the market an opportunity to step onto the housing ladder.”

THE DEVELOPMENT WAS SECURED THROUGH A SECTION 106 AGREEMENT, AND WILL CONSIST OF 36 ONE AND TWO BED FLATS FOR AFFORDABLE RENT, ALONGSIDE FIVE TWO BED FLATS AND 49 TWO AND THREE BED HOUSES FOR SHARED OWNERSHIP

£85m Crest Nicholson project unveiled along Gloucester Quays



The launch of The Waterfront at Gloucester Quays has been announced by Crest Nicholson.

Located on the Gloucester and Sharpness Canal, the £85m project will comprise 362 one and two bedroom apartments, along with 49 two and three bedroom houses on completion.

A range of homes on the site will feature the developer’s new Aurora Open Living Design, with undivided living spaces enhancing the natural light and air flow throughout the home.

The homes are intended to offer a pared-back interior style, with bespoke Stolz Kitchen Designs, integrated appliances and Roca Gap sanitaryware. Private parking and secure cycle storage will also be offered in each property.

Externally, the developer hopes the waterfront apartments will

“slot in seamlessly” alongside the industrial heritage of the site, with the building design inspired by the red brick warehouses lining the water’s edge.

Sandra Dixon, sales and marketing director at Crest Nicholson South West, commented: “We are very excited to be back at Gloucester Quays launching The Waterfront, part of the ongoing redevelopment at Gloucester Quays. Made for modern lifestyles, The Waterfront is set to be very popular among young professionals in the area, with the location offering a wide range of restaurants, shops and other amenities right on the doorstep. We’re expecting to see high levels of interest with our first residents expected to be moving in from October.”

“THE WATERFRONT IS SET TO BE VERY POPULAR AMONG YOUNG PROFESSIONALS IN THE AREA WITH THE LOCATION OFFERING A WIDE RANGE OF RESTAURANTS, SHOPS AND OTHER AMENITIES RIGHT ON THE DOORSTEP”



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JV to bring 750 homes to Chichester

A total of 750 new homes are to be delivered in Chichester, West Sussex by Linden Homes and Miller Homes, the JV having completed a land purchase for the homes in a joint acquisition.

The new partnership, which will deliver Part 1 of the wider Whitehouse Farm development, received outline planning permission from Chichester District Council in April 2018, and will deliver 750 new homes by 2028. The development will provide 30 per cent affordable homes, together with a community building, a new medical centre, a primary school, a country park, children's play areas, allotments and sports pitches and associated facilities.

Situated to the west of Chichester, Whitehouse Farm is allocated for development in Chichester District Council's adopted Local Plan, and on completion will deliver a mixed-use development totalling 1,600 new homes, together with employment land, a local centre, and public open space.

Miller Homes and Linden Homes are continuing to bring forward a series of reserved matters applications to facilitate the delivery of Part 1 of the development. The first reserved matters application for primary infrastructure was consented in late 2018, and reserved matters applications for the details of the first homes were submitted to the District Council earlier this year.

Commenting on the acquisition, managing director of Linden Homes South, Phil Chapman said: "The acquisition comes after nearly 16 years promoting the site along with Miller Homes through the planning system and working collaboratively with the local authority and local stakeholders. The land market continues to offer fantastic opportunities to acquire sites such as this, and is a good example of our ongoing strategy to secure sites in prime locations that are attractive to first-time and family buyers."

Chapman added: "We're continuing to look for sites that tick these boxes, while allowing us to create high-quality communities and deliver much needed homes."

Aberdeen's biggest council housing project for 50 years moves ahead



The biggest council housebuilding programme in Aberdeen for more than half a century has taken a step forward today as plans progressed for 283 new homes.

First Endeavour LLP is set to deliver the housing units at Wellheads Road in Dyce after entering an agreement with Aberdeen City Council, with work on the £30m Wellheads Road development expected to start in autumn.

The site was marketed at a Developers' Day held by the Council last year to encourage the private sector to come forward with housing provision.

A First Endeavour LLP spokesperson said: "First Endeavour are delighted to be working with Aberdeen City Council to be building much-needed council homes in Dyce.

"These homes will be built to the highest standards to meet the needs of council tenants, including those with a disability."

A photograph of a modern building with multiple levels of balconies. The balconies have glass railings and dark frames. The building is set against a clear blue sky. The image is used as a background for the advertisement.

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CASE STUDY

A hidden gem

An elegant new development for retirees has become a discreet addition to a Surrey town, offering elderly buyers both tailor-made housing and a sense of community. Jack Wooler spoke to Martin Brown from developer McCarthy & Stone on their approach to the project.

Augustus House, in Virginia Water, Surrey, comprises 59 apartments for sale or rent. The homes are specifically catered to retirees, and the development includes the variety of amenities that have come to be expected by buyers in such projects. Retirement developer McCarthy & Stone has turned delivery of this kind of scheme into an art form, after building more than 54,000 such apartments since 1977.

The new homes are of one and two bedrooms, all having access to the shared amenities. They include 24 hour assistance and care when necessary, shared spaces, events offering a social life inside the development, and landscaped gardens to provide valuable access to the outdoors.

It is hoped that the picturesque location will appeal to those buyers seeking a village atmosphere, with a number of scenic pastimes alongside retail and dining offerings. Sitting on the border of a conservation area, Augustus House offers



expansive views south into the neighbouring Cabrera Trust woodland and easy access to the town's amenities and transport connections.

PLANNING

The developers were attracted to a central location that would give buyers access to the varied benefits the town provides. The development is situated close to the train station and its nearby shops, the former allowing residents to easily access surrounding towns including Windsor, Ascot and Weybridge.

The site was originally a public car park. An outline planning application on the site was approved at local level by Runnymede District Council in March 2016 for 58 'Retirement Living Plus' (formerly known as 'Assisted Living,' and described by McCarthy & Stone as "independence plus support") apartments.

In addition, permission was given for associated communal areas, including a lounge, restaurant, kitchen, wellness suite and guest facilities – this outline permission was subsequently updated to improve the proposition offered by the design of the communal space, increase the efficiency of the building, and update the apartment designs, increasing the total to 59 apartments.

"We acquired an interest in the site prior to planning permission being

granted, and completed on the purchase once we had achieved the permission we required," explained Martin Brown, development director for McCarthy & Stone South East.

Up to this point, it was still in use as an active public car park. "Immediately following acquisition," said Martin, "the car park was closed, and we commenced the ground works required to remove the car park surface and form of the basement car park structure."

A COMMUNAL BUILDING

The final building is a part-four, part-five storey reinforced concrete frame structure, with car parking provided both at surface level and within a basement. When approaching the development, residents, visitors and neighbours are greeted with external facade materials that harmonise with the local vernacular – being predominantly traditional red brick, ashlar render and stone detailing.

The top floor of the building is an inset steel frame system structure, clad using Equitone Tectiva to provide a light, visually distinct appearance to complement the materials below.

The building's design was influenced by the Roman folly at Virginia Water, explains Martin. "This resulted in the use of classical proportions, feature panels, and a set back, hipped roof," he explained

**"THE LIMITED CONTEXT
AROUND THE SITE
ALLOWED US TO PRODUCE
A SET PIECE BUILDING
HIDDEN BEHIND THE HIGH
STREET"**



further. “The limited context around the site allowed us to produce a set piece building hidden behind the High Street, which gradually reveals itself as you approach from Station Parade.”

The resulting building is arranged with apartments in two wings that enclose a south facing garden, which overlooks an adjacent Site of Nature Conservation Importance.

Entering the development from the north side, through the car park and past the electric vehicle charging points, there is a landscaped forecourt and drop-off area, which reportedly required careful consideration in order to integrate the building and car parking within the setting. This directly addresses a prominent main entrance that is directly visible from the principal approach to the site.

Entering the building, Homeowners and Visitors alike are welcomed into a double-height reception area, which also accommodates a waiting area, the Estate Management office, and provides lift access to the upper floors.

The entrance reception leads directly into the central Club Lounge, Bistro Restaurant and Wellness Suite, with the back-of-house areas, encompassing a full-service kitchen, laundry, mobility scooter store and refuse areas, discretely accommodated beyond. These communal facilities are centrally located in order to provide ease of access from all apartments.

Between the two wings of the building, the dual aspect lounge/restaurant space allows access to and from the private landscaped gardens. This area provides a tranquil outdoor setting in which Homeowners can “sit back, relax and

enjoy retirement with friends, old and new,” as Martin put it.

The remainder of the ground floor comprises of apartments benefitting from external private patio areas, and the upper floors accommodate the rest of the apartments, guest facilities and accommodation for the 24-hour staff provision.

OPEN APARTMENTS

Augustus House is split between one and two bedroom apartments, each having a shower room, walk-in wardrobe, cupboard, kitchen and living room; the larger apartments also housing an additional cloakroom.

The development is intended to give customers the ability to get the most out of life – the homes are specifically designed to enable those over the age of 70 to do this. All apartments have 24-hour emergency call points, raised height electrical sockets, easy-grip taps, slip resistant tiled flooring, easy-access shower rooms, and access to a lift to all floors. This is further supported by an onsite laundry service, which will return items within 24 hours.

The rooms have plenty of space for buyers to move their belongings into, and enough room to entertain visitors in the comfort of their own home. All apartments benefit from either a balcony or a patio, providing private external amenity space in addition to the communal landscaped gardens. In the kitchens, a range of high quality appliances have been incorporated – everything being designed to make cooking and cleaning as effortless as possible. The bathrooms also have been specifically designed for elder residents, offering both functionality and safety, and all have level access showers, which residents can get in and out of easily, as well as slip resistant tiled flooring and lever taps that turn on and off with ease.

“The entire development is designed for ease, comfort and safety,” detailed Martin, “with the added benefits that Retirement Living Plus brings, in the form of flexible car and support packages that are built around homeowners needs.”

RESIDENT BENEFITS

The Retirement Living Plus ethos is supported by a dedicated estate manager on hand during the day, who will be around to aid and guide as and when help is needed. They don’t just take care of the practicalities of running the development, but are also responsible for organising social activities, which homeowners can get involved with as they wish.

In addition, and offering a further sense of community, are the building’s Homeowners Lounge and restaurant. Located centrally within the building,

**THE DEVELOPMENT IS
INTENDED TO GIVE
CUSTOMERS THE ABILITY
TO GET THE MOST OUT
OF LIFE**



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METAL WORK: Glentworth

Darren Connolly

Darren.Connolly@glentworth.co.uk



these facilitate a communal lifestyle, the onsite bistro restaurant serving freshly prepared meals daily for the residents to enjoy a social meal.

This sense of social life is accentuated by a guest suite, for when owner's friends and family come to stay, and a wellness suite and salon for when homeowners would like to get their hair cut, or to enjoy a range of treatments from within the comfort of the development. The wellbeing suite is host to a variety of professionals including hairdressers and therapists, and is equipped with the necessary salon accessories and a therapy table.

Alongside the internal features offered, residents are encouraged and enabled to leave the development, with lifestyle support provided if residents want to take a shopping trip or spend the evening at the theatre, for example.

All of these amenities are important assets for the elderly, and, as Martin detailed, with such aspects of life catered for, "they can relax in the knowledge that there is someone there day and night should they need any assistance."

TACKLING THE HOUSING CRISIS

With the project now completed, Martin reflected on why he believes the creation of high quality communal housing for the elderly is more important than ever: "The facts are that there are currently 11.8 million people aged 65 and over, rising to 17.3 million by 2037. One in four say they hope to downsize before they hit old age, yet there are only c.162,000 units of

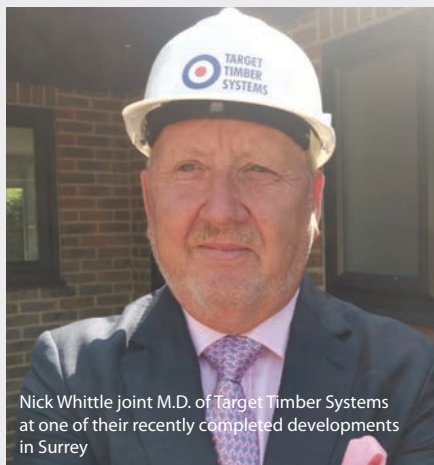
specialist retirement housing for homeowners being built. These demographic changes are bringing a new housing crisis to the fore."

He commented that many older people are trapped between living in large family houses "which are no longer fit for their needs," and are moving into care homes before they really need to, or are even ready for round-the-clock help. "This under supply of retirement housing is thanks to Government red tape and a plethora of funding issues," he said.

Martin concluded on how McCarthy & Stone is partly driven by an urge to tackle a wider problem of undersupply: "Not only does building more specialist retirement homes enable older people to live in more suitable accommodation, but it would free up family homes currently being under-occupied by the millions of older people who want to downsize, and allow these homes to come back to the market for younger people."

Being awarded a 5-star rating in customer satisfaction for thirteen consecutive years via the House Builders Federation (HBF) New Homes Survey, plus the finding in the survey that 90 per cent of its homeowners saying that moving to one of its developments has improved their quality of life, the developer is succeeding where customers are concerned. Since 1977, it has built over 54,000 apartments, and Augustus House is set to continue this legacy with 59 more apartments that will make a small, but high quality dent in the backlog of specialist housing nationally.

Growth in off-site construction



Nick Whittle joint M.D. of Target Timber Systems at one of their recently completed developments in Surrey



A recently completed timber frame site in Kent

Specialist timber frame building manufacturers Target Timber Systems have in the last 10 days been instructed to commence work on two projects with a combined order value of £2 million. The mixed developments of houses and apartments, one in Oxford and one in Folkestone are due to commence timber frame erect December this year. Both projects are for existing clients of Target with Folkestone being the last phase of an ongoing development.

Targets Timber Systems joint managing

director Nick Whittle told us, "These speculative developments not only demonstrates our customers confidence in Target but in the housing market in general. Despite slow house sales in some areas there is a pent up demand for new housing which is reflected in the amount of orders we are receiving for 2020 site starts. Once the political landscape is clearer we believe demand for timber frame building systems will outstripping our industries ability to supply".

There is a lot of activity in the timber frame

manufacturing sector at the moment, Barratts recent acquisition of Oregon Timber Frame and giant building material supplier Saint-Gobain's acquisition of Scott Frame. Persimmon continue to be successful with their manufacturing company Space4, with Countryside, Berkeley, and many others also looking at off-site building manufacturing solutions as part of their future growth, maybe a market to watch!

01403 782600

www.targettimber.com



STA System for safer truss bracing

One of the major problems facing the housebuilding industry is how to safely fix bracing timbers to roof trusses, according to **Safety Platforms**. The company's STA System is a bespoke access system which makes truss-bracing safer, easier and faster. Fixing bracing timbers to roof trusses is an extremely dangerous and high risk activity with potential falls of 5m to 7m. Even with the use of decking systems or bags, a joiner can still fall the height of the truss – potentially sustaining severe injuries, before landing on the decking system or on bags some 7m below. Due to the short duration work and multi-work positions, the STA System is a practical, cost effective solution to an extremely high risk activity. The STA System provides a safer means of access to higher levels of the roof trusses where the bracing timbers are fixed. It is so easy to use that the joiners prefer this safer, faster method of working. For further information, please visit the Safety Platforms website.

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UL and Wintech testing and certification combine to provide best in class testing and certification services

UL, a global safety science leader, announces the acquisition of Wintech Testing and Certification, a Telford, U.K.-based firm that provides testing and certification services to architects, building owners, manufacturers and others across the built environment community. The acquisition strengthens UL's expertise in the field of building envelope evaluation, testing and certification, and offers greater access to global markets.

Wintech Testing and Certification is a privately-owned firm that offers testing and certification services to the building envelope market. Wintech Testing and Certification's unique laboratory facilities are among the largest in the U.K. and are accredited by the United Kingdom Accreditation Service (UKAS). Wintech Testing and Certification also holds accreditation from UKAS as a certification body operating several schemes involving certification of windows, doors, curtain walls, and rainscreen cladding. Over the last twenty-five years, Wintech Testing and Certification has contributed to many high-caliber projects throughout the United Kingdom and Europe.

"UL and Wintech Testing and Certification have a shared mission and complementary businesses. We are relied upon by the building materials community for the services and knowledge that they need to enhance public safety, meet regulatory demands, protect brand value and successfully access the global market," said Kevin Faltin, vice president of UL Building and Life Safety Technologies division. "Working as one, UL and Wintech Testing and Certification will continue to grow the vision that has brought us together, that of becoming a global leader in the field of building envelope evaluation, testing and certification."

Wintech Testing and Certification's employees will join and strengthen UL's existing building envelope team. The group's building science thought leadership and global center of excellence will be based out of the Telford, U.K. headquarters.

"We are excited by this opportunity to join forces with UL and provide best-in-class services to the building envelope community," said Gailord Nepp, former managing director of Wintech Testing and Certification and now European business development manager - Building Envelope Services for UL. "Our group's shared reputation for delivering industry leading services and in-depth industry knowledge will continue to strengthen our position as leaders in the field of building envelope evaluation, testing and certification. Joining forces with UL will allow us to significantly accelerate our growth and access to global markets, in addition to providing our clients



with a broader range of complimentary services and expertise. Clients can rest assured that customer service and technical quality will remain our top priorities, and that our newly integrated capabilities will deliver even more value."

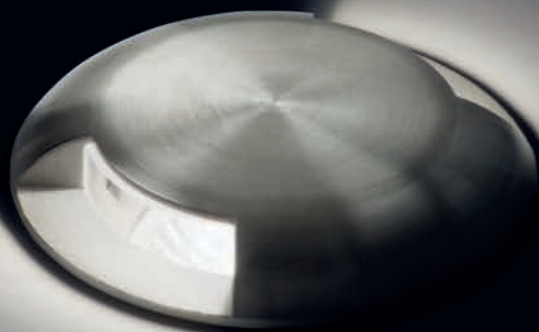
The transaction closed on June 28, 2019. Terms of the acquisition were not disclosed.

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GL100

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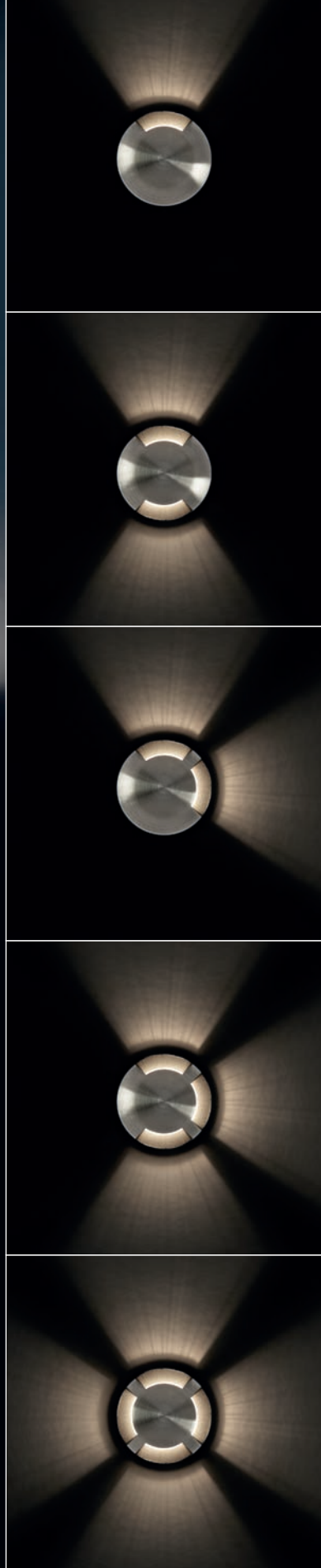


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JACKON puts the environment centre stage



JACKON, a leading manufacturer of XPS and EPS solutions for the construction of low energy buildings, is launching a year-long campaign of support for The Bee Centre, near Preston, Lancashire. The campaign starts this month with the donation of 200 beehives to the Centre. With a retail value, including all accessories, of up to £250 each, the beehives are to be used in starter kits for school environmental projects. The initial donation will be followed up with related support activity to be unveiled during the coming year. JACKON is a highly environmentally conscious manufacturer and the company has always sought to reduce the environmental impact of its production processes.

01204 2210 89 www.jackon-insulation.com

Designer Contracts promotes team



Designer Contracts, one of the UK's largest flooring suppliers, has announced five senior promotions across the company. Lee Hassett, who recently joined the business as projects executive has been promoted to divisional director, taking control of four of the company's 15 regions. Regional managers, Jason Doyle from the North East region and Paul Slade from Thames Medway, have both been promoted to regional directors. Area managers, Kevin Hounscome from the South Midlands region and Matt Timmins from the West Midlands, have been promoted to regional managers. Said Designer Contracts md, Peter Kelsey: "I'm delighted to have made five senior promotions across the business."

01246 854577 www.designercontracts.com



Expert home adaptation

The latest report on delivery of home adaptation provision maintains 'the overarching aim' is for it to be accessible and timely. But a growing number of older people will either have to, or will choose, to pay for essential alterations themselves: they want to stay in their home, and either do not qualify for grant funding, or want something more aspirational in design. **Closomat** offers a unique package that helps self funders ensure professional execution of a bathroom adaptation, and its ongoing, long-term performance. Closomat manufactures the brand leader in shower (wash & dry toilets). It also supplies a raft of additional bathroom fixtures that enable people to continue to live independently, and more safely, in their home. Innovatively, the company offers a complete project management service, covering survey to install and commissioning. Further, once the assistive technology is installed, Closomat can provide ongoing service & maintenance as required. Closomat offers a comprehensive range of equipment to achieve an accessible WC/bathroom/ wetroom. Its Palma Vita is the biggest-selling shower toilet on the market, and is the only one that can be retrospectively accessorised to accommodate changing needs. Closomat's latest model, the Asana, claims to be the ultimate in intimate hygiene.

0161 969 1199 www.closomat.co.uk

Nordic Copper skyline crowns the new Ram Quarter

The new Ram Quarter mixed-use development at the heart of the London Borough of Wandsworth is highlighted by its rooftop cladding of Nordic Green Living 1 pre-patinated copper, reflecting the site's industrial heritage.

The site was formerly home to the Young's brewery and its regeneration has encompassed the restoration of historic buildings alongside the construction of stunning new-build apartments. Greenland Group UK, the developer of Ram Quarter, was keen that the site's material specification should help to reflect the history of the site and deliver high-quality design and long-term durability.

EPR Architects, the appointed architectural practice for the scheme, was tasked with ensuring that the development design complemented both the industrial character of the site and its transformation into a residential neighbourhood.

Inspired by old copper brewing vessels, the architects decided to clad the upper two floors of the tallest residential buildings in Nordic Green Living 1 copper. Adjacent to the old brewery complex, a playful vertical expression was added to one of the new buildings – a nod

to the industrial vats that were once housed on the site – raised from the ground, with softer rounded corners and vertically-ribbed profiled Nordic Green copper cladding.

In addition to Nordic Green, extensive Nordic Blue and Nordic Turquoise ranges have been developed. All these surfaces form an integral part of the copper and are not coatings or paint, and ongoing changes will continue over time depending on the local environment. As well as the solid patina colours, 'living' surfaces provide various intensities of patina flecks revealing some of the dark oxidised background material.

Other Nordic Copper ranges from Aurubis include Nordic Standard 'mill finish' and Nordic Brown pre-oxidised copper, offering lighter or darker shades of brown determined by the thickness of the oxide layer. A wide choice of Nordic Decor mechanically applied surface treatments is also available. Nordic Copper alloys include Nordic Brass – which can also be supplied pre-weathered – Nordic Bronze and the innovative Nordic Royal, an alloy of copper with aluminium and zinc, enjoying a rich golden through-colour which remains very stable.

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PUTTING ROOF TILE SUSTAINABILITY FIRST

Mark Parsons of Russell Roof Tiles explores why housebuilders and developers need to be working closely with roofing manufacturers to incorporate sustainable solutions on new-builds, in order to ensure they are attracting the current generation of homeowners.



The housebuilding industry has seen a real drive for sustainable solutions in recent years. In fact, according to a recent report 22 per cent of homebuyers now say the use of recycled and sustainable building products is one of the most important considerations for them when buying a new home, with over half of 25-40 year olds reported to want their next home to be made using sustainable materials.

These statistics, coupled with the Government's 2017 plans to ensure that 25 million new homes are insulated and

energy efficient by 2050, has seen housebuilders and developers under pressure to incorporate sustainability at every stage of development. As a result, almost two-thirds of businesses operating in the housebuilding industry are now more committed to taking action on sustainability than they were 12 months ago.

To ensure that they are supporting the Government's aims and delivering what homebuyers want, it is paramount that housebuilders and developers work with manufacturers that share the same



WITH HOMEBUYERS NOW LOOKING FOR NEW SUSTAINABLE HOMES, ONE OF THE FIRST CONSIDERATIONS FOR A HOUSEBUILDER SHOULD BE THE MATERIALS

sustainable ambitions.

Some developers have publicly stated that they will now only work with suppliers and manufacturers who have an emphasis on sustainability. One developer has even set a challenging target to reduce waste relative to build area by 20 per cent by 2025, and as a result, they are only working with manufacturers and suppliers who can help them reach this goal.

With so many homebuyers now looking for new sustainable homes, one of the first considerations for a housebuilder should be the materials supplied by the manufacturer, as they play a large part in helping a contractor or developer provide

sustainable solutions on new builds.

From insulation and bricks to the tiles used on top of the roof, each product on a new-build should be considered. For instance, concrete roof tiles are extremely strong, durable, and the manufacturing process uses considerably less energy when compared with similar clay counterparts because extensive power is required for firing clay in a 1,000+°C kiln for up to 48 hours. Concrete tiles are cured at a much lower temperature – in the region of 55°C – and for a shorter period of time of around 24 hours. By comparison, this equates to an overall energy saving of up to 30 per cent of that required in the production of clay tiles.

A thinner leading-edge tile can also be instrumental in providing a sustainable roofing solution. The tile uses 15 per cent less raw materials than a standard concrete roof tile, and the product has less depth. This means that around 20 per cent more tiles can be packed onto a pallet, which equates to a much lower carbon footprint when transporting them.

However, it is not just the products that need to be considered. To be recognised as a sustainable housebuilder or developer, it is important to work with companies and suppliers who have considered their environmentally-

friendly production, recycling and energy efficiency processes.

A manufacturer's sustainable initiatives could include keeping landfill waste to a minimum and recycling plastic by crushing it down for other uses. They may also only use local raw material suppliers, which can reduce the environmental impact of large trucks travelling long distances and creating pollution.

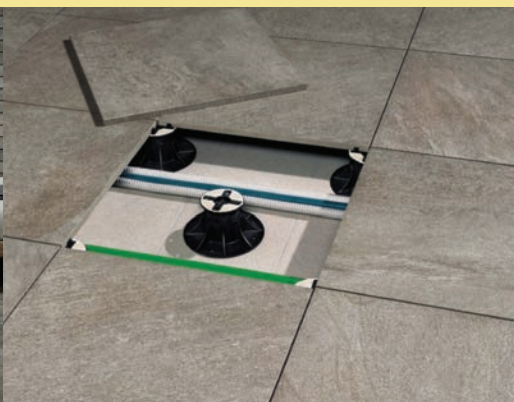
Housebuilders and developers can recognise a manufacturer's dedication to sustainability easily through accreditations such as the BES 6001: Issue 3. This standard is the most recent version of the BRE Framework for the Responsible Sourcing of Construction incorporating the need for energy efficiency. It highlights where a manufacturer is reducing both its environmental impact and its consumption of resources.

By choosing manufacturers that have a sustainable ethos and products now, housebuilders and developers will be better equipped to reach the Government's ambitious plans and to achieve homebuyers' requirements for their properties.

Mark Parsons is technical director at Russell Roof Tiles



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Timber frame and SIPs panel manufacturers can speed up the installation of windows and doors by using the **Sidey Kitfix system**. "With the Sidey Kitfix System, windows and doors can be accurately fitted at the factory stage," says Steve Hardy, Managing Director of

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."

www.kitfix.co.uk

TeknosPro injects new life into farmhouse



An 18th Century farmhouse based in Chobham, Surrey, has enjoyed a living room space and kitchen revamp with TeknosPro from **Teknos**. TeknosPro 5 was used for the living room ceiling and walls; it is designed for dry indoor spaces and provides a

full-matt finish with a low side sheen. The existing paintwork had been used to bridge the gap between the wall and the ceiling. The kitchen cupboards needed a bit of TLC along with fresh coats of paint to the room's ceiling and walls. Futura Aqua 3, a waterborne primer was used on the wooden doors and drawers followed by two coats of Futura Aqua 20, a waterborne paint with a semi-matt finish. Professional painter Nick Sammut commented: "I love working with TeknosPro products."

www.teknopro.co.uk

Re-shaping the UK housebuilding industry

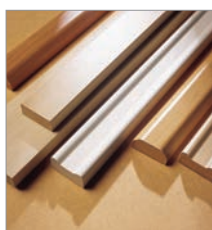


Structural timber technology addresses many government concerns associated with the public procurement of housing. These include the speed of construction, environmental impact, energy efficiency and cost. For example, **Norbord's** own oriented strand board, SterlingOSB, one of the

most widely-used components of UK timber frame systems. SterlingOSB is a sustainable, low-energy product with excellent physical performance characteristics. OSB is an essential component of all timber framed panel systems and a major contributor to their growing popularity.

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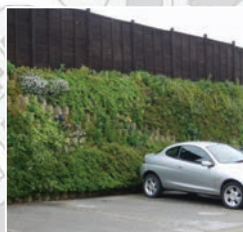
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Wraptite® membrane installed on high rise



Wraptite® airtightness membrane has been successfully installed on an impressive new luxury high-rise student accommodation project in Newcastle Upon Tyne. The **A. Proctor Group**, recognised experts in technically advanced thermal, acoustic and membrane products for the construction industry, were approached to advise the main

contractor and cladding contractor on a high-performance solution to comply with the requirements outlined by NHBC and the very latest building regulations. Wraptite offers a safer and simplified membrane system, conforms with the required Class B rating, and it provides a fully self-adhered vapour permeable air barrier certified by the BBA.

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Cost effective sustainable water management



RainActiv is a concept in cost effective sustainable water management for domestic homes.

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01733 405 111 www.rainwaterharvesting.co.uk

Visqueen builds trade relationships



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

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

0333 202 6800 www.visqueen.com

Housing development balances airtightness



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

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

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portfoliodoors.co.uk



Sidey has been a pioneering force in the fenestration industry for 87 years and is firmly established as one of the UK's market leaders in the manufacture, supply and installation of high-performance windows, doors, curtain walling, conservatories and offsite solutions.

We cater for the needs of house builders, architects and specifiers and have developed quality partnerships with major players in the industry. Designed and manufactured in Scotland, our products focus on enhancing the performance of a building project in a cost-effective manner, while meeting all requirements and regulations.

www.sidey.co.uk



At **Idealcombi** we are excited to see three of our projects shortlisted for the Neave Brown Award for Housing 2019. Eddington LOT 1, North West Cambridge, The Colville Estate and last but not least; the PassivHaus certified Goldsmith Street by Mikhail Riches with Cathy Hawley for Norwich City Council.

We will all be keeping our fingers crossed for all the shortlisted projects. While we also hope that the British building industry learns from projects like Goldsmith Street, building to a higher standard for the benefit of the occupants of the buildings.

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vistaline, **IDSystems** exclusive slide & turn doors, is the latest trend in glazing for extensions, renovations and self-builds. With narrow sightlines like sliding doors but with the ability to stack to one end and create complete openings like bifolds, the truly unique vistaline system consists of non-connected panels that slide independently. The ability to open the doors completely is perfect for breaking down the boundaries between inside and out, whilst the incredibly slim sightlines allow for bigger panes for glass, maximising both your view out over your garden and the amount of light you let into your home.

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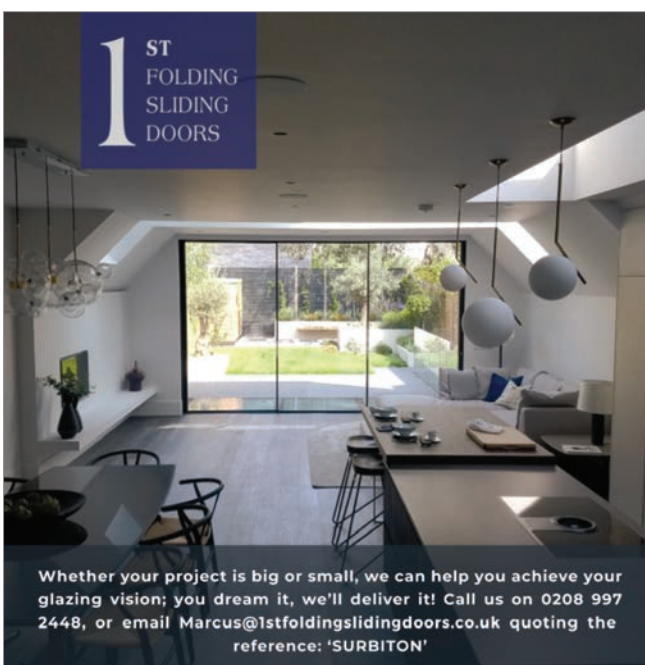


Pocket door systems designed to last

When developing properties, space, layout and light are vital components in creating a successful environment. Traditionally hinged doors have been used as a method to divide interior spaces but the space you lose due to the arc of the door is a disadvantage. Installing pocket doors removes this problem, creating the opportunity to maximise usable space and improve room layouts. Install a frameless glass pocket door instead of a pocket door with a timber door panel and you create the additional benefit of increasing space and maximising natural light without the need to move walls or add a window or skylight. ECLISSE pocket door systems are made from high-quality materials, designed to be robust and are comprehensively tested to 25 years of average use. So not only are ECLISSE pocket door systems easy to install, the end-result is elegant and designed to last. ECLISSE offer a range of single and double pocket door systems for timber and frameless glass doors plus a variety of different configurations to provide solutions to all sorts of design problems.

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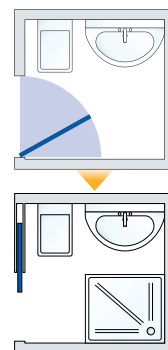


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Newview's towering performance impresses London City Airport



Experienced South East installer Newview might be best known for its extensive work on Heathrow's Quieter Homes scheme.

But that's not the limit of the company's commercial expertise.

Right across the capital, you'll find exceptional Newview installation work on a huge variety of commercial and residential developments – including in three twenty-storey tower blocks.

London City Airport, which serves over 4 million passengers every year, called on Newview as Principal Contractor to install nearly 750 windows in 240 flats across the three buildings, plus a further 360 flats in various other blocks and roads around the airport.

Acoustic insulation was a vital consideration on this project – the flats aren't just in very close proximity to the airport itself, but the area is also subject to ongoing and often-noisy construction work.

For that reason, Newview fitted Profile 22's acoustically-exceptional Optima windows, including laminated 10.8mm Optiphon glass from Pilkington.

Optima's five-chambered sash section and

six-chambered outer frame offer excellent structural strength and thermal and acoustic insulation – while Optiphon's PVB interlayer makes it the perfect choice for use in noisy city environments.

What's more, to maximise comfort for building residents, Newview also installed hundreds of Siegenia Mechanical through-wall ventilation units.

"Acoustic insulation is a Newview speciality, and it was great to be working with London City Airport on this project," comments Managing Director Michele Wiestcher.

"Our installers did an amazing job working at height and contending with tight deadlines.

"We're delighted that we've now been asked to continue working for the Airport throughout 2019, with refurbishments to a minimum of 400 more properties scheduled for later this year.

"If you're interested in having some world-class installation work carried out on your next project, please don't hesitate to get in touch!"

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Comar ECO LT is a newly launched aluminium window and door system designed for the trade and installer market, where a competitive price yet the highest installed performance is required. Sightlines have been minimised whilst not sacrificing product performance. Large sizes come as standard from the same range of profiles.

With low U-values, energy ratings of A++ and Document Q compliance with Secured by Design status this is a feature rich system which guarantees a quality installation.

Comar ECO LT is a lightweight version of the ECO range, but the aluminium profiles wall thickness has not been sacrificed, ensuring guaranteed long-term performance. Due to Comar's robust British design the size and weight limitations surpass the competition on a size by size basis.

5P.i ECO LT - ALUMINIUM WINDOW SYSTEM

Comar 5P.i ECO LT Aluminium Casement Window System has both internally and



externally glazed options. With the resurgence of slim aluminium high security externally beaded with sloped beads minimises the sight lines and maximises daylight. The square chamfered profiles are a distinctive feature of this system, keeping the square look of a truly aluminium solution.

For Ovolo feature the ECO range seamlessly

suites in: No matter the situation Comar 5P.i ECO LT delivers.

7P.i ECO LT - ALUMINIUM DOOR SYSTEM

Comar 7P.i ECO LT Aluminium Door System has both inward and outward opening options in single or double door combinations. There are two thresholds available high weather performance and low-rise for seamless balcony terrace integration. Comar 7P.i ECO LT door has been designed to provide high performance solutions for today's specification demands. Utilising Comar's trademark P.i. (Polyamide Insulation) thermal break technology, it delivers superior thermal performance with an aesthetic edge.

Aesthetics come from its slim 55mm profiles, seamlessly integrating with the Comar 5P.i ECO LT casement window system. Comar 7P.i ECO LT has been tested to BS 6375 which ensures the door performs well against the rigours of the British weather, reducing draughts and providing excellent weather proofing.

Security concerns are alleviated with the Comar 7P.i ECO LT door exceeding the requirements of PAS 24:2016.

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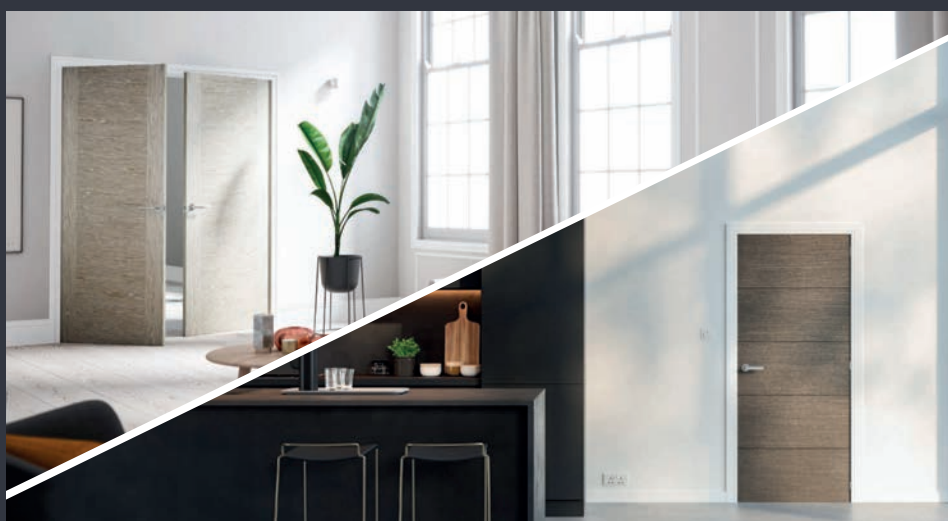
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positive impact on the way future British homes are built. Idealcombi windows and doors are at the forefront of design and are suitable for any quality builds in the UK. With great thermal performance and sleek 53 mm slim sightlines the expectation is for our windows to last 70+ years.

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Unlike other jamb-mounted devices, Powermatic door closers facilitate a door's compliance with Approved Document M, are the only Certifire jamb-mounted door closer and do not have to be removed from the door to be adjusted.

Totally concealed when the door is closed, the door closers also deliver a host of reliability, safety and performance benefits which make them perfect for high-rise buildings, such as flats, apartments and offices.

Visit the **Samuel Heath** website for more information.

0121 766 4200 www.concealeddoorclosers.com

Senior's PURE® range moves forward



Senior Architectural Systems has added further flexibility to its innovative PURE® range of ultra-low U-value aluminium windows with the development of a new parallel push option. Designed to offer balanced air flow and ventilation with maximum safety, the restricted opening of the PURE® parallel push aluminium windows make them ideally suited to a wide range of sectors including education, healthcare, and high-rise commercial and residential developments. Benefitting from a patented thermal barrier manufactured from expanded polyurethane (PUR) foam, the new PURE® parallel push aluminium window, like the rest of the range, offers exceptional low U-values and high thermal performance.

www.seniorarchitectural.co.uk/architectural-systems/pure-window/

Introducing Centor's award-winning system



When specifying large glass doors for maximising views or inside/outside connections, the need for screening often gets overlooked. **Centor's** Integrated Doors with built-in insect screens and shades enable homeowners to connect with the outside without compromising

either comfort or design. When not required, they retract completely into the doorframe. Homeowners with new or existing bifolds, sliders and patio doors don't need to miss out either as Centor's award-winning S4 stand-alone Screen and Shade System, launched in 2019, can be installed on doors of any brand or composition.

0121 701 2500 www.centor.com

Vicaima bring an added dimension to William May development

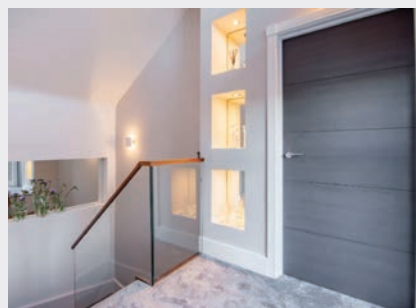
The village of Bramcote in Nottinghamshire, has been a popular place for home owners with discerning taste since Victorian times, so it's little wonder that is now attracting fresh interest for twenty first century living with the select Baxter Green development by William May. Envisioned by internationally recognised Leonard Design Architects and set in the former gardens of Grade II Listed St. Johns College, Baxter Green introduces outstanding low-density luxury housing surrounded by tranquil countryside. Once complete Baxter Green will have 40 residential properties varying in sizes from

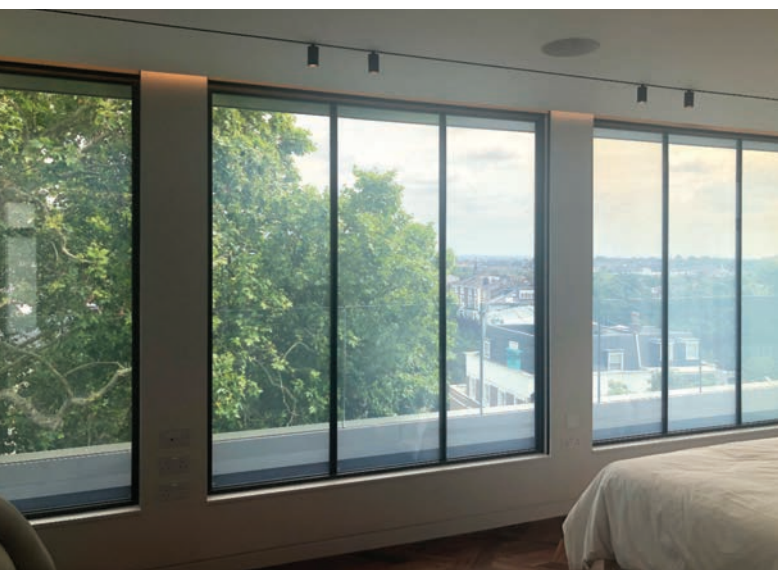
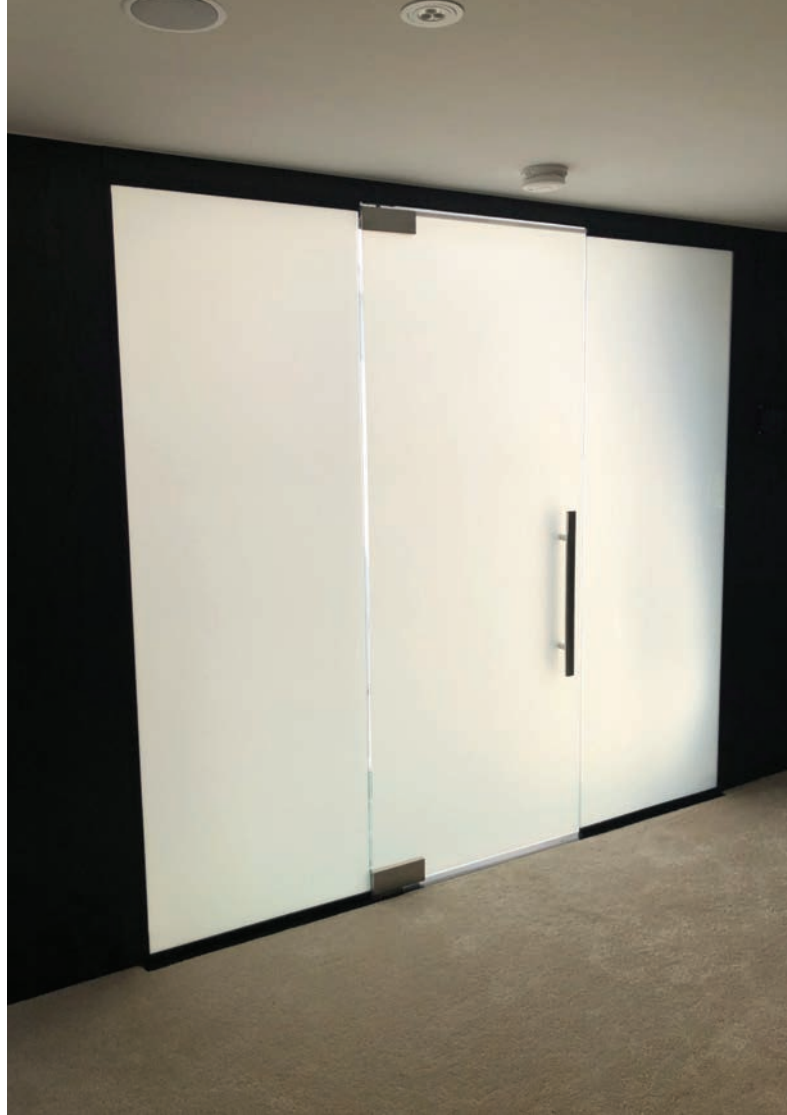
apartments to five-bedroom houses, with ample sized living space and all fitted with Vicaima quality interior doors.

Long established and regional house builder William May Developments have used Vicaima's Dekordor 3D finished doors throughout, alternating within particular house types, between a textured grey face with horizontal decorative grooves and a rich Dark Cedar finish.

Dekordor 3D adds a new dimension to interior design, with highly attractive horizontal grained textured laminates in a range of on-trend and contemporary colour tones. This durable range can be further enhanced, with the addition of glass panel doors, face grooving or even metallic inlays, to create individual statements for apartments or traditional homes. All of the Dekordor 3D collection come in a choice of cores and can be supplied with added performance including fire doors which are compliant with the most rigorous fire door regulations, acoustics and security doors where required as part of a complete door and door frame kit.

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OFFSITE EXPO

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SHOW PREVIEW

THE CATALYST FOR CHANGE

Offsite Expo is being launched at the Ricoh Arena, Coventry in September, to demonstrate what modern methods of construction can achieve, including in housebuilding.

From 'Rethinking Construction,' published in 1998 to the acclaimed recent 'Modernise or Die' report – the need to improve the construction industry has been well documented over many years. The political landscape is changing, spurred on by climate change, the housing crisis and the urgent need to increase productivity.

These compelling factors have resulted in the launch of Offsite Expo taking place at the Ricoh Arena, Coventry on 24 and 25 September. Offsite Expo is the brainchild of leading industry experts who understand the vital requirement for a dedicated event that will act as a catalyst for change and drive this growing momentum forward.

Professionals who are challenging traditional practices from across the globe will stand alongside the UK's home-grown talent to demonstrate what can be achieved by taking a progressive approach. Construction is at a critical crossroads, and it is clear that contractors need to adapt to become more like the innovative disruptors in other manufacturing sectors such as aerospace and automotive.

Offsite Expo will bring together the sector's most influential organisations, individuals,

commentators and business leaders who are instrumental the industry's progression. The event will also play host to inspiring UK and international offsite manufacturers, component suppliers and digital innovators showcasing a broad spectrum of offsite systems and smart technologies.

EXPERIENCE

In an ever-changing world, the key to success is adapting and embracing the latest building technologies. In order to deliver an increased volume of houses to meet market demand, in 2018 Barratt Homes initiated a review to find the best offsite methods of construction. Fast forward one year, and the UK's largest housebuilder is on track to post record profits. The Structural Timber Masterclass will feature Stewart Milne Timber Systems and how they supported Barratt Homes on their offsite design and construction journey.

High profile speakers taking part in the Offsite Masterclasses, the event will challenge outmoded ideas and showcase the very latest offsite and digital technologies, with sessions including Pre-cast Concrete, Digital Construction, MEP & Pod, Light Gauge Steel



Frame, Hybrid, Structural Timber, Training & Skills, Volumetric Modular and Roofing.

EXPECT

With sessions chaired by some of the industry's biggest names including Mark Farmer, author of the 'Modernise or Die' report, over 30 international speakers ranging from architects and specifiers to engineers, manufacturers and project managers will participate in the Offsite Summit.

Delegates will have the chance to interact with speakers during panel Q&A sessions, structured networking, and an evening drinks reception. Advanced offsite approaches and smart technologies are changing the face of construction globally, and we can learn from the way that other countries are addressing similar challenges.

EXPLORE

Housebuilders, developers, architects, engineers, specifiers, contractors and housing clients will be able to view the widest display of new and innovative offsite solutions within the built environment, and interact with an extensive range of offsite technologies including:

- framing Solutions in concrete, timber and steel
- modular volumetric systems

- bathroom and kitchen pods
- pre-engineered MEP building services
- prefabricated building components
- digital/ BIM/augmented reality (AR)/ virtual reality (VR).

With over 100 exhibitors, features and offsite technology showcases, the Offsite Expo will provide practical knowledge for visitors who will be able to interact directly with offsite technology suppliers and full-scale feature builds.

CONNECT

Offsite Connect provides a solution to address offsite construction technology project needs, by facilitating personally selected 'one-to-one' business meetings. The Forum will provide an opportunity to

network with key offsite industry experts who have a genuine desire to conduct purposeful meetings, but it will also be a chance to learn about the latest offsite product innovations. This focused approach has proved to be highly successful in creating new business relationships.

REGISTER

Offsite Expo will feature a combination of advanced offsite manufacturing approaches and smart digital construction technologies that are transforming the way buildings are designed and constructed. The conference and exhibition will provide the ideal forum for people to engage with key industry contacts, network in vibrant surroundings, and acquire new offsite industry intelligence.

To book your FREE place at this event go to:

WWW.OFFSITE-EXPO.CO.UK/BOOK

Registration for buyers and specifiers wishing to participate in the Offsite Connect activity can be done online at: **WWW.OFFSITE-CONNECT.CO.UK**

Hadley Group at offsite event of the year



Hadley Group will be bringing its expertise in light gauge steel framing solutions to stand C1 at the OFFSITE EXPO this year, as well as being a gold sponsor of the dynamic event. Taking place on 24th – 25th September at the Ricoh Arena, Coventry, Hadley Group will showcase its high-performance light gauge cold rolled

steel framing solutions for low rise residential buildings. From advice on floor and wall build ups, to a complete detailing service, Hadley Group's expert technical team will be on hand to discuss any requirements for steel standalone structures and also ensure that they offer optimal performance according to acoustic, fire and thermal requirements.

www.hadleysteel framing.com www.hadleygroup.com

Difference between MCAs and a loan



Merchant cash advances (MCAs) are seemingly becoming the future as an alternative form of business finance. MCA is different to a loan not only the form that it takes, but also what is required to apply for one and the business circumstances to which it is best suited. When

considering taking out a loan to assist with a company's cash-flow or to enable it to invest in essential expertise or equipment – what is normally expected?

The likelihood is a lump sum, which is then paid back in fixed, regular instalments over a period of months or years. However, a merchant cash advance works in a very different way. It may entail receiving a lump sum in much the same way as a loan works, but there is no collateral or personal guarantee required to obtain it. Learn more at **Choice Business Loans** website today.

01494 410 125 www.choicebusinessloans.co.uk



Protect Membranes & Passivent showcase solutions for offsite construction

Protect Membranes is a leading UK producer of high quality, technically advanced construction & roofing membranes for offsite manufacturing. Offering solutions for enhanced thermal performance, airtightness and management of condensation risk, Protect's range includes breather membranes, air & vapour control layers, construction membranes for walls, floors & ceilings, membranes for specialist applications and roof underlays & accessories. Product innovation and superior performance have always been at the heart of Protect's business. This continues with the recent introduction of two new 'Extreme' waterproof breather membranes launched in alignment with the STA Advice Note 18 published by the Structural Timber Association, after consultation with the NHBC.

Passivent, a sister company to Protect Membranes, is a UK producer of the Hybrid Plus2 Aircool® natural ventilation system. Meeting the requirements of the Facilities Output Specification for Priority Schools Programme Phase 2 (Building Bulletin 93 & 101), interest in this natural ventilation system is growing in popularity, not only within the education sector but also in other commercial sectors where offsite construction is used. Visit us on Stand G7 at Offsite Expo.

www.protectmembranes.com www.passivent.com

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Therma V R32 Split launched by LG



Designed specifically for the new build and housing renovation markets, the highly efficient Therma V R32 Split is a versatile solution that can deliver effective space heating and hot water supply. The new model employs the low Global warming Potential R32 refrigerant and an advanced compressor to help it achieve the

most powerful heating performance yet from a Therma V product.

Head for LG's website for more information.

uk.aircon@lge.com partner.lge.com/uk

Replace pumps for energy efficiency gains



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

of use. For more information on the Yonos PICO and the other small pumps in the energy efficient Wilo family of circulators, visit the Wilo website.

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Isover's new insulation solution Metac



A development of four executive bungalows in the rural village of South Rauceby has recently benefitted from the installation of **Isover's** pitched roof insulation solution Metac, which complemented the semi-vaulted ceiling design and helped to reduce time and labour costs on site. Metac is a high-performance glass mineral wool insulation engineered with both thermal performance and acoustics in mind, reducing unwelcome external noise by 49 dB (RW). Manufactured from up to 80 per cent recycled glass it is also non-combustible and achieves an A1 Euroclass fire rating, the best attainable. As well as providing high-quality comfort for the future homeowners, Metac presents many benefits to the installer too, saving both time and labour on site.

0800 032 2555 www.isover.co.uk/metac2in1

Vent-Axia welcomes NICE Guidance



Vent-Axia has welcomed the draft guidance 'Indoor Air Quality at Home' published by National Institute of Health and Care Excellence (NICE). The consultation document, which was published on Friday 28 June 2019, urges both local authorities and the public to be aware of the air quality in their homes to reduce exposure to indoor pollutants and so help protect their health. Within the guidance it advises people to ensure rooms are well ventilated by extractor fans or by opening windows when cooking, drying clothes inside, using household sprays or solvents and paints. Within the draft guidance the document confirms the critical role ventilation plays in removing potential pollutants and improving indoor air quality.

0844 856 0590 www.vent-axia.com



Mapei's Mapetherm System adds to the scenery

Two of **Mapei's** complete external wall insulation and protective coating systems have been specified and installed on an impressive house renovation on the coast of Donderry in Cornwall. Mapei provided RGB Supplies with a specification for installers F. D. Hall & Son Ltd., which required delivering a uniform finish across two very different substrates. To provide thermal benefits and to align the original timber frame substrate, Mapetherm EPS Plus insulation board, with Mapetherm AR1 GG insulation adhesive and smoothing render reinforced with Mapetherm Net was used over the existing masonry construction. A new timber framed structure was added to the building and finished with a Mapetherm Thin Coat render only system; consisting of Mapetherm AR1 GG with reinforcing mesh (Mapetherm Net) and Mapetherm Plus System, which incorporates Silancolor Base Coat and Silancolor Tonachino Plus 1.2mm applied to a cement board. To provide a uniform finish, both systems were completed using Mapei's protective and decorative coatings, Silancolor Base Coat and Silancolor Tonachino Plus 1.2mm, the ideal solution for a structure exposed to the extreme elements of a coastal location. Mapei's standard White, an off-white colour, was selected to complement the geographical setting along the coastal road.

0121 508 6970 www.mapei.com

ModuSat® FUSION utility cupboards score big on efficiency and cost savings

With demand for housing in the UK greater than ever and an increase in the use of communal heating systems for apartments, many developers are choosing to install prefabricated MEP utility cupboards, which require less time on site for installation, use less space in the apartment, provide the opportunity to reduce cost and risk and enable them to deliver projects ahead of time.

Responding to this demand, Evinox Energy are thrilled to announce the launch of ModuSat® FUSION, the 'perfect fit' prefabricated utility cupboard for communal and district heat network developments. Cupboards are supplied fully fitted, pre-tested and ready to install on-site, complete with Heat Interface Unit (HIU), Cooling Interface Unit (CIU) (Optional), Mechanical Ventilation and Heat Recovery unit (MVHR) and all associated piping and electricals.

COMBINES COMPACT DESIGN WITH FIRST CLASS MANUFACTURING

The ultra-compact design allows for all utilities and services to be contained in one area away from the kitchen and living space, making ModuSat® FUSION both practical and visually pleasing in the modern apartment setting.

Engineered and manufactured offsite to an approved design, Evinox use LEAN manufacturing principles with full assembly and end of line testing, and quality approvals including ISO9001, IS14001, BSOHSAS 18001 (health and safety), which when combined ensure the highest possible product quality and consistency. Utility cupboards are available in a standard configuration or built bespoke to project design requirements, and Evinox's in-house design and manufacturing capability enables high volume supply, with the ability to meet the most demanding of timescales.

THE 'SMART' CHOICE FOR EFFICIENCY

ModuSat® FUSION offers the unique combination of ultra-compact design with 'smart' high efficiency HIU performance, with features including - timed Keep-Warm functionality, which allows for minimal use of heat network energy; high performance at low temperatures to meet the GLA requirements & SAP; DHW return temps under 25 degrees, as recommended in CIBSE Code of Practice, and the ability to deliver an excellent VWART! - all backed up by Independent testing to the UK standard from BESA with published results.



GET CONNECTED!

Not only are they the 'perfect fit' on site, ModuSat FUSION cupboards feature 'plug and play' communication connection for diagnostics, commissioning and metering data – and everything can be accessed across shared building infrastructure. Evinox also provide open protocol access to metering data through a, customer configurable web-access to the SmartTalk® data logger, meaning the building operator can future proof the system and will never be tied to a single vendor for resident billing services.

01372 722277
www.evinoxenergy.co.uk/Fusion

Reeded glass shower screens



Reeded glass is the next big thing in bathroom design. Colour and curves, industrial to new-deco, creating the perfect bathroom has become on an interior designers dream. The DS402 shower screen from **AQATA** adds an aura of elegance and the slight blurring effect created by the reeded glass brings a touch of modesty to the showering area.

The 10mm thick panel has a smooth easy-to-clean internal showering surface and a reeded texture on the exterior, framed in chrome, matte black or polished gold and a colour co-ordinated towel-rail can be added as an optional extra.

01455 896500 www.aqata.co.uk

Flexible installation options with Kaldewei



Kaldewei's enamelled Cayonoplan shower surface adapts to many different structural requirements. For instance, if adequate height is available it can be installed at floor level. Where the bathroom does not allow for this the shower surface can be quickly and easily installed directly on top of the floor tiles. Thanks to 22 different dimensions, its laterally-positioned waste outlet and ultra flat tray support for the easiest possible assembly, the Cayonoplan is the ideal solution available in a generous range of sizes

and colours. All Kaldewei steel enamel bathroom solutions are 100 per cent recyclable and are supplied with a 30-year guarantee.

01480 498053 www.kaldewei.co.uk

Ice White from COMPAC – like no other



Ice White is the result of an unique collaboration between **COMPAC** and artist Arik Levy that brings together technology, design and art to create a quartz work surface like no other.

Inspired by the ice lakes of the artic, Ice White has a depth exquisitely balanced between fragility and stability.

A work surface that creates warmth, coolness and abstraction and will inspire those who wish to create a truly innovative environment.

Ice White is available in a polished finish that enhances its surface colour or a glacé finish that offers a distinctive sensation to the touch.

compac.es

Beautiful new washrooms at Abacus HQ



Abacus Bathrooms has transformed the female bathrooms at the company's Harrogate HQ; showcasing a stunning portfolio of products. The wall hung WC complements bespoke White Marble Elements basins which feature the innovative Infinity Tray drain. The elegant

White Gloss Marble Trex3 tiles open up the space by reflecting the natural light. Features include the Trend 2 designer press panel and wall mounted taps – all in brushed bronze. Recessed storage units with LED lighting also offer extra space for luxurious items, such as diffusers, turning the bathroom into a deluxe space.

www.abacus-bathrooms.co.uk



Salice celebrate an exceptional Interzum 2019

Salice enjoyed a very successful Interzum 2019, where they exhibited their range of furniture fittings for kitchens, bedrooms and bathrooms. Visitors were able to take their first look at the newly-launched EvoLift opening system. Available in four design options; a single door flap, folding door, parallel opening door or swing opening door, the stylish EvoLift offers two strength types dependent on the door dimensions and weight, a wide range of adjustment, and is compatible with wooden and alu-framed doors and has neatly designed covers in white or titanium finish. EvoLift is a highly adjustable mechanical system, which enables the vast majority of doors to be moved with a single system at one side of the cabinet. The stand also featured some stunning displays of the Salice's new Excessories range of bedroom accessories – clothes-hangers, jewellery boxes, watch tidies, hanging rail, shelves, storage boxes – all hand made in Italy of the finest materials – wood, leather, linen and metal. Not only did the Excessories range receive admiration from visitors to the stand, but it caught the eye of the judging panel, made up of several of the most influential international architects and designers, resulting in it being presented with the Interzum Award: Intelligent Material & Design 2019 'Best of the Best' in the component category.

www.saliceuk.co.uk



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Total Eclipse



It's been a busy year of product launches for **Saniflo**. And now, hot on the heels of numerous Kinedo enclosure and shower tray launches, another range, the versatile Eclipse, has been added to the growing portfolio. It joins Kinesmart, Fast 2000 and Kinespace in the rapidly developing line-up of easy to install shower enclosures from Kinedo. Eclipse is supplied as standard with high quality chrome profiles, but there are some stunning statement matt black options too;

each having matching handles and cover plates to ensure a perfect finish. All glass is limescale treated to ensure ease of cleaning and to keep the units looking pristine for longer.

020 8842 0033 www.kinedo.co.uk

Old meets new with hot tap



Reginox has launched Vechi, a 3 in 1 instant boiling hot water tap featuring a traditional design. The latest addition to the company's popular Amanzi collection of 3 in 1 taps, Vechi has been introduced to add both style and modern convenience to the

more classically designed kitchen, and offers the perfect partner to any ceramic sink. Featuring a polished chrome finish and white ceramic handles, Vechi dispenses standard hot and cold water through an elegant 360° swivel mixer spout, which ensures ease of use and flexibility. Boiling hot water, which has an adjustable temperature of between 75 and 98°C, is instantly dispensed via the child-safe spring locked handle and runs independently through the centre of the spout, ensuring the tap is always cool to the touch.

01260 280033 www.reginox.co.uk

Inspire customers with new highlights brochure



BLANCO UK has produced a comprehensive, go-to "Inspiration and Highlights" product guide specifically designed for the imaginative sink and tap consumer. Available in both print and downloadable versions, copies are free for retailers. John Robinson, BLANCO's Marketing Manager, explains: "Our research

shows that 60 per cent of time spent in the kitchen is spent at the sink. As the technology of this working space has advanced rapidly, consumers are now actively looking for respected brands which offer functional, super-modern solutions. One example of kitchen innovation is the ingenious ETAGON range of sinks. This new brochure answers a multitude of questions so that the retailer can concentrate on added value sales and pushing this top brand."

www.blanco.co.uk

Designer Contracts is recycling winner again



Designer Contracts has been named 'Take Back Partner of the Year' by Carpet Recycling UK for the third time. The company initially trialled a recycling scheme, in conjunction with CRUK. The scheme works by diverting 90 per cent of its fitters' unfitted carpet into felt underlay. What isn't turned into under-

lay is used in the equestrian sector for arena flooring. This innovative scheme saves a staggering 250 tonnes of waste going to landfill every year. The company has recently invested £40,000 in a baling machine that helps to recycle 70 tonnes of cardboard and 20 tonnes of plastic every year.

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When potential buyers step into a show home, they want to see their dream kitchen. Kitchen trends are moving much faster now than ever before, however, buyers are now more discerning, and competition is fierce, so differentiation at every level and price point of the housebuilding market is key.

There are some big kitchen trends to watch throughout 2019 that will withstand the ebb and flow of the next few years, and tapping into these trends will create kitchens that can really add value. Many of these trends are inspired by wider living contexts in the UK such as nomadic living, micro spaces, open plan living and intergenerational homes. While they may seem broad and, in some cases, even unusual, it is these trends that are ultimately influencing the way in which we live – how we sleep, eat and socialise.

SCANDI DESIGN

Simple, sleek and stylish, the Scandi look is particularly popular with millennials and first-time buyers at present. They are inspired by what they see across social media and design magazines, and are driving a resurgence for this style.

The Scandi kitchen today offers a 'modern retro look' that takes inspiration from the pioneers of early Scandinavian furniture design, with an emphasis on elegant minimalism and functionality. Think stylish woodgrain finishes combined with matt colours and a clutter free, open plan design with plenty of storage space. As this design will appeal to the younger market, look out for manufacturers who offer this styling at the entry or mid-level range.

SOCIAL SPACE

The kitchen has become much more than a food preparation area, it now often serves as the hub of a home. There is an increase in open plan living, which means that the space now has to be adapted for a multi-purpose room, such as a dining and home media area. This means clever storage solutions which help to maximise space and create a smooth work flow are more important than ever before.

Many designers might suggest including a kitchen island to effectively partition areas of the room, while adding an on-trend feature with the added benefit of increasing preparation space. Designing an open plan kitchen and living area is also an effective method to future proof a home, providing plenty of space for movement and access.

SLOW LIVING

There is an increasing trend of kitchens inspired by the 'slow living' movement, which encompasses an appreciation of

KITCHENS THAT MAKE SALES

Andrew Story of Moores says tapping into kitchen trends can influence buyers' decisions, and explores current trends from Scandi retro to 'slow living'.



sustainable, local, organic and wholesome elements. Consumers want to know where the products in their house have come from, their provenance and their eco credentials. When specifying a manufacturer, pay attention to their build processes, such as whether the materials are locally sourced, and if the factory has won any sustainability awards.

In terms of design, slow living kitchens feature colours that are light and unfussy, designed to evoke a feeling of calm in the home. The overall look is one inspired by mindfulness and a desire to take time and enjoyment over cooking, socialising, relaxing and working.

COHESIVE

There is now more thought as to how overall aesthetics integrate within a home in general. Kitchen design has been somewhat simplified, with a real emphasis on functionality to ensure it stays in keeping and is cohesive with other areas of the home. Neutral colour palettes have grown in prominence to allow homeowners the flexibility to stamp their own personality into the space with interior accessories, flooring and paint colour schemes. There is also now a greater choice of kitchen accessories and styling options than ever before – for example, a huge range of work surfaces, door types



and detailing for the homeowner to choose between.

BRITISH

European trends are influencing UK kitchen design from colour palette choices through to overall room styles, such as industrial chic or minimalist. However,

the trend for 'Made in Britain' is still prevalent. When you specify a British manufacturer, you can enjoy the beauty and designer looks of European styles with added British touches that will create a kitchen that is stylish, eco-aware and durable all at the same time. Kitchens manufactured in Britain are

designed in keeping with European trends but made relevant to British homes – think corner cupboards, clever use of smaller spaces, rustic pantries and lots of storage!

Andrew Story is the head of product development at Moores



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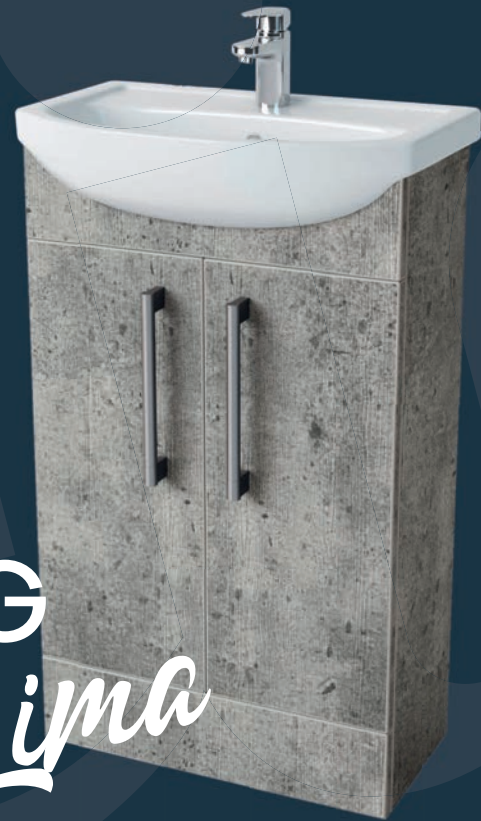
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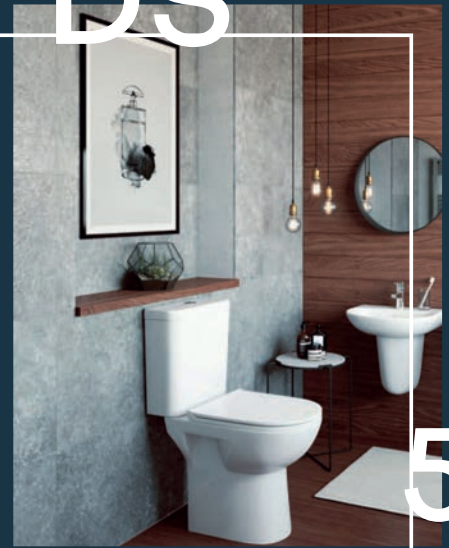
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NATURAL STONE, ETHICALLY SOURCED

Matt Rob of the Stone Federation discusses the rising trend of buyers searching for ethically sourced natural stone, and the systems that are in place to prove the authenticity of such products.

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

In the months that followed, the natural stone industry began to develop a resource that responded to the issues that The Modern Slavery Act highlighted, namely those of sourcing natural stone responsibly and ethically.

In February of 2018, The Ethical Stone Register was launched, enabling natural stone firms of any size to offer a responsible and manageable ethical sourcing solution to their clients. The response from the different sectors of the industry was overwhelmingly positive, and many of the professionals attending the launch became ambassadors for the scheme.

The Ethical Stone Register includes three tiers of membership, each requiring an increasing level of external auditing and certification of the natural stone company.

There has already been a large shift in public awareness of the issues of ethically sourcing materials, resulting in a greater demand for products that deliver transparency in their ethical procurement policies and environmental and societal sustainability. The retail sector has seen perhaps the most impactful shift, but the construction sector is following suit. Clients are wanting the peace of mind that their project isn't using materials that involve child labour, bonded labour or other unethical working practices.

The conventional pathway to the correct selection of which stone to use for a landscape project has always included sample panel inspections, matching finishes with application, and understanding how the stone's geology affects its suitability for certain uses, but there is now an added element in the selection process.

The question that all housebuilders and developers should be asking is, "How much do I know about the ethical traceability of the materials used in my

projects?" Simply saying, "I trust my suppliers" will no longer suffice, and more and more companies are demanding transparency throughout their supply chains.

One natural stone company director commented that: "It has become an issue

that must not be ignored and will trigger an even greater demand for ethically and responsibly sourced stone. Major players in the construction industry will want to avoid the potential embarrassment of unsavoury practices in their supply chain."



This approach requires a greater level of responsibility and investment from all stages of the supply chain and will ‘call time’ on those companies simply looking to get the cheapest materials as quickly as possible. Just as the sector saw with the shift in understanding and best practice around environmentally sustainable working practices 10-15 years ago, there is a higher bar being set around how companies source their materials.

There are a growing number of companies in the natural stone sector making significant investments in this area of their business. This year, The Ethical Stone Register welcomed its first Indian-based company. This firm has a vertically integrated, documented supply chain from quarry to product manufacture, and UK distribution, providing housebuilders and developers with complete peace of mind. Sitting alongside them on the Register is an array of British and European stone suppliers, contractors and landscape experts, all of whom are putting ethical sourcing transparency at the top of their business agenda.

It has been incredibly encouraging to see the number of major contractors, architects and client bodies who are adding their support to initiatives like The Ethical Stone Register. Some of the

THE THREE TIERS OF THE ETHICAL STONE REGISTER – EXPLAINED

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

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

ACCREDITATION - At this tier, members will have met the requirements of the Declaration and Verification tiers and will be further audited for this level. The aim is to have the scheme recognised and to gain credits within schemes such as BREEAM and LEED at this tier.

www.ethicalstoneregister.co.uk

leading major contractors have begun to include membership of the Ethical Stone Register into their tender requirements. As with any shift in business practice and ethics, this will not happen overnight. There must be a ‘buy in’ from all sectors of the industry, but there is the opportu-

nity for housebuilders and developers to be among the first that make the ethical procurement of natural stone a requirement of their tender lists.

Matt Robb is digital media executive of the Stone Federation

Stone Federation Great Britain

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W: www.stonefed.org.uk



A safe clean sweep with LTP ECOPROTEC®



LTP's ECOPROTEC® range includes a variety of treatments for safe and effective maintenance of outdoor surfaces – from stone and porcelain patios, to swimming pool mosaics and surrounds. Spanning heavy-duty cleaners and sealers, to removers and restoration treatments, the British-made range offers a safe solution for all surface types – and all products are available from UK stock. To remove dirt and slippery residues from stone and porcelain, best-selling options include ECOPROTEC® External Paving Cleaner. The cleaner clings to pavers and removes dirt, including green and dark deposits caused by plants and leaves.

01823 666213 www.ecoprotec.co.uk

New ProtecWork protective clothing



ProtecWork is a new collection of protective working clothes and accessories from Snickers Workwear. The risk-protection properties of the clothing are integral components of the extensive range of Base-, Mid- and Top-Layer garments for men and women that combine well with the Snickers Workwear hallmarks of best-in-class durability, comfort, ergonomics and fit. Fully accredited as appropriate to a variety of risk and weather conditions such as heat and flame, electrostatic, chemical and bad weather working environments, all the garments are manufactured from tailor-made fabrics designed to respond to the demands and risk factors of the conditions in which they're worn.

www.snickersworkwear.co.uk

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Snows Timber new partnership



Snows Timber are pleased to announce their partnership with US company, AZEK Building Products, a leading manufacturer of premium outdoor products. The partnership will see the introduction of the TimberTech® capped composite decking brand to the Snows Timber range.

Made with a mix of wood particles and recycled plastic, TimberTech continues to innovate in the outdoor living space with a relentless focus on providing product that looks like natural wood but is more sustainable, longer-lasting, and low-maintenance.

01604 340380 enquiries@snowstimber.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.

01270 753000 www.allthingsflooring.com

Plaswood raised beds – for the sustainable gardener



The latest product range from **Plaswood** has been designed with the sustainable gardener in mind. Made in the UK from 100 per cent recycled plastic, Plaswood raised beds and planters provide year-round vegetable or flower space that require no maintenance painting or preserving, will not rot or splinter with age, and will outlast any timber alternative.

A great choice for any garden, allotment, school or communal area, the flexibility of the new modular design offers custom made sizes to suit an individual's need or preference. The 1m long panels are available in colours black and brown.

Plaswood raised beds will enhance any outside space, whatever the size. Due to the product's robust weather and waterproof credentials the raised beds will withstand the harshest of winters and can be enjoyed all year round. The Plaswood recycled plastic product range nurtures nature by diverting plastic waste from landfill, rivers and oceans. At a dedicated recycling and re-manufacturing site in Dumfries, plastic waste is remanufactured into second life products, such as raised beds, planters, outdoor furniture, decking and much more.

0333 202 6800 www.plaswoodgroup.com



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