



Brian Berry reviews an election campaign that was light on housing, and offers tips for the PM



Linden Homes celebrates winning 2019's Low Rise Residential Development award



Richard Harral: The Future Homes Standard is part of the solution to the Performance Gap

12.19

# HOUSEBUILDER & DEVELOPER



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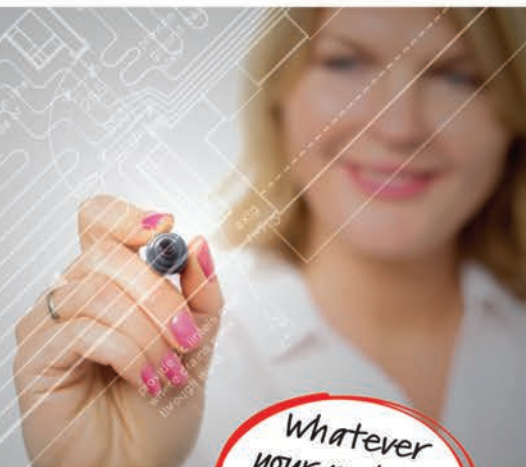




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James Parker

# FROM THE EDITOR

Berkeley Group's recent results announcement would seem to show some fairly sobering truths for the housebuilding sector, particularly in London where the group is largely active. However in fact, they did not come as a surprise to the market or Berkeley itself, and perhaps the surprising thing is that currently, it's a case of keeping expectations geared downward.

The housebuilder tackles a wide variety of challenging projects in the capital, including the innovative Kidbrooke Village regeneration, and has also built its own factory in Ebbsfleet, Kent targeted to produce modular timber apartments in 2020. However it announced its operating profit in the half year to 31 October was down 36 per cent year on year.

The firm said it was expecting this, in the context of its delivering 25 "large and extremely complex" regeneration schemes across the region. Chairman Tony Pidgley said that, against the backdrop of Brexit uncertainty in London and the south east, the firm was "one of the few remaining developers delivering long-term regeneration programmes at scale, due to the complexity of bringing these sites through the development process."

Berkeley has laudably put carbon reduction at the centre of its agenda too, perhaps at the expense of profits, including placing biodiversity 'net gain' at the centre of all its developments. It is also hoping to build homes by 2030 which can be net zero carbon, which given the size of its reach, will make a big difference to the UK's emissions as a whole.

While the firm delivered a solid 3,000 homes in the six month period, and has anticipated this downturn in profits (compared with a buoyant 2017 in which it saw its profits leap by the same amount they dropped this year), you have to wonder how long it can be sustained. The firm must be hoping that some solidity returns to buyers' outlook to continue the recent rare house price rise (of 1 per cent), to bolster its own bullishness as the industry collectively navigates a cold post-Election winter.

*James Parker*

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## ON THE COVER



12.19

## HOUSEBUILDER & DEVELOPER



### THE BEST OF BOTH WORLDS

St William Homes presents a new development with green courtyardside living within an easy commute of the city.

Courtyard Gardens in Oxted,  
by St William  
go to page 16



# General election prompts housing promises

The UK's parties set out their rival plans to address the UK housing shortage ahead of the December general election, with Labour focused on a new council house-building programme, and the Conservatives aiming to instead drive the private sector.

As to Labour, its leader Jeremy Corbyn promised the “biggest affordable house-building programme since the 1960s,” including 100,000 new council houses a year by 2024. As part of the party's manifesto launch, the funding behind its housing schemes was revealed to be over half of Labour's ‘Social Transformation Fund’ – around £75bn over five years.

Boris Johnson's take for the Conservatives was to announce measures to help first-time buyers and boost private housebuilding, promising at least a million homes over the next five years. The Conservatives also announced they would release a Social Housing White Paper – which was originally due in Spring 2019 – and renew the Affordable Homes Programme in the Spring Statement.

According to the Liberal Democrats, their focus was to build 300,000 homes per year, of which 100,000 would be for social rent. The party also said it would devolve full control of Right to Buy to local councils, and “urgently” publish a cross-party plan to end all forms of homelessness.”



## Thousands of new homes planned in high-risk flood zones

Almost 10,000 homes are set to be constructed in high-risk flood zones across England, according to an investigation by Unerthed, Greenpeace's journalism team.

Looking across housebuilding plans in 10 “at-risk” local authorities with the Environment Agency's flood risk map, the team identified proposals to build 9,688 homes in high risk areas.

It found that across Lincolnshire, which currently has five flood warnings in place already, 5,227 homes are planned in high-risk flood zones.

In Sheffield and Doncaster, the two areas reportedly hit hardest by recent flooding in England, hundreds of new-builds are planned in such high-risk zones. In addition, 5,123 homes were found to be planned for medium-risk areas, including a new town just over a mile from Fishlake, which has seen heavy flooding in recent months.

The Environment Agency defines high-risk flood zones as areas that have a one in 30 chance of flooding in any given year, with medium risk having between a one in 30 and one in 100 chance of flooding.



## Affordable housing provision rising

There were 57,485 affordable homes delivered (completions) in England in 2018-19 according to the Ministry of Housing, Communities and Local Government (MHCLG), a reported increase of 22 per cent compared to the

number completed the previous year.

New homes for rent made up 66 per cent (including social, affordable and intermediate rent), which has been decreasing since 2014-15, when it was 78 per cent. This figure has been criticised by some, with homes for social rent on the decline – seeing an 80 per cent decrease over the past 10 years – despite waiting lists reportedly growing.

Overall, 92 per cent of the affordable homes delivered were new build, which has followed the pattern of the previous two years closely.

In total, 49 per cent of all affordable homes delivered in 2018-19 were funded through section 106 agreements, similar to the previous year at 48 per cent.

The report also revealed that there were 61,056 starts on site in England in 2018-19, a 10 per cent increase on the previous year.

## New NHBC Standards launched

The National House Building Council (NHBC) has launched the 2020 edition of its technical standards, which will be effective for every new home covered by an NHBC warranty, where foundations are begun on or after January 2020.

NHBC's dedicated standards team have worked with stakeholders from across the industry to develop fresh technical content and updates to form the new standards over the last year.

The main areas of focus that have seen updates include Chapter 6.6 ‘Staircases’ which covers issues such as handrails and fixing, and Chapter 9.1 ‘A consistent approach for finishes,’ which will feature new guidance to help clarify the content and improve tolerances where appropriate.

Paul Cribbens, NHBC's standards and technical manager, commented: “We continue to live through a challenging time within the housebuilding sector, where the need to increase housing output is tempered by the ongoing skills shortage.

“However, our focus remains firmly on improving quality for those people living in brand new homes across the UK, reducing construction defects, improving homeowner satisfaction and avoiding the need for costly and invasive remedial work, something which is in all our interests.”



# Home of 2030 competition launched

A competition to submit proposals for the design and delivery of new homes has been announced, open to housing providers, designers and others.

The Government-sponsored 'Home of 2030' competition is a response to two "Grand Challenges" affecting future housing need: an ageing society, and "clean growth."

Run by a consortium led by BRE, and including partners RIBA competitions, Design Council and MOBIE, Home of 2030 is a cross-departmental initiative between MHCLG, BEIS and DHSC, and is asking housebuilding professionals to propose practical and scalable ideas for future homes, which are suitable for all ages and are environmentally sustainable over their entire lifespan.

Designs submitted will be evaluated against a range of criteria, including scalability, sustainability, accessibility and durability. Affordability and "health integration" also will be key factors, as will solutions for homes that can adapt to the needs of changing demographics.

Through the competition's dialogue with industry and consumers, successful consortia will be created to produce and showcase housing solutions for mainstream adoption.

The competition's initial stage is an Innovation Challenge, which is now open for applications. Entrants to the Innovation Challenge who meet the criteria will be included in a directory of "market-ready innovations." The directory will be provided to the entrants of the two-phase Design and Delivery competition which begins in January 2020.

The competition is intended to be a national focus for innovation in housing, and is expected to attract submissions for individual home designs together with community and neighbourhood schemes. It is also expected to include innovation at individual product and component level.

Alan Somerville, head of building performance group at BRE commented: "Making new homes desirable to all demographics is key to the Home of 2030 challenge. We need to ensure that homes can positively impact people's lives and communities and adapt to changing needs resulting from developments such as an ageing society. Home of 2030 is an exciting opportunity to show how homes should be designed for the future."

# Construction product information found to be lacking

The current difficulties of accessing relevant information required to assess the performance of a product have been highlighted in a recent report.

Surveying a range of providers and users of construction product information, the Construction Products Association (CPA) explored how product information is presented and made available to the entire construction supply chain.

The need for a comprehensive regime that ensures all construction products are properly labelled and marketed was one of the many recommendations in the Hackitt Review, which made suggestions to improve Building Regulations and fire safety in the built environment – something which the survey was launched to directly respond to.

Among its findings were a preference for the digital preference for the digital provision of product information, as well as a desire for standardised and more complete information, including highlighting applications where the product may or may not be suitable for use.

It also makes clear that there is strong industry support for the introduction of competence levels for those specifying, installing or maintaining products and the systems they make up, as well as an industry code of conduct for manufacturers to ensure that product information has been properly verified before publication.

Commenting on the report, CPA's interim chief executive Peter Caplehorn said: "The importance of this survey will not be lost to those working in construction post-Grenfell. It was spearheaded by the CPA's Marketing Integrity Group – a group of marketing professionals within the manufacturing industry – and represents a proactive and collaborative industry drive to improve the performance of construction products. I have no doubt it will prove a useful contribution as the industry embraces new regulatory reforms in the coming years."

The survey represents the views of 524 construction industry professionals who use product and performance data as part of their jobs, including manufacturers, merchants, architects, engineers, surveyors, contractors, local authorities and FM providers.

# Contracts awards up, but residential slows

A 4.1 per cent increase in construction contract awards from the previous month has been reported in October 2019 – though in the residential sector awards were shown to slow.

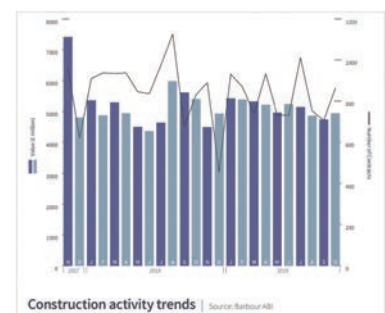
In the latest edition of its Economic & Construction Market Review, Barbour ABI showed the value of all construction contracts awards in the month to be £4.9bn based on a three-month rolling average, up on the previous month, and an increase of 28.5 per cent when compared with October 2018.

The residential sector in particular accounted for 28 per cent of all these contract awards. The total contract awards value for the residential sector was £1.7bn however, which is a decrease of 9.5 per cent on September, and is 12.5 per cent lower than for October 2018.

The number of contract awards from the whole sector increased by 22.4 per cent in October to 864, which is 4.0 per cent higher than for October 2018. Although contract awards numbers have increased in October, they reportedly remain "volatile with evidence of a downward trend for overall contract awards since January 2019."

In the three-month period ending October 2019, the total value of contract awards was £14.5bn, which is 14.0 per cent lower than the previous quarter, and 14.4 per cent lower than for the comparable quarter ending October 2018.

Commenting on the figures, Tom Hall, chief economist at Barbour ABI and AMA Research, said: "The residential sector has experienced slightly slower activity throughout 2019, there has been a small pick up in London, but data shows that there is a cooling off in activity throughout the rest of the UK. The most recent help to buy data shows reduced volumes which would also support this view."





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# BPF makes proposals for accelerated planning

An Accelerated Planning Manifesto has been launched by The British Property Federation (BPF), containing industry perspectives on the practical ways in which the existing planning system can be made more efficient, as well as focusing on specific areas of the system that the BPF believes deserve greater attention from central Government.

These reforms are intended to help create a “better funded, responsive and transparent planning system, which would support development in the right places at the right time.”

The manifesto highlights resourcing as the key issue for the planning system, with per person spending on planning falling by 55 per cent since 2010.

Other key proposals include that:

- The Government should do more to ensure that Local Plans are updated and aim for all local authorities to have an up-to-date plan by 2021.

- The Ministry of Housing, Communities and Local Government should publish good practice guidance for the use of Planning Performance Agreements.

- Greater thought should be given to creating more structured and consistent engagement prior to committee determination, which could help to resolve concerns and issues relating to a planning application before a formal planning

committee meeting.

- A greater use of Local Development Orders to help free up local planning officers' time to deal with more complex schemes.

- The Government should encourage Local Planning Authorities to publish model Section 106 clauses and model conditions to assist their planning officers in dealing with applications in an efficient and consistent manner.

Launching the Accelerated Planning Manifesto, Melanie Leech CBE, chief executive of the BPF, said: “The English planning system never stands still, and the recommendations put forward to government in this manifesto are a reflection that there are many opportunities to make the existing plan-led system work better. These improvements will be important if we are to accelerate delivery of the homes and development that the country needs.

“There is no single solution for creating an accelerated planning system, but resourcing must be a priority for the next government going forward. Together with more investment from the private sector, a future government must commit to better funding local government to ensure it can deliver more effective planning outcomes for all who interact with the process.”

## Cutting VAT could unleash green housing revolution



A coalition of business groups and organisations from across the property and construction sectors joined forces during the election campaign to urge the new UK government to cut VAT on maintenance and improvement works to people's homes.

According to the coalition, which includes the Federation of Master Builders and the British Property Federation, reducing VAT from 20 per cent to 5 per cent on home improvement works would unleash investment in housing, stimulate the economy, and enable the UK's transition to net zero carbon.

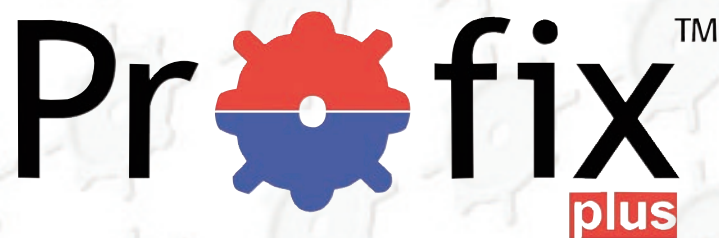
The coalition wrote to each of the leaders of Westminster's four largest parties, asking them to speak for the ‘Cut the VAT’ campaign during the remainder of the General Election campaign and to meet with the coalition early in the next Parliament. The members believe this is vital in order to “green” the nation's homes, with domestic buildings responsible for around 20 per cent of the UK's carbon emissions.

In addition to improving the standards of older homes, and those in rural areas, it is also believed this measure would help unleash investment in new housing.

The Build-to-rent (BTR) sector, for example, has grown from fewer than 30,000 homes to 148,000 homes in the last five years – and delivered a quarter of London's housing output last year. By reducing the irrecoverable VAT associated with maintenance and management of BTR, the sector could deliver even more, the letter said.

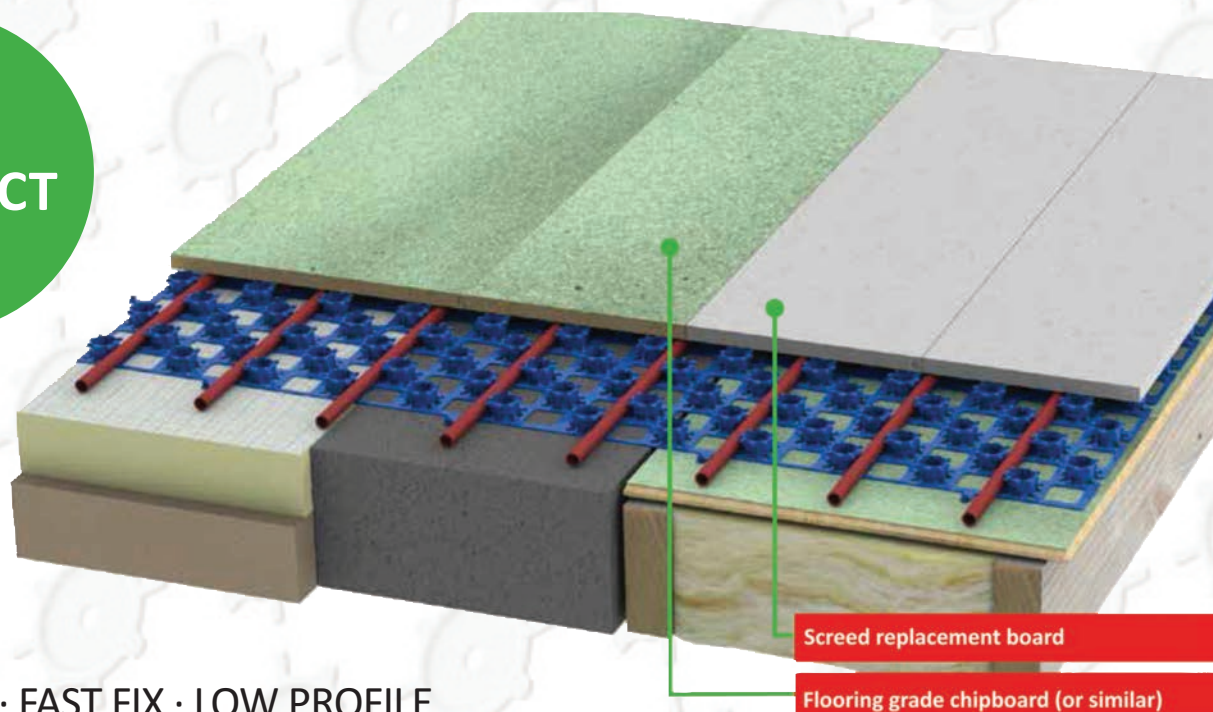
Melanie Leech, chief executive of the British Property Federation, commented: “Reducing the rate of VAT on all repairs, maintenance and management of residential property would support the greening and improvement of our housing stock, and help the build to rent sector deliver more homes. We therefore urge the next Government to support the Cut the VAT.”





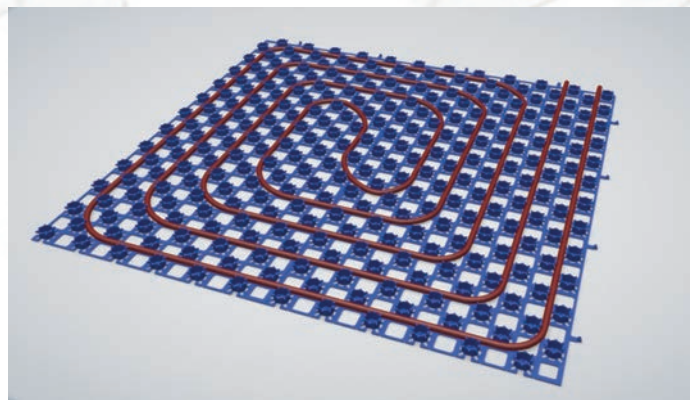
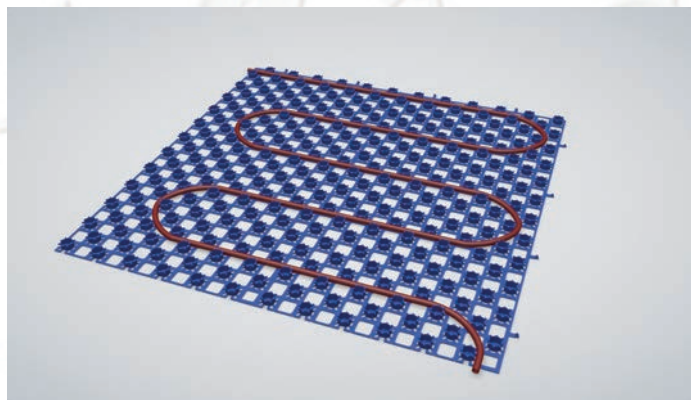
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## Housebuilder's tree donation brings Christmas cheer to East Lothian town

A bit of festive cheer has been brought to the East Lothian town of Haddington in Scotland, with David Wilson Homes gifting the local Community Council a cash donation of almost £500 to help fund a second Christmas tree for the town.

The housebuilder, who is currently building Dovecot Mill on the outskirts of the town, provided the funds, which will be used to light up the town's Nungate area and Community Centre, and for the first time ever enable Haddington to celebrate Christmas with two community Christmas trees.

Members of the community gathered on Sunday 1 December, where the lights were switched on, marking the beginning of the festive season. Visitors were also treated to entertainment from carol singers, bagpipes as well as the chance to visit Santa's Grotto.

Jan Wilson, chairwoman of Haddington

Community Council, said: "It's been a year of firsts for the Events Committee and the residents of the Nungate area of Haddington. We introduced our very own tartan in the summer and for the first time in living memory the Nungate has its very own Christmas tree.

"I speak for the committee and the residents of the Nungate, when I say a huge thank you to David Wilson Homes for their generous donation which has enabled this to happen, and to Steven Gibson whose tireless efforts have lit up the Nungate along with the rest of the town"

Located on the existing Dovecot Farm and close to the banks of the River Tyne, Dovecot Mill features a collection of 135 homes, including a number of affordable housing, with a range of three bedroom terraced and semi-detached homes as well as detached three, four and five bedroom detached properties.



## Linden Homes gets award for best low-rise

The award for the 'Best Low Rise Development' in the South of England has been given to Linden Homes at this year's Premier Guarantee Excellence Awards.

Given for the developer's 99-home Mulberry Fields site in Bognor Regis, West Sussex, the project beat over 250 entries from across the South of England to claim the spot.

In the same category, Linden Homes South West's Church Walk development was highly commended, as was its Eastern Region's Meridian Gate development – which was also highly commended in the Social Housing Development of the Year category.

Commenting on the award win, managing director of Linden Homes South, Phil Chapman commented: "We're absolutely delighted to see Mulberry Fields claim the best Low Rise Development title at this year's Premier Guarantee Excellence Awards. It's testament to the fantastic work that our talented team have put in from the initial land-buying, all the way through to sales and aftercare.

"Mulberry Fields really does represent a quintessential Linden Homes development; well designed, high-quality homes in a fantastic location with great amenities on its doorstep."







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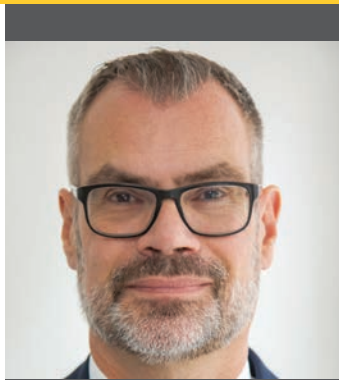


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Brian Berry, chief executive of the Federation of Master Builders

## THE INDUSTRY ADVOCATE

# WHERE WAS HOUSING DURING THE ELECTION?

Brian Berry of the Federation of Master Builders (FMB) highlights the lack of focus on housing during the recent election campaigns, and explores what the new Government can do to aid the sector going forward.

**A**fter 25 days of door knocking, battle buses, leadership debates, pledges, blunders, photo opportunities and press conferences, the first winter general election campaign since 1923 has come to an end. Amongst all this noise, there was one policy area that was notably lacking in prominence – housing. While there were a few announcements made by each of the parties, construction certainly was not a major theme of this election.

Why this was the case is up for debate, but in some ways, it is irrelevant now. All eyes are now on what the new Government will do next, and they cannot turn a blind eye to the housing crisis. There is an opportunity for this Government to introduce new, bold and imaginative policies to ensure we are building the homes we urgently need. The FMB published a 'Programme for Government', on some of the ideas we think should be taken forward.

Here is snapshot of some of the ideas within the document:

### COMMIT TO BUILDING 1.5M NEW HOMES OVER THE NEXT FIVE YEARS

The new Government needs to commit to housebuilding as a national infrastructure priority. Last year saw 241,130 new homes in England, but this is still almost 60,000 short of the 300,000 target. We want to see a commitment from this Government to maintain this target for each of the years it is in power over the next Parliament, and therefore enable the building of 1.5 million homes of all tenures. This may seem ambitious, but it will only be by aiming high that we will come close to solving the housing crisis.

### ALLOCATE SMALL PLOTS OF PUBLIC LAND TO HELP SME HOUSEBUILDERS

Central to delivering these numbers of new

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homes will be reversing the decline in the small to medium-sized (SME) housebuilding sector. We can't rely on the major housebuilders to do this alone.

In the 1980s, small housebuilders brought forward four in 10 new homes, whereas today that figure stands at just over one in 10. The biggest barrier facing SME housebuilders is available and viable land. There has been progress in this area, with changes to small site allocation in the National Planning Policy Framework, and indeed we have seen this barrier fall slightly in our annual housebuilder's survey, but there is still much more than can be done.

Government can take a lead by releasing public land, broken up into small plots, for housebuilding. The Government should heed the warnings of the Public Accounts Committee, that it has "failed to use its position as a major land owner," and risks therefore failing to reach its target of selling enough land for 160,000 homes until after 2025. This is not good enough and should be looked at urgently by the new Government.

**HELP SECURE THE FUTURE SKILLS BASE**  
One of the uncertainties that the business community will look to the new

Government to resolve, is what the UK's future immigration system will look like. With one in 10 construction workers hailing from the EU, the industry must not face a 'cliff edge' when it comes to skilled labour if we are to deliver the new homes our country needs.

The UK needs a fair and balanced immigration system that responds to the needs of business as opposed to being based on arbitrary skill or salary thresholds. The industry also needs to reflect and consider how to encourage the next generation to choose a career in our sector over others. The FMB will continue to promote vocational education, and lobby for investment in Further Education colleges as part of this agenda.

I have been clear in my concerns about the UK Apprenticeship Levy since day one, and the policy in England needs greater reform. We must reverse the decline in apprenticeships in construction, planning and the built environment, or else it is hard to see how we are going to find enough people to build the homes we need.

**WORKING TOGETHER TO DELIVER A POSITIVE HOUSING LEGACY**  
This Government has an opportunity to leave a long-lasting legacy by helping to



solve the housing crisis. However, this will not happen without housing being a political priority, and the setting of ambitious targets and radical policy changes. SMEs have a major part in achieving this, and Government must work with our sector to find positive solutions to breaking down barriers, and increasing capacity.

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## NEW DEVELOPMENTS

# Council-owned homes to revitalise challenged Enfield areas

**T**wo adjacent Edmonton estates are set to be transformed, in plans recently agreed by Enfield Council.

As part of a multimillion pound regeneration scheme, both Joyce Avenue and Snells Park have been earmarked for redevelopment in the local area.

At Enfield Council's Cabinet meeting on Wednesday 6 November, politicians agreed to develop plans for the scheme based on the residents' vision. The next phase is to undertake a residents' ballot on the proposals and progress designs to a planning application.

The project aims to address concerns raised by residents about the poor quality housing on their estates. These issues reportedly included prostitution, crime levels, lack of community space, and a desire for significant investment to be made in the area.

If delivered, the scheme would transform the two estates and provide energy-efficient, high-quality new homes for existing residents. Plans will be developed to "design out crime" and create high quality public open spaces that are safe for children. The project is also intended to complement and support ongoing improvements to Angel Edmonton town centre.

The council plans to retain ownership of almost all of the homes in the scheme. The project will deliver new council homes alongside council-owned homes for rent, managed with long-term tenancies and a local lettings scheme. A proportion of homes will also be allocated to key workers – North Middlesex hospital has been in conversation with the council about housing nurses and doctors on the redeveloped estates.

Enfield council leader, Nesil Caliskan, commented: "Residents have told us that their experience of living on these estates is not positive and that they feel this area of Edmonton has been abandoned.

"Every regeneration scheme in this borough should benefit its residents first and foremost and this will be the case at Joyce and Snells with a project led and controlled by Enfield Council."

The redevelopment is subject to support from residents via a formal ballot on the proposals. It will be built on a phase by phase approach allowing the council the flexibility to react to market conditions or the changing requirements of residents. It is hoped this phase by phase approach will allow residents to move direct from their old home to their new home as it is completed. If approved, the scheme is expected to take 15 years from planning.

**THE PROJECT WILL DELIVER HUNDREDS OF NEW COUNCIL HOMES ALONGSIDE HUNDREDS OF COUNCIL OWNED HOMES FOR RENT, MANAGED WITH LONG-TERM TENANCIES AND A LOCAL LETTINGS SCHEME**

# Keepmoat pilot programme set to bring eco-homes to Manchester

A low-energy pilot programme intended to support Manchester City Council's 2038 zero carbon aspirations is being launched by Keepmoat Homes.

The housebuilder plans to release five new two and three bedroom homes at its Connel Gardens development in West Gorton which, as part of the pilot scheme, will each feature smart home technology designed to combine energy generation, storage and home automation in order to reduce the impact of rising energy costs on the resident.

The new homes will reportedly have the potential to reduce home energy consumption by 20 per cent and electricity by up to 90 per cent, deliver "outstanding" thermal performance, and utilise renewable and clean energy – including being able to generate income by selling surplus energy back to the Grid.

Keepmoat has worked with smart home specialist Wondrwall to find solutions to achieve this in an affordable, scalable and deliverable manner. Such solutions will include dual aspect photovoltaic solar panels to generate as much electricity in a year as the homes consume, it is hoped. In addition, there will be battery storage to maximise the use of free renewable and low cost off-peak electricity, enhanced building fabric improvements, car charging points, and smart home automation to control and reduce energy usage automatically.

Craig Murphy, regional managing director at Keepmoat homes, commented: "Climate change is a key challenge facing everyone and that's why we're not only proud to support Manchester City Council's ambition to be a zero carbon city, but are also looking at ways we can support this on our developments."

"We felt the final phase of our Connell Gardens scheme provided the perfect opportunity to run a pilot project alongside the council, Wondrwall and heylo to see how we could not only support local government aspirations but also help find practical solutions that tackle not just climate change but the rising energy costs of our customers."



## 6 new communities delivered in North Lanarkshire

Work has completed on 139 affordable homes across North Lanarkshire.

Robertson Partnership Homes, the affordable homes division of Robertson, built the units across six sites procured via Major Works Scotland, in a project spanning over two and a half years.

The six sites redeveloped former brownfield land, aiming to take into consideration the surrounding environment and to help develop the local area and economy.

The homes themselves have been "built for the future," said the developer, with features including energy efficient materials to help minimise running costs for tenants, accessibility for tenants with different mobility requirements, and Secured by Design layout accreditations.

Convener of Communities and Housing, Councillor Heather Brannan-McVey, commented on the project's place in the wider picture: "Providing new, affordable homes is a priority for North Lanarkshire Council, and we're undertaking a hugely ambitious new house building programme to deliver 5,000 homes by 2035."

"All of our new homes are built to the highest standard and designed for the future, with energy efficient measures and specification that means homes are more accessible to adapt to tenants' mobility needs. It's always pleasing to officially open these new sites and speak to tenants living in their homes. The standard of build is very high, as are the tenant satisfaction

levels for our new homes."

The sites completed by Robertson Partnership Homes include: Blair Road, Coatbridge; School Street, Coatbridge; Brown Road, Cumbernauld; Cairnhill Road, Airdrie; Clydesdale Street, New Stevenston and Draffen Street (Calder Court), Motherwell.







## CASE STUDY

# Led by the landscape

Over 100 new apartments are in the works in the Surrey town of Oxted, offering countryside living within commuting distance of the capital. Alison Dowsett, managing director of St William Homes, explains how the team utilised a design concept that was “led by the landscape.” Jack Wooler reports.

A total of 111 one, two and three bedroom apartments and penthouses are in the works in the foothills of the North Downs.

Based in the leafy town of Oxted, Surrey, the project offers private landscaped communal gardens and countryside surroundings within easy reach of the capital. Project leaders St William have used this nature-filled location to inform its design, reflecting the company’s ‘nature first’ ideals.

The homes placed within this landscape are spread across three new buildings, accessed from a private road, which have revitalised a brownfield site into a desirable new location.

### THE JV

In 2014, developer Berkeley Group and National Grid – one of the largest private owners of urban brownfield sites in the UK – formed a partnership to “expedite the delivery of homes in attractive town centre locations.”

Named St William Homes, the JV aims to “optimise the understanding of the complex nature of available land,” while

promoting “values and principles of successful placemaking.”

Alison Dowsett, managing director of St William Homes, explained further: “Together, we are unlocking previously inaccessible, redundant and complex brownfield gasworks sites.

“Our development proposals consistently focus on delivering visually appealing, landscape-led schemes that regenerate brownfield sites in urban areas, reenergising them for the benefit of the wider community, while providing a host of new homes in prime locations.”

It was through this partnership, and its passion for regeneration and nature, that the new project was formed – named Courtyard Gardens.

Working very closely with St William, planning architect Michael Taylor was appointed to create the masterplan for the project, which formed the basis of the project as it stands today.

After considering “many iterations of the design,” the current scheme of 111 apartments was agreed, displaying traditional facing brick facades alongside reconstituted stonework porticos and detailing – the building will also boast “entrance pillars, sliding sash windows and ornate ironwork across the scheme,” Alison added.

## REVITALISATION

The scheme gained planning approval in July 2018, and demolition of a 30 metre high gasholder where the homes now reside commenced on 2 January 2019.

One of several gasholder sites that St William has obtained planning permission to develop on, Courtyard Gardens’ location in the centre of Oxted heavily influenced the design process.

Described by Alison as a “quintessentially English town, full of character and charm,” Oxted’s residents were reportedly very welcoming of the project – not just because of the demolition of the disused gasholders, but also because the redevelopment is set to generate £1.53m in Community Infrastructure Levy contributions, and an estimated £600k in New Homes Bonuses.

When she first arrived on the site, one of the early draws was its “unique” place between the nearby Oxted Railway Station and Station Road East, “making it well suited logistically for residential homes – especially as it will reduce the need for development on the green belt in the area.”

Unlike its attractive location however, the brownfield site offered many challenges to the JV – the main one being the 100 metre long site’s level difference of 13 metres from north to south.

Allison explained further: “The steep

nature of the site was an exciting challenge during the design phase, as we worked to ensure easily accessible entry to all three buildings and to the communal gardens for all residences at the scheme.”

## GATED COMMUNITY

When approaching the new project, residents and visitors will pass access-controlled entrance gates, set behind the main high street. Residents will each be provided with entry fobs to allow them secure access here, as well as into each of the buildings.

The project’s varied 111 homes are spread across the three, five-storey apartment blocks. All of the buildings are centred around the titular courtyard garden – which cleverly masks the heavily sloping nature of the site, creating engaging routes around it.

Each of these blocks has been constructed using facing bricks, with PVCu double glazed windows and external doors. The facades have reconstituted stone band courses at various locations and matching copings, with door and window heads all featuring brick arches. Entrances to two of the buildings will include reconstructed stone porticos, and the buildings’ three cantilevered balconies feature traditional ironwork balustrading.

Mixed evenly among these blocks, all of the apartments types offer a balcony or terrace, providing views of either the courtyard or the North Downs. The penthouses in particular do well here – being located on the fifth floor of each building; Alison said they will boast “stunning views across the surrounding countryside.”

As well as the “social and sustainable” communal gardens that Alison said will provide “colour all year round,” the residents will benefit from gated parking, and a private, secure entrance and lobby in all three of the buildings.

## INSIDE

Heading inside the homes – which can be done with dedicated lift access – the apartments have all been designed and finished to the same high standards as the exterior.

Throughout the communal entrances, hallways and staircases, for example, these spaces have all been “beautifully designed and finished with meticulous attention to detail.”

An example from the kitchens is the soft-close cabinetry on show – which is available to residents in a choice of four colour palettes – combined with integrated appliances to enable what the developers have described as “relaxed, modern living and entertaining.”



**THE BROWNFIELD SITE OFFERED MANY CHALLENGES TO THE JV – THE MAIN ONE BEING THE 100 METRE LONG SITE’S LEVEL DIFFERENCE OF 13 METRES FROM NORTH TO SOUTH**





Storage is again a prominent feature in the bedrooms, with built-in wardrobes complementing the material and colour palettes, as well as in the bathrooms, which offer space-saving storage.

#### ECOLOGY

Exploring the development's ecological credentials, Alison explained that the partnership "aims to make all its developments as sustainable and environmentally friendly as possible."

The JV intends to put "as much care and planning" into the external areas as it does to the design and quality of its buildings and interiors, with the hopes that the new project will impress potential residents with social and sustainable gardens.

To action this at Courtyard Gardens, an environmental study was carried out on the site prior to the planning approval. During this process, baggers were identified as using the site for foraging purposes: "As part of the ecological mitigation measures, we have maintained access to the site for the nearby badgers, and aim to plant fruit trees in the lower garden area to the south of the scheme – this will not only help to increase local biodiversity and contribute to the local flora and fauna but will also provide a food source for the badgers."

In terms of energy use, the project has reportedly been designed to use as little energy as necessary. "To support this,"

explains Alison, "we have built in a photo-voltaic array on each roof to power communal area lighting and sockets, to further reduce the importation of electricity from the grid."

Additionally, the development's potable water is housed in one large tank, allowing the water to be fed around the buildings via hidden water mains, with each apartment containing its own water meter to allow residents to check their water usage.

#### A STRONG RECEPTION

According to Alison, Courtyard Gardens has already been "particularly well-received" by prospective buyers.

She commented: "Purchasers have been drawn to the prime location – just off the high street and less than five minute's walk to the station with quick and direction stations into London (London Bridge being 33 minutes by train.)"

"The high street itself has also been a reason buyers are attracted to the scheme. The development's location benefits from access to a wide array of shops and amenities right outside the front entrance."

Whatever draws buyers in – whether the proximity to the town centre, the capital, or simply its nature focussed design – St Williams will have succeeded in transforming an old industrial site into a place to call home. ■

# Removing the barriers to progress

Richard Harral of the Chartered Association of Building Engineers (CABE) discusses how the ongoing Part L consultation is the clear way forward to genuine carbon reductions, including closing the performance gap.

For all those of us who believe that we are indeed in an emerging climate crisis (and the evidence is compelling to say the least), news that Government has published proposals to improve the energy efficiency of new housing will be most welcome, if long overdue. Improving Energy efficiency for new homes is critical and the new consultation makes it clear that this is still priority number one.

The consultation sets out two key options for introduction in 2020 as a stepping stone to achieving the 'Future Homes Standard' by 2025, which will deliver a 75-80 per cent reduction in carbon emissions compared to a Part L 2013-compliant home.

The first option involves a 21 per cent

improvement focusing on fabric improvement, and the second a 31 per cent improvement including fabric improvement, PV panels and a switch to low temperature heat (typically heat pumps), with Government setting a clear preference for the latter option. Both are intended to futureproof new homes so that they are capable of easily meeting the full future standard without the need for significant upgrades.

For some this won't be enough – the debate about the true meaning of zero carbon will no doubt continue (net zero carbon or full zero carbon and whether to include embodied energy expended in construction and across the lifecycle), and the fact that the interim step and the Future Homes Standard both fall short of meeting a full zero carbon metric will be a disappointment.

But these are still significant improvements – the Government's preferred option from 2020 of a 31 per cent improvement on Part L 2013 (equivalent to around a 40 per cent improvement on Part L 2010) takes all new homes further in energy performance terms than the previous Zero Carbon Standard agreed by the 2010-15 coalition Government (which in broad terms would have seen a 25 per cent improvement on Part L 2013). The Future Homes Standard would then deliver a final step in performance in 2025.

Critically though, restarting the journey to zero carbon needs to be placed in the context of hard-learned lessons from previous pushes on sustainability and take into account the implications of a significant acceleration in renewable generative capac-

ity that is rapidly decarbonising the grid.

We must not forget just how difficult the industry as a whole found the practical journey to achieving genuine Code Level 3 and 4 performance. The Zero Carbon Hub, amongst others, undertook extensive evaluation of the gap between design and actual performance and there is compelling evidence that the shortfall could be much greater than the theoretical benefits delivered by pushing efficiency much harder.

In other words, focusing on industry's ability to deliver performance is at least as important as setting higher standards. To do so, the consultation suggests more wide-ranging and important changes than on energy efficiency alone.

One of the main, but often overlooked reasons for such poor performance was that the industry wasn't just attempting to build new homes to a higher standard, but was in real terms trying to meet six or seven different standards on different sites at the same time. The same sub-contractors would jump from a Part L 2006 site to a Code 6 site, from a Code 3 site to Part L 2010 site, to Part L 2013 and then back to a Code 4 site. In London and elsewhere, further additional uplifts above the applicable Part L standard could be applied through planning policies.

Pushing for higher standards was important and well intentioned, and arguably justified in the absence of central Government pulling out the stops to do more on climate change. But we must learn from the negative impact of the previous fragmented application of standards if we are to achieve the right outcomes in the shortest possible period of time.

**IN COMBINATION, THESE MEASURES HAVE THE POTENTIAL TO SUPPORT INDUSTRY IN MAKING MUCH BIGGER STRIDES IN DELIVERING GENUINE AS-BUILT PERFORMANCE**







## TWO RADICAL PROPOSALS

The consultation makes two very big and very radical proposals in this respect.

Firstly, the long-standing transitional provision within the Building Regulations will become a thing of the past. Historically, once one dwelling was commenced on a building site, all other homes within that development (where subject to the same building control application) needed only to meet the standards applicable on that first day. Given that many housing schemes went on hold in 2008 and didn't emerge back into viability until 2014/15 it was not uncommon to find new homes on the market in 2017 built to 2006 standards.

That Government has finally decided that the time is right to act on such a long standing and divisive issue is a clear indicator of the shift in public expectations of action on climate change. The proposals are that from 2020, any new home should meet the relevant regulatory standards which apply on the day that construction starts. This means that new regulations will come into force very quickly – typically within six or twelve months of publication.

A not so welcome proposal for some will be to remove powers in the Planning and Energy Act 2008 that give local authorities the ability to require higher standards than Part L for sustainability. While many will say that removing these powers is a backward step, it is equally valid to argue that consolidating standards through the Building Regulations, where the performance requirement is so similar (31 per cent compared to 35 per cent) will do far more to reduce carbon emissions by enabling consistent improvements in design, build quality and installation practice.

In addition to both of the above,

Government is proposing to phase out the use of fuel factors. On the one hand this takes into account the rapid decarbonisation of the grid, which means that electricity no longer requires compensatory measures to be viable.

Critically however, this also reflects a desire to end the historical relief provided by fuel factors for carbon intensive fuels (LPG, Gas and oil in particular), which Government wants to see phased out of use. Removing fuel factors also removes a constantly moving (and arguably somewhat arbitrary) variable from within the energy efficiency calculation methodologies, as well as helping to make primary energy metrics a more useful indicator of efficiency.

In combination, these three measures – (removing lengthy transitional periods, consolidating performance standards around the Building Regulations, and removing fuel factors) – have the potential to support industry in making much bigger and quicker strides in delivering genuine as built performance. Given the size of the performance gap in previous periods where energy efficiency standards have been ramped up, this has the potential to be a much bigger gain than any marginal sacrifices that need to be made along the way.

Changes to Part F (ventilation) are worthy of separate consideration, but across the piece these Part L proposals represent not just a big step forward, but a mature appreciation of necessary lessons learned, and a clear way forward with respect to some of the more subtle but fundamental barriers to delivering genuine carbon reductions.

Richard Harral is technical director at CABE

**GIVEN THAT MANY HOUSING SCHEMES WERE PUT ON HOLD IN 2008 AND DIDN'T EMERGE BACK INTO VIABILITY UNTIL 2014/15, IT WAS NOT UNCOMMON TO FIND NEW HOMES ON THE MARKET IN 2017 BUILT TO 2006 STANDARDS**



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# THE ALUMINIUM RENAISSANCE

Steve Bromberg of Express Bi-Folding Doors looks at why he believes that more housebuilders than ever are ditching PVCu in favour of aluminium

**W**hen it comes to the design of a residential or commercial property, the finer details can make all the difference.

While windows are of course an integral component to any property, the aesthetic can often be as important as the functionality. Compromise in these areas is now a thing of the past for the modern, discerning consumer looking for their comfort and design needs to be equally met – and it's all thanks to the rise and resurgence of aluminium windows.

The 1980s was the decade of leg warmers, A Flock of Seagulls and – of

huge impact to the UK housing market – PVCu windows. As the vinyl craze swept through British homes, both wooden windows and the rarer aluminium options fell to the wayside, with the latter gaining a negative reputation throughout the decade for a perceived lack of functional quality. Aluminium windows tended not to be thermally broken, meaning they were full of cold spots and would condensate badly. However, since the turn of the millennium the thermal insulation of aluminium windows has improved dramatically, and so too has their popularity.

With the technology having now been mastered by aluminium window manufacturers, thermally broken aluminium is regarded as the most suitable material to produce products such as bi-folding and sliding windows and doors, which require expansive design features and intricate components. Alongside the all-important environmental benefits, aluminium is essentially maintenance free, meaning that keeping the bottom tracks clear is the only maintenance needed on these modern folding and sliding door systems.

The advances in thermal break technology ensure that products now surpass all current and future building regulations. Unlike materials such as timber and PVCu, aluminium does not breathe, nor expand or contract. Due to its strength, commercial buildings typically have aluminium products installed, because they will stand the test of time, and this thinking is being transferred to domestic properties.

The quality of the technology and mechanics of aluminium systems, coupled with the demand for a modern aesthetic which has become synonymous with the slick and sleek design, has led to the resurgence of aluminium windows in the UK market.

While PVCu windows are becoming less







and less popular, largely due to the outdated styles of previous decades and timber windows often resulting in consumers having to cough up more cash than they wish to spend, aluminium windows have become the happy medium.

The slender frames available with aluminium windows allow homeowners to

replicate the fashionable Crittall-style steel windows but with the thermal insulation of aluminium. Also, due to consumer demand, a lot of companies now offer aluminium windows, meaning prices have come down considerably, making them an increasingly popular choice for housebuilders and developers alike.

As well as the initial cost saving, aluminium products also require far less upkeep than their alternatives by comparison, so consumers can be safe in the knowledge that they are making a sensible investment.

Additionally, the strength of aluminium technology ensures that all systems operate effortlessly, as well as guaranteeing years of reliability and security. Despite its strength, aluminium is very light, which means windows are slimmer due to less frame and more glass. The strength of the profile lends itself to bigger opening sashes, allowing designs to be more bespoke in their nature than wood and plastic.

Aluminium surfaces are also available in hundreds of colours, all of which are commercially powder coated onto the profile. With guarantees available for up to 25 years, not only do they offer greater peace of mind and choice, they make it easier to brighten up a home.

Stylish, reliable, and offering the best value for money, it's easy to see why more and more people are turning to aluminium when choosing the best windows for them and their property.

Steve Bromberg is managing director at Express Bi-Folding Doors

## Optima Windows used in retirement housing



**Profile 22** Optima windows were specified in the development of 26 one and two bedroom apartments in a retirement development in Upper Norwood, London. The window specification required a U value of 1.4 w/m<sup>2</sup>k on all windows and Secured by Design accreditation on ground floor and easily accessible first

floor windows. Acoustic glazing was also required because Lewis House is situated on a busy road so traffic noise needed to be minimised. Visually, the local authority had requested a grey exterior to give a modern appearance and provide a close match to aluminium.

01952 290910 [www.profile22.co.uk](http://www.profile22.co.uk)

## Spectus delivers for new retirement village



Over 300 **Spectus Elite 70 System** windows were used in the construction of a new build retirement village in Chorley town centre. The 65 apartments had over 300 windows in total. Thermal efficiency was a particular focus to keep running costs on the apartments to a minimum.

The Elite 70 System from Spectus was able to meet this requirement and within the budget. It is a five-chamber system, which increases thermal performance, meaning it is capable of achieving a Window Energy Rating of A+ and U-Values to 0.8W/m<sup>2</sup>K. The system is Secured by Design accredited where a high level of security is a requirement.

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## Cromar acquires Acrypol

**C**romar Building Products Ltd are pleased to announce their acquisition of Acrypol Products Ltd.

This is the first acquisition for the East Yorkshire Company that turns over £27 million, and by acquiring the 'original' waterproofing repair brand this is going to mean a big boost for Cromar.

Acrypol was founded in 1986 with a mission to provide quality roof repair and waterproofing products for the trade, beginning with just the one product Acrypol+. As its flagship product it is not only recognised as the quality benchmark, it is sold into more than 2,000 stockists throughout the UK. The portfolio of products was expanded over the years to include complimentary products such as Tech Seal and Metal-Kote in order to fulfil the growing customers' demands.

Mike Marshall, Managing Director of Cromar commented, "Acrypol is such a renowned name within our industry, it will make an excellent addition to the existing Cromar family of products. We are really looking forward to developing the Acrypol brand name further and consulting with the Acrypol specialists to develop even more great roofing products for the trade."



Wayne Morgan, Sales Director of Acrypol said "Acrypol has over 30 years of recognised excellence and we cannot think of a better company to take this brand onto the next level. With the combined knowledge and customer base of the two businesses the future is definitely looking bright."

All orders will continue to go through the Acrypol office in Warrington, and for more information on Acrypol contact Acrypol or your usual Cromar sales representative.

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## Deceuninck's Heritage collection is a hit with Dekko's customers

Sales of Deceuninck's iconic Heritage Collection are flying at Dekko Window Systems. The national trade fabricator says Deceuninck's Heritage Flush Window and new Heritage Flush Door combine beautiful style with performance. Kurt Greatrex, Dekko sales director said, "Sales of Deceuninck's Heritage Flush Window are going up and up, and the new Heritage Flush Door is a fantastic addition. The door looks great and there are some superb design features like the double gasket mullion which gives outstanding weather performance. Probably the best you can get on a flush door." Deceuninck's wide colour range is another benefit for Dekko. Kurt explains, "The Flush Window and Flush Door come in 30 colourways from stock, which is a great differentiator for Dekko. Colour has exploded with people moving away from shiny white windows and going for something different. We sell over 55 per cent colour and rising – Agate Grey, Ultra Matt Grey and Cedar Grey are all very popular. We use a Graf welder for the Heritage Flush Window and Door and the finished product looks fantastic. Take a Deceuninck window in a beautiful foil made with the Graf welder, and it's a real show-stopper! Dekko is #TheHomeOfFlush and Deceuninck's products give us a clear sales advantage. We've been with Deceuninck for 11 years and their products, support and service are invaluable."

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# STRATEGIC GLAZING SPECIFICATION

Kevin Bonnar of Velfac explains how to get to market faster and improve return on investment with strategic glazing specification.

**G**lazing is one of the most important building products in any low rise or 'plot by plot' housebuilding project. High quality, stylish windows and doors ensure efficient thermal and acoustic performance while adding value and differentiating a project from its competitors.

A strategic approach to glazing specification is therefore crucial to success, to meet cost and performance targets, fully realise the benefits offered by bespoke solutions, and ensure swift, first time compliance so that properties get to market as quickly as possible.

## PART Q COMPLIANT PRODUCTS

The key glazing criteria for any housing development is compliance with Building Regulation Part Q, which demands enhanced security features on easily accessible doors and windows. This applies not just to ground floor installations, but also to any units installed two metres above a flat or sloping surface such as a balcony, garage or porch. This could mean that every unit in an entire housing project, especially those featuring communal balconies or walkways, has to be Part Q compliant, and with test evidence to prove it.

Part Q is also an essential component of Secured by Design – an initiative prospective buyers may know more about than Part Q, and which can provide important market advantage, instilling greater confidence in your development and underlining the quality of your construction and your values as a housebuilder.

**BY SPECIFYING PART Q COMPLIANT PRODUCTS RIGHT FROM THE START, SECURITY BECOMES AN ESSENTIAL PART OF THE BUILD, NOT JUST AN AFTERTHOUGHT**

By specifying Part Q compliant products right from the start, security becomes an essential part of the build, not just an afterthought, and your development will pass its Part Q inspection first time. If any units specified fail a Part Q inspection then this can be very costly – every non-compliant window or door will have to be replaced, adding to costs and putting a brake on final delivery.

## CWCT STANDARDS

Many housing developments now feature

large glazed areas to create the elusive 'wow' factor that can boost sales. If you are planning to install glazed screens that cross a floor slab (rising above a front door, for example, or around a stair well), then plan ahead to meet CWCT (Centre for Window and Cladding Technology) standards.

Consult with your window supplier at the design stage to make sure any planned screens meet the standards required – this consultancy process can also provide a valuable 'reality







check' on designs which may in practice prove too expensive or impractical to execute.

#### **SPECIFY BESPOKE WINDOWS & DOORS**

High quality windows should be bespoke to a project, so contact potential suppliers as early as possible during the planning stage to fully exploit the features and benefits that bespoke manufacture can deliver.

For example, extra-large windows are becoming increasingly popular among today's home buyers, and also deliver a host of performance and cost advantages. Larger glass areas reduce relative cost per square metre rates (because the frame is the most expensive part of any window), lower U-values (as glass is a better insulator than the frame), and increase natural light levels in the home.

However, often these extra-large windows (especially if they are opening units) can only be supplied bespoke – so rather than realise later on in a project that your range of options is limited, talk to a bespoke glazing manufacturer from the earliest planning stage and specify better quality, more cost-effective windows, tailored specifically to your development and with the potential to add greater value to your project.

#### **THE KEY TO SUCCESSFUL SPECIFICATION**

It is far more cost effective to choose a supplier which offers technical and design support, performance consultancy and testing, and test evidence as part of the glazing package.

Suppliers which deliver only product may be reducing supply costs by cutting corners rather than considering best value for the project, such as providing test data only when demanded by building inspectors, rather than before.

Suppliers investing in technical support and testing programmes can already supply data on Part Q compliance, and on performance criteria such as air tightness, wind and water resistance, acoustic control and U-values. This can help achieve a speedy sign off from Building Control and from insurance providers such as NHBC, LABC or Premier Guarantee, allowing properties to get to market as soon as they are completed.

By choosing a supplier willing to invest up front in crucial support services, you can save significant time and money during the specification and building phases, and increase profit margins when developments go on sale.

Kevin Bonnar is housebuilding sales manager at Velfac



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**W**ood burning stoves offer a low carbon, renewable and sustainable way to heat a property, and come with a host of wellbeing benefits for the homeowner and their family. However, recent changes in legislation, coupled with the introduction of the Government's Clean Air Strategy in early 2019, have led to some confusion as to what the options are when it comes to choosing and installing a wood burning stove.

#### INDUSTRY CHANGES

Ecodesign legislation affecting the wood burning stove industry comes into force on 1 January 2022, and from that date only appliances that comply with Ecodesign standards can be sold.

The good news is that stove manufacturers are ahead of the curve, and there is already a comprehensive range of appliances on the market that meet, and in many cases exceed, the requirements of Ecodesign.

Ecodesign ready stoves feature the very latest fireboxes that have been specifically designed for more complete combustion, and which employ secondary and tertiary air systems to burn off excess hydrocarbons. These Ecodesign-ready appliances are more efficient by virtue of their design, but more importantly, they are significantly less polluting.

A modern Ecodesign ready wood burning stove will produce up to 90 per cent less emissions than an open fire, and up to 80 per cent less than a stove manufactured over 10 years ago.

This puts housebuilders and specifiers in the unique position of being able to both future proof their projects and play their part in improving air quality, by choosing an Ecodesign-ready stove.

#### SMOKE CONTROL

Those overseeing build projects within a Smoke Control Area should also ensure their specified appliance is Defra exempt. Many parts of the UK fall within these smoke-controlled areas, and the recently published Environment Bill, while not yet law, if approved after the general election will give even greater powers of enforcement to local authorities to manage air quality through the use of fines in these areas.

A Defra exempt appliance might not be Ecodesign compliant, and conversely, while in most cases it will be, an Ecodesign compliant wood burning stove is not necessarily Defra exempt. The test methodology for the two standards is very different, and specifiers should look for evidence that the appliance complies with each standard when managing a project within a Smoke Control Area.

# GETTING BUYERS FIRED UP

Erica Malkin of The Stove Industry Alliance (SIA) looks at the key considerations for housebuilders, developers and specifiers when it comes to incorporating a wood burning stove into their project, with the aim of 'separating fact from fiction.'



#### HEATING SYSTEMS

Wood burning stoves are increasingly being specified as an integral part of a low carbon heating system. When combined with a heat pump for example, a wood stove can offer welcome and speedy top-up heating for key living spaces on colder days, or in milder months when full-house heating is not required.

#### AESTHETICS, BUILD QUALITY & OUTPUT

There is a huge choice of Ecodesign compliant wood burners available on the market today from numerous manufacturers. Virtually every interior

style can be catered for, and appliance aesthetics is very much a discussion that should happen between developers and their clients early on in a project.

There has been much debate in the past on the merits of different stove body materials. Commonly a choice between cast iron or steel, there used to be a belief that cast iron is superior in terms of being harder wearing and offering longer heat retention. However, a steel stove will have different advantages, such as heating up more quickly, lower cost, and offering different design possibilities.

Bear in mind features such as material thickness, engineering design and

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advantage of their installation capabilities. A professional retailer will be able to offer full installation via an appropriately accredited installer, as well as guidance on chimney construction and liner installation, so getting in touch with them early in a project pays dividends.

Ensuring clients are aware of the importance of maintenance and choosing the right fuel once building work is complete and the property is occupied is vital. Having the chimney swept at least once a year, and a programme of regular maintenance to the stove consumables such as sealant rope, is imperative to trouble-free operation.

But fundamental to stove performance is fuel. Wood fuel should have a moisture content of less than 20 per cent to ensure maximum efficiency and minimum emissions. The Woodsure Ready to Burn scheme certifies wood fuel to be below 20 per cent moisture content, and it is sensible to advise clients to look for this certification when buying wood fuel. Finally, don't forget to consider fuel storage within plans for a development by specifying a dry and well-ventilated space for log storage.

Erica Malkin is secretary general of The Stove Industry Alliance (SIA)

operation characteristics during specification, alongside the client wish-list, as these are the best guide as to what is a well-made appliance.

While perhaps the least exciting of the specification considerations, appliance output is crucial. Getting it right will ensure warmth, comfort and ambience. Getting it wrong can lead to overheating or cold spots. Local independent stove and fireplace retailers are ideally placed to offer advice and guidance on stove output. Many housebuilders will undoubtedly be

in touch with their local retailer and installer from previous projects, but if not, it's well worth getting to know them.

As well as the specification and installation knowledge they can offer, a well-stocked independent showroom gives clients the opportunity to see their chosen design up close and, very often, in operation.

#### INSTALLATION, MAINTENANCE & FUEL

Another benefit of close ties with an independent retailer is the ability to take

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Launch of new electric heating brochure



The latest Heat brochure includes a host of new heating controls and heaters including motion-activated and waterproof run-back time controllers, new heater models in the electronic seven-day timer range and advanced wireless controllers which are now compatible with Consort's RX and SL heaters.

These are detailed in the brochure along with the established panel and fan heaters, convectors, LST heaters, air curtains, downflows and towel rails.

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## Stelrad extends radiator ranges



Recent developments in the radiator marketplace have seen demand for specific radiator designs and sizes. **Stelrad** has responded almost instantly to customer demand by extending a number of its popular ranges and adding new sizes and types to meet the requirements. From 1<sup>st</sup> July, Stelrad has extended the Vita Compact range

further and introduced the Vita and Softline Concord ranges as well as supplying the very popular Concord Vertical in a K2 version, to add to the traditionally available K1 version of this stunning radiator.

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

## Housebuilder chooses NIBE heat pumps



Chipping Homes has specified air source heat pumps from **NIBE** for its attractive Fellside development in Chipping, which comprises 39 family homes. Homebuyers at the development, can be reassured that they are doing their bit for the environment by heating their homes with high efficiency,

eco-friendly air source heat pumps. The NIBE heat pumps will provide heating and hot water to the property. The systems are also being supplied with NIBE Uplink to create a Smart Home system. This means they can control their heating system remotely via an app on their smart phones or tablet and monitor its performance.

[www.nibe.eu](http://www.nibe.eu)



## New over-floor heating, quick to install with rapid response

With the UK starting on the road to zero carbon emissions, between now and 2050, 20,000 homes a year must meet new standards. This task is set to provide work for thousands of tradesmen for the foreseeable future. One of the key solutions to these goals will be underfloor heating, as it's the only system that efficiently runs with new low energy heat sources. It's already the first choice for many other countries, and has been shown to be 25 per cent more efficient than radiators and costs 60 per cent less to run than electric underfloor heating. Underfloor heating experts **Wunda Group** have created Wundatherm, a rapid response over-floor system 16mm or 20mm thick that can be laid without the need to dig up floors and is suitable for both retrofit and new build homes. Wundatherm consists of pre-formed aluminium coated boards that deliver rapid response heating and are bonded instantly to the floor with spray adhesive. Once in place, high output 16mm floor heating pipe is laid into the pre-formed grooves in the boards, looping around to a heating manifold, with up to 150 sq. metres taking two people just two days to install. Once the boards and pipes are down, any choice of floor covering can be laid straight away, from carpet and vinyl to wood, laminate, ceramic or stone tiles.

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## Kingspan introduces QuadCore Roofboard



Kingspan Insulation is raising roof performance to new heights with Kingspan QuadCore 426 Roofboard, an innovative flat roof insulation board delivering excellent thermal and fire performance, enhanced environmental credentials, and backed by an extended warranty.

Kingspan QuadCore 426 is the first insulation board to feature Kingspan's advanced Quadcore technology. The high-performance, fibre-free, rigid neo-thermoset insulant delivers a thermal conductivity of 0.021 W/mK. This can allow roof U-values to be met with slim, light constructions.

01544 387 384 [www.kingspaninsulation.co.uk/SpeedMatters](http://www.kingspaninsulation.co.uk/SpeedMatters)

## Marmox Thermoblocks specified for hotel



A former hotel in the Polwarth area of Scotland's capital is the subject of a complex conversion and reconfiguration project, where Marmox Thermoblocks have been specified by the project consultants to address the critical floor/wall junction within the new extensions being

constructed. At the base of the new perimeter walls, the block-layers have used a total of 117 of the 140mm wide Thermoblock units each one 600mm long and 65mm high. The site agent, Daren Colvin, confirmed: "We are using Thermoblocks in new external walls inner leaves at the ground floor slab level and also at parapet level. The blocks provide us with a simple effective means of forming thermal breaks."

01634 835290 [www.marmox.co.uk](http://www.marmox.co.uk)



## Make your home winter proof with Electrorad electric radiators.

When the clocks go back and the heating goes on, some rooms in the house are forgotten about until the warmer weather returns. Well that doesn't need to be the case if you just add an electric radiator! Adding heat to rooms such as conservatories gives you the ability to create an area in the house for entertainment or relaxation over the colder months and even the cooler days during spring and summer. And you'll have no worries about placing additional pipework or wondering whether your boiler will be able to cope with the extra radiators, as electric radiators will simply connect via a standard 13 amp plug or spur! **Electrorad** provide electric radiators and panel heaters that are affordable, modern and that convert all of the electrical energy they use straight into heat, making them 100 per cent energy efficient. Couple that with their precise in-built thermostats and you only get the heat you need as and when you need it! The DigiLine range for example, available at Electrorad, come in a range of shapes, sizes and styles; including low-level and compact models that take up minimal wall and floor space, perfect for conservatories! Electrorad has a wide range of cost effective electric radiators and panel heaters to suit all budgets and styles, all conforming to the Eco Design Lot 20 standards.

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## Ahead of the curve – introducing the DS660



AQATA are delighted to introduce the DS660, this new curved shower screen has been created following the success of the original boutique curved quintet shower screen the DS506. The new DS660 in 1200mm x 900mm allows for a more spacious showering experience and is suitable for use in a wetroom or with a 550 radius size quadrant shower tray.

The appeal of the curve remains; this new design has hinged panel attached to the curved glass screen, creating a more expansive area whilst keeping the showering space secluded from the rest of the bathroom.

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## The new generation shower-toilet



Introducing the new generation shower-toilet; designed exclusively for **Duravit** by Philippe Starck, the SensoWash® Starck f Plus and SensoWash® Starck f Lite can be operated via a remote control or a free app. The technology is now housed within the ceramic body creating a stylish

minimalist product. Comfort is guaranteed thanks to technical finishing touches, such as the motion sensor for automatic cover opening, plus the wide range of setting options for seat heating, the shower flow and the controllable hot air dryer. The SensoWash® app also enables individual, personal configuration of the shower-toilet.

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## Eco-engineered underlay



**Designer Contracts** has launched a brand new, sustainable underlay made from recycled plastic bottles. An eco-friendly alternative to PU foam, felt and rubber underlay, SpringBond is manufactured in the UK and made from 85 per cent recycled fibres. Designer Contracts worked closely with the manufacturers to exclusively develop the underlay product for the new build market. It is

available in 7 mm and 9 mm thicknesses and is fully recyclable at the end of its life. Said Designer Contracts md, Peter Kelsey: "We are excited by this brand-new product, which demonstrates our passion and commitment to the environment."

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01480 498 053 [www.kaldewei.co.uk](http://www.kaldewei.co.uk)



## Retire with Style

The ground floor of the Elizabeth Place Retirement Village has been cleverly divided using a Stylefold 120 manual folding partitioning wall, allowing staff to quickly adapt the space to create a wellness area and dining facility, or a large function room as required. An integral pass door allows quick and easy access between the divided rooms. Partitioning experts **Style** recommended a top hung folding wall as it is easy to manoeuvre and also delivers an impressive 41 dB Rw acoustic integrity, ensuring excellent privacy between divided areas. A smart grey laminate finish complements the contemporary interior design of this new-build development, making the moveable wall a stylish addition to the building as well as delivering adaptable space to cater for a wide variety of occasions. Style is the exclusive UK partner to Dorma Hüppe, Skyfold and SWG and has won ten FIS Gold Contractor's Awards, reflecting their high level of commitment to craftsmanship in the finishes and interiors sector.

[www.style-partitions.co.uk](http://www.style-partitions.co.uk)

## Dursilite: The impressive coatings range from Mapei

It's out with the old and in with the new... Mapei's Dursilite coatings range offers a fresh array of paint colours, ideal for all types of new build and improvement projects. The water-based paint is suitable for use on different types of internal surfaces as well as partially covered external surfaces protected against direct sunlight and rain. Dursilite creates an attractive finish with a smooth, velvety, matt surface.

With its special formulation, Dursilite is particularly suitable for painting all types of cementitious, lime and gypsum substrates which require an excellent permeability to water vapour, and a high degree of long lasting protection.

Dursilite, supplied in 5kg and 20kg plastic drums, can be applied with a brush, roller or by spray on a dry coat of Malech primer or Dursilite Base Coat primer. Typical application comprises of at least two coats, with a recoat time at around six to 12 hours in accordance with the humidity and temperature of the environment, and in any case, when the previous coat is completely dry. With excellent coverage, it also has a high whiteness level for internal walls, and is the ideal solution for repainting.

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# THE FUTURE OF BEAM AND BLOCK

Ashley Perkins of Milbank Concrete Products explains why housebuilders should be choosing a thermally insulated flooring solution over traditional methods of ground floor construction.

**H**ousebuilders should think about the advantages of incorporating insulation into their structural flooring – underfloor insulation not only provides many standalone benefits for a home, it can also help with synergising existing insulation systems throughout a property to improve its overall functionality.

Utilising expanded polystyrene (EPS) insulation modules rather than conventional concrete blocks, thermally insulated beam and block flooring offers construction professionals a cost-effective alternative to quickly assembling a thermally insulated concrete ground floor over the traditional methods of beam and concrete block construction.

Reduced initial construction costs and an increase in energy savings make insulated flooring a compelling alternative to a standard beam and block floor. This, in combination with its general A+ Green Guide rating, is making it a must have addition to new eco-friendly developments where keeping heating costs low is paramount.

EPS insulated concrete flooring is suitable for almost any structure, but is most commonly used in housing, from single dwellings to complete housing developments, offering a simple, cost-effective concrete insulated flooring solution. Without the need for any specialist tools or

skills, installation of insulated concrete flooring is efficient and streamlined, while minimising waste and emission rates.

So, how does it work? An insulated concrete flooring solution works by combining rigid insulation modules (EPS panels) manufactured from lightweight closed cell expanded polystyrene, which is laid in-between prestressed concrete beams (either 155 mm or 225 mm deep) with an EPS top sheet (also produced from polystyrene), damp proof membrane and structural concrete topping. If required, underfloor heating can be incorporated, with the pipework attaching to the EPS

panels with plastic pegs before the concrete topping is applied.

Most thermal flooring arrangements will comprise six main EPS components that are available in two types of EPS; standard issue in white (0.038 W/m<sup>2</sup>K) or an alternative high-performance platinum in grey (0.031 W/m<sup>2</sup>K). The six components are made up of top sheets – available in depths of 75-150 mm, infill panels – available in 533 mm for nominal 600mm beam centres and 343 mm for reduced beam centres, and end panels – available in 178 mm and 300 mm variants.

EPS end panels are used for both the start and end of the flooring installation. The end panels are inserted at the start of the row with the straight (1,200 mm edge) opposite to the beam. All units are 1,200 mm long and can be cut on site to the required length using basic tools such as a handsaw (minimum 300 mm long).

As every building is different, precast concrete manufacturers are usually well equipped to design your floor to achieve the specific targeted U-values (reaching as low as 0.07 W/m<sup>2</sup>K) together with the structural layout of the floor to suit. Make sure you research your chosen manufacturer and ensure they are able to cater to your needs.

Once designed, the manufacturer can

**REDUCED INITIAL CONSTRUCTION COSTS AND AN INCREASE IN ENERGY SAVINGS MAKE INSULATED FLOORING A COMPELLING ALTERNATIVE TO A STANDARD BEAM AND BLOCK FLOOR**







then produce the concrete components offsite and supply the materials (including the EPS panels) directly to your site. Most manufacturers offer both a supply only or supply and installation basis utilising their experienced fixing teams.

#### COMPLIANT

The benefits of insulated flooring include:

- Easy to install – does not require any

specialist tools or skills.

- Quick to install – each EPS panel is the equivalent length of five standard concrete blocks
- Cost-effective – designed to save you money. Faster installation speeds combined with reduced waste and excavation removal allow for an increase in overall savings
- Bespoke – a wide range of EPS panel

depths and grades are available to satisfy your U-value or budget requirements

- Sustainable – designed to last the lifetime of the building while maintaining its exceptional thermal performance
- Clean, safe and easy to handle – lightweight EPS panels only weigh around 2 kg
- Underfloor heating compatible – heating pipework is simply held in place using plastic pegs that push into the EPS panels
- Proven technology – now in use for over 10 years
- Industry compliant – Fully certified and has an A+ green guide rating.

With a well-designed and manufactured insulated floor, housebuilders can reap the benefits for the duration of the property. Combining longevity, durability and reduced costs from the outset, an insulated flooring solution is the smart choice for the future of any new build construction project, renovation or extension.

Ashley Perkins is marketing manager at Millbank Concrete Products

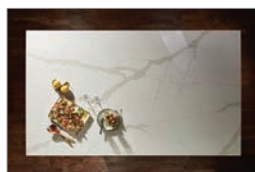
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## Create the perfect contrast in the kitchen



The **Königstone** ethos is helping homeowners feel at home by creating the perfect surface. The fantastic portfolio of worktops keep homes up-to-date with the latest modern trends with a range of colours and textures, including the Calacatta worktop. The neutral colouring

lends itself to perfectly complement any coloured cabinetry, whether dark or light, handles or handleless. With a natural looking marble-effect, this worktop is ideal for bringing the popular look into the kitchen and providing the homeowner's desired elegant finish which can often be the last touch to making a house into a home.

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

## Keller Kitchens' countryside charm



New from **Keller** is a brand new model which gives kitchens a touch of Rustic Charm. The countryside style can be crafted by pairing natural-looking wood-effect doors (as pictured) and drawers with a stone worktop and creating a contrast by selecting muted tones across a few other cabinet fronts. For a more exclusive

feel, homeowners can mix up the Melamine shaker style doors by opting for real wood cabinetry for some units and pairing them with another of Keller's five stains for the other door fronts. Alternatively, the cabinetry is available nine colours from the Master Collection and 14 colours from the Comfort Collection to ensure optimum creativity with this design.

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

## Sensational sink style from BLANCO



BLANCO, continues to produce quality products that meet market demands with the stunning ETAGON sink in SILGRANIT® PuraDur®. The sink, available with a standard (ETAGON 500-U) or large bowl (ETAGON 700-U), is designed for optimum functionality with a multiple level sink.

An additional ledge inside the bowl can be used for a number of things to make your life in the kitchen easier. The SILGRANIT® PuraDur® material is ideal for this sink range. The silky-smooth and finely pored, stone-like surface is scratch-, impact-, acid- and heat-resistant up to 280°. The hygienic coating uses modern technologies to create a repellent surface which reduces bacteria growth and makes the surface easy to clean.

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

## Granite Transformations celebrates 15 years



Granite & TREND Transformations UK, is celebrating 15 years of business. The company, which started out in Australia in 1996, has expanded globally, with the UK business established in 2004. The company

has grown from simply supplying and fitting new worktops that fit over existing ones to offering replacement cupboard doors so that customers could have an update without needing to replace the entire kitchen. Since establishing the business in the UK, Granite & TREND Transformations has transformed roughly 72,000 kitchens across the country and over 200 bathrooms. Most customers who request a bathroom transformation have already had their kitchens done and like the look of the products

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

## Large pipe unearths value in small space



Working within restricted space on a new, ambitious social housing development in Barnsley, a fully adoptable stormwater attenuation tank manufactured from Polypipe's Ridgistorm-XL large diameter pipe has been installed as a key element of a project-wide sustainable water management scheme. Polypipe's Ridgistorm-XL is available in sizes 750-3000mm in diameter. Robust and adaptable, with an installed life exceeding 100 years, it can be used for a wide range of applications including surface water drainage, foul and combined sewers and large scale flood alleviation schemes. Manufactured to BS EN 13476:2007, each pipe can be engineered to exact stiffness classifications, achieving an optimised design for any load class environment.

01509 615100 [www.polypipe.com](http://www.polypipe.com)

## Snickers new hoodies & sweatshirts



The new range of Hoodies and Sweatshirts for craftsmen and women are probably the most comfortable we've ever designed. The 'Full Zip' or 'Overhead' Sweatshirt and Hoodie choices are ideally combined with Snickers' First and Second Layer Undergarments and can comfortably be worn under a jacket on chilly days. Street-smart and great for on-site or leisure activities there's a range of styles and colour options to choose from. They're made

from a cosy, durable polycotton fabric for extra ruggedness and have a soft-brushed finish on the inside for extra comfort plus handwarmer pockets at the front. They also feature an unmistakable Snickers logo and are ideal for company profiling.

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

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## Newton Waterproofing partners with global waterproofing specialist RASCOR



**N**ewton Waterproofing has exclusively partnered with RASCOR International to bring the Switzerland-based company's unique RASCOTank system to the UK.

Often referred to as the 'White Tank' engineered waterproofing system, the RASCOTank system ensures that the concrete acts as both the structure and the waterproofing.

The Newton RASCOTank System will provide a unique form of Type B structural waterproofing for any new concrete construction project occurring below-ground in the UK.

Newton and RASCOR's design team will work with the client, the structural engineer, the architect and the contractor from the outset of a project to achieve the required waterproofing strategy.

With this approach the Newton RASCOTank system provides the principal contractor and the client with savings on the financial and programming of the project and, as the

system allows for unlimited pour sizes for the concrete floors and walls, maximum efficiency is also achieved.

A unique method allows Newton to control the locations of the inevitable cracks that occur in the concrete by use of the patented RASCOTec crack inducers. Deliberately placed at intervals within your concrete pour, the inducers allow for significantly bigger pour sizes, remove the need for the traditional chequer board method, and allow for unlimited concreting and any depth of floor or wall.

The exclusive partnership with RASCOR, an international group with over 50 years of experience in the design, manufacture, installation and warranty of Type B waterproofing for concrete structures all over the world, marks the beginning of a powerful new chapter in concrete waterproofing for the family-run business, based in Tonbridge, Kent.

"RASCOR are pioneers in Type B waterproofing and we are absolutely delighted to be

their exclusive partner providing the Newton RASCOTank system in the UK," commented Newton Waterproofing's MD Warren Muschialli.

"As the UK's oldest independent designers and suppliers of guaranteed waterproofing systems for all structures, with 170 years of industry experience and expertise, we are their perfect partner."

Ruben Schmid, Executive Director of RASCOR International Ltd, commented: "Newton are the perfect match to RASCOR. Each company has vast knowledge and experience and is an expert in their respective areas of waterproofing."

"This new partnership means that Newton and RASCOR will be able to offer the best waterproofing solution in any combination on any project for our UK clients, and will put us into a leading position in the UK market."

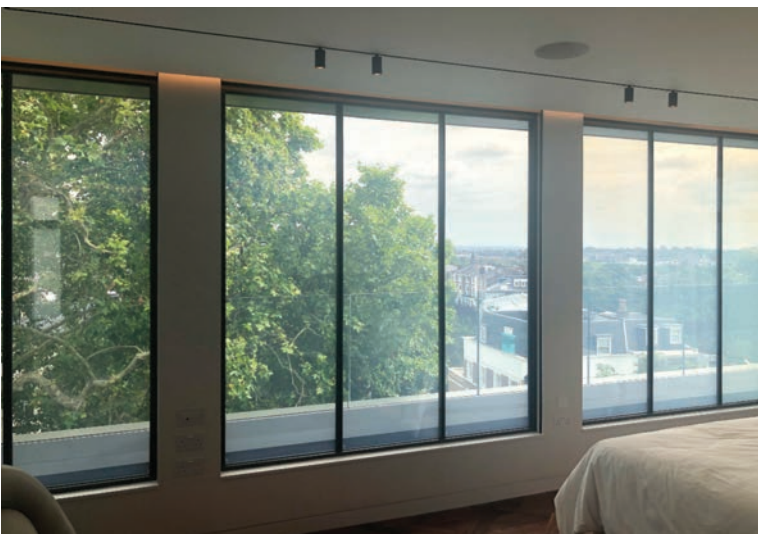
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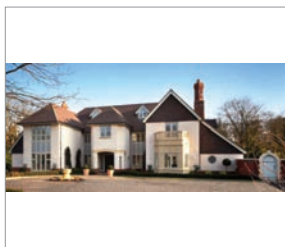
**BalconyLife** cantilever balconies can be manufactured to suit the building or application required with a range of flooring systems.

This particular project (pictured) for The Mill @ Loughborough needed a balcony that mirrored the age of the 150 year old building.

Two types of balconies were used including glass Julietti with minimal fixings to provide uninterrupted views as well maintaining the look of the overall building and design.

For more information on our range of products please contact Balconylife Ltd.

[www.balconylife.co](http://www.balconylife.co)



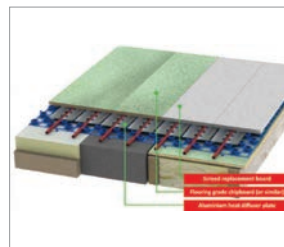
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[www.hdeservicesltd.co.uk](http://www.hdeservicesltd.co.uk)



**Mustang® Seamless aluminium gutters** from **Aluminium Roofline Products** are roll formed on site in lengths of up to 30 metres. It is a unique system with no joints, meaning no leaks, creating a neat, maintenance free product of the highest quality, giving you peace of mind and the added extra of the visual appeal of smooth neat lines. Manufactured from a minimum of 78 per cent recycled aluminium, which can be further recycled once it has reached the end of its useful life – it really is an environmentally friendly product. Mustang® gutter system. The only aluminium seamless gutter system approved by the BBA.

[www.arp-ltd.com](http://www.arp-ltd.com)



Warm water (hydronic) underfloor heating has seen a surge in popularity in Britain as consumers have become increasingly aware of the many benefits an in-floor heating solution can provide and in particular its compatibility with renewable energy sources such as air-source and ground-source heat pumps. **Epic Insulation Ltd** is a leading manufacturer of specialist products for the underfloor heating market and over many years has developed a range of purpose made underfloor heating panels and insulation solutions which provide considerable benefits when combined with warm water underfloor heating systems.

[www.profoil.net](http://www.profoil.net)

## Mustang® Seamless Aluminium Guttering – Shingler Homes

**S**hingler Homes are an independent housing developer, who are keen to provide individual, attractive homes that are sympathetic to their surroundings.

Mustang® Seamless Aluminium Gutter system is the ideal solution for housing developments such as these as it is a strong, sustainable, leak-free, no maintenance option, which has a life expectancy in excess of 30 years.

For Shingler Homes, the Mustang® seamless aluminium guttering system was the obvious choice, as it is produced on site from coated aluminium coil, roll formed in continuous lengths of up to 30 metres. Brackets stop ends and outlets are installed at ground level before the finished section is raised to roof line level for the final fixing. As the gutter lengths are cut to size on site, there is no waste and the aluminium coil is made from recycled aluminium, which once it reaches the end of its useful life, can be further recycled.

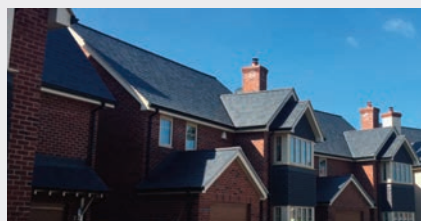
Mustang® Aluminium Seamless Guttering is a unique joint-less system and is the only seamless gutter system approved by the British Board of Agrément (BBA). ARP recently celebrated their 27<sup>th</sup> year of continuous certification and in meeting the strict BBA



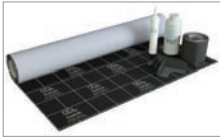
guidelines, both ARP and their approved installer network are audited and assessed twice yearly to ensure that the product and installers maintain these high standards.

To understand more about what ARP can offer you, please contact us or visit the website.

0116 298 3690 [www.arp-ltd.com](http://www.arp-ltd.com)



## Tilesure Waterproofing & Decoupling Membrane



Tilesure is a new Waterproofing and Decoupling Membrane, suitable for waterproofing timber and solid wetroom floors. It is a 1.4mm self-adhesive membrane containing a copolymer layer and polypropylene top fleece.

With decoupling properties of 12mm, Tilesure accommodates any movement in the floor substrate, preventing the grout and floor tiles from cracking. It can be installed simply and easily on-site at all temperatures and is ready to be tiled upon immediately. Tilesure is compatible with silicone sealants and creates a secure waterproof barrier that is guaranteed to remain waterproof for the life of the wetroom tiles. For more information, please visit the **CCL Wetrooms** website.

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

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## The benefits of buying home-grown panels



Norbord's industrial sales manager, David Sleight, offers his thoughts on the healthy state of the supply chain for the industrial market. Norbord has been producing wood panel products for over thirty years and is the only manufacturer within the UK to produce a zero-added formaldehyde OSB product in

SterlingOSB Zero alongside CaberBoard particleboard and CaberWood MDF brands. This means that industrial users here in the UK are not reliant on imports. They can buy domestically-produced boards made from wood fibre that is either grown in British plantations or chipped locally from recycled wood, such as pallets. For further information visit the website.

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

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