



Comment: Raj Somal of Dice explains why the Positive Homes development is a modular exemplar



The Social Network: Patrick Mooney on how infrastructure is being overlooked in new rural schemes



New developments: Urban Splash takes a fresh look at mews living with MMC in Liverpool

HOUSEBUILDER & DEVELOPER

SEPTEMBER/OCTOBER 2021



DIAMOND LIFE IN DOCKLANDS

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James Parker

FROM THE EDITOR

The energy crisis raises some huge issues for the housebuilding sector. The global surge in gas prices as demand increases post-pandemic is causing major concerns for many gas-based industries that supply housebuilders. With gas-fired kilns producing a wide range of products from bricks to various other ceramics, the reality of companies being unable to supply the high demand is now being confronted by the industry.

Compounding an existing materials shortage for a range of Covid and Brexit-related reasons, prices are believed to have increased across the sector by 23% over the past year.

At the same time, like the wildfires that have been burning worldwide, the climate debate has reached an unprecedented level of ferocity in the UK. Insulate Britain is going to intensify its efforts to disrupt the UK's roads all the way up to COP26 in November and beyond, but one strange offshoot is how it has brought the seemingly 'unsexy' topic of insulation to the top of national news. Whatever you think of the methods, it can't be denied they are forcing the urgency to retrofit our homes to cut carbon pre-2050 to the forefront of everyone's minds.

Insulate Britain claims that nearly 15% of the UK's total carbon emissions come from heating homes, and are demanding that the Government produces (in four months) a nationwide, properly funded programme to upgrade "almost every house," with the priority given to social housing, to tackle fuel poverty.

The Government has its work cut out to persuade anyone it is going to deliver a robust retrofit programme soon – with new build of course to be covered by the Future Homes Standard. However, the desperately urgent message has been obscured by the protestors' methods, such as blocking motorways with their bodies. This leads to ridiculous situations such as slurs like 'terrorists' being used to describe them.

The protests not only show the strength of feeling out there, the huge disruption they cause also reminds us that we take car use for granted. This also occurs when supplies of fuel are disrupted by yet another challenge forming part of the persistent 'perfect storm' – driver shortages.

The much-trailed Heat and Buildings Strategy, trumpeted since June 2020, but now rumoured to emerge just before COP26, has to include clarity on the practical support Government will give to the costs of heat pump installation (if hydrogen is currently out of the picture), and other key initiatives such as electric vehicle rollout. But moreover, it needs to include a retrofit strategy that works for the industry and consumers, unlike the disastrous implementation of the Green Homes Grant and woeful Green Deal.

The Government also needs to do a lot more to engage with local councils on attacking the zero carbon challenge; the recent National Audit Office report cited a "lack of clarity on roles, piecemeal funding, and diffuse accountabilities" as severely hampering progress. In the light of this daunting, but inescapable set of challenges for our leaders, we have to hope that COP26 won't see a series of 'cop-outs' by Government.

When it comes to what the industry needs to do, our new *Building Insights* podcast is giving the experts the chance to offer clues. The first episode, with the Passivhaus Trust, shows how it could be the panacea for net zero, and an upcoming one will look at what the Future Homes Standard will mean in practice for housebuilders. Go to www.hbdonline.co.uk/podcasts to listen.

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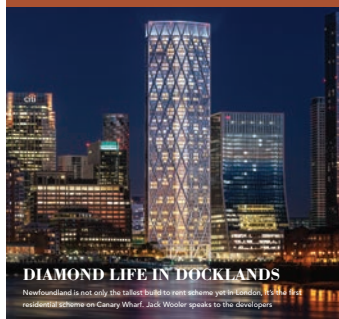


ON THE COVER



HOUSEBUILDER & DEVELOPER

SEPTEMBER/OCTOBER 2021



DIAMOND LIFE IN DOCKLANDS

Newfoundland is not only the tallest build-to-rent scheme yet in London, it's also a residential scheme on Canary Wharf. Jack Wooler speaks to the developer.

Newfoundland, Vertus.
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Planning overhaul to be watered down



The Government's plans to overhaul planning laws are set to be drastically watered down to appease Conservative MPs and voters, according to a recent report.

According to a report in *The Times*, the plans, including a zonal system to help address the housing crisis, are likely to be largely abandoned, due to a backlash from Conservative MPs and the party's southern voting base.

The planned changes were controversial when first announced by Housing Secretary Robert Jenrick last year, with concerns widely expressed over the easing of the planning restrictions for new homes, and a reduction in residents' powers to object to new developments.

Some however deemed the changes a step in the right direction, with the house-building sector currently falling behind on its 300,000 homes a year target. Concerns have also been expressed that the system is outdated, having been in use for over 75 years.

The Ministry of Housing, Communities and Local Government has refused to comment on what it called "speculation" in the *Times* report, saying that a response to its consultation on the plans is expected "in due course."

Colin Brown, head of planning and development at Carter Jonas commented: "If the latest reports are correct, it seems proposals that were supposed to be unlike anything we have seen since the Second World War are to be forfeited to appease political dissent."

He added: "This cannot be what the Government had in mind when it published its vision in its Planning for the Future report, only last August."

Michael Gove replaces Jenrick as Housing Secretary

Michael Gove, formerly Minister for the Cabinet Office, has been appointed Secretary of State for Housing, Communities and Local Government, replacing Robert Jenrick in PM Boris Johnson's Cabinet reshuffle.

With a full brief including tackling the housing crisis, Gove has also been given additional responsibilities to oversee the Union in the face of calls for a new Scottish independence referendum, and the Government's wide-ranging 'levelling up' agenda.

The move is being seen as a political step down for the high-profile Gove however, a former Environment Secretary, candidate for the Conservative Party leadership, and head of Cabinet Office policy coordination. Like other Housing Secretaries before him, he has no specific experience of a role overseeing the housing or construction industries.

Robert Jenrick has been demoted to the backbenches, following his Department's planning shakeup being heavily watered down after a revolt from Conservative MPs, and managing its introduction will now be one of Gove's key challenges. His tenure as Housing Secretary also included controversies such as securing tax breaks for an east London development by media mogul and Tory party donor Richard Desmond, and overruling the local council.

Leaseholders freed from costly contract terms

Following Competition and Markets Authority (CMA) action, leaseholders with Countryside Properties will no longer be subjected to ground rents that double every 10 or 15 years.

Countryside Properties – one of the

UK's leading housing developers – has voluntarily given formal commitments to the CMA to remove terms from leasehold contracts that cause ground rents to double in price. The effect of these increases, which kick in every 10 to 15 years, is that people often struggle to sell or mortgage their home and their property rights can be at risk, for example, if they fall behind on their rent.

Countryside will also remove terms which were originally doubling clauses but were converted so that the ground rent increased in line with the Retail Prices Index (RPI). The Authority believes the original terms were potentially unfair and should therefore have been fully removed, instead of being replaced with another term that still increases the ground rent.

The move comes after enforcement action was launched against four housing developers in September 2020. These were Countryside and Taylor Wimpey, for using possibly unfair contract terms, and Barratt Developments and Persimmon Homes over the possible mis-selling of leasehold homes. The CMA has already secured commitments from Persimmon and Aviva as part of this action, helping thousands of leaseholders.

Due to the Authority's action, affected Countryside leaseholders will now see their ground rents remain at the original amount – i.e. when the property was first sold – and this will not increase over time. Countryside also confirmed to the CMA that it has stopped selling leasehold properties with doubling ground rent clauses.

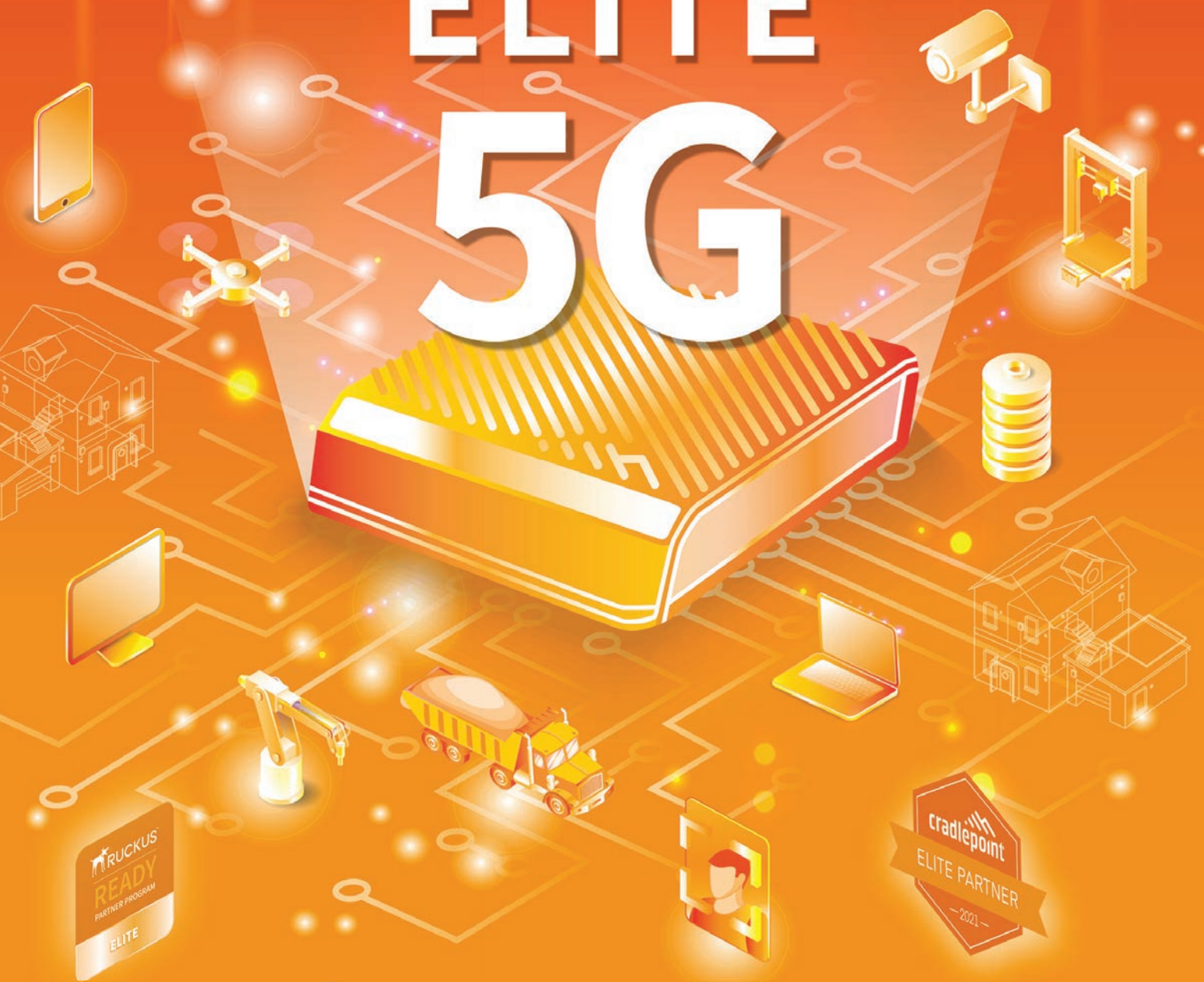
Andrea Coscelli, chief executive of the CMA, said: "Leaseholders with Countryside can now breathe a sigh of relief knowing they will no longer be forced to pay these doubling ground rents."

"No one should feel like a prisoner in their home, trapped by terms that mean they can struggle to sell or mortgage their property," she added. "We will continue to robustly tackle developers and investors – as we have done over the past two years – to make sure that people aren't taken advantage of."



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New podcast from netMAGmedia offers 'Building Insights' to the industry

netMAGmedia, which publishes a range of titles for the construction sector, including *Housebuilder & Developer*, presents the *Building Insights* podcast, which speaks to key voices from across the industry.

Engaging with thought leaders from the worlds of design, construction, development, self-build and social housing management, *Building Insights* will provide an array of enlightening and unique viewpoints from a wide range of experts.

In the first episode of *Building Insights*, James Parker, managing editor of *Housebuilder & Developer*, interviews Sarah Lewis, architect and research and policy director at the Passivhaus Trust.

Passivhaus is being hailed as the UK construction industry's best hope for achieving zero carbon in 2050, and Sarah Lewis is a key advocate of the low-energy building design approach, having spread the word far and wide via her work at the

Trust, which is the UK's main body promoting the method.

Takeup is still relatively low in the UK, however, as *Architects' Datafile* magazine's recent reader survey and

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resulting white paper confirmed.

In a revealing, in-depth conversation, Sarah gave some candid insights into the likely reasons, but also put the positive case for Passivhaus going forward.

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NEW DEVELOPMENTS

A new 'modular typology' for Birmingham

A new modular housing typology is being claimed for the latest phase of Urban Splash's 'island neighborhood' at Port Loop in Birmingham. According to the builder, Row House is a new take on mews-style architecture. First revealed in the spring, the design has been developed by architects shedkm, with the homes at Port Loop now featuring a grey profiled metal facade and "signature" oversized windows.

The new Row House homes will form the third phase of regeneration at Port Loop and will stand adjacent to another phase of the developer's 'Town House' typology homes – 105 of which have already been created at the waterside site close to Birmingham city centre.

There will be 15 new three-storey Row House homes at the development, each with their own private garden terrace and access to a brand-new residents' garden, a concept which has reportedly been very popular with residents in the first phases.

As with other House by Urban Splash homes, Row House is being created in the company's factory in the East Midlands. There, homes will be precision manufactured to customer specifications, with buyers choosing from various layouts.

House by Urban Splash delivery director Chris Shaw hailed the new development, which "in two short years," he says, has been "completely transformed."

"What was once a disused, rundown former industrial patch of land, has fast become a vibrant, award-winning place in which hundreds of people now live, work and play," says Chris.



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Raj Somal, director at Dice

COMMENT

IS MODULAR LIVING THE KEY TO POST-PANDEMIC LIFE?

Raj Somal of engineering consultancy Dice looks at the exemplar Positive Homes modular development, explaining how modern methods can produce much-needed housing quickly on a tight budget, as the country begins to navigate life post-pandemic.

There is no questioning the efficiency and benefits of modular construction, especially now as we begin forging a new path out of the pandemic and attempt to address the ongoing housing crisis.

We are also looking to find a more sustainable way of living, which begins with the materials and methods our homes are built with. There is a definite outdated stigma attached to MMC that comes down to misunderstanding as well as a reluctance to changes from tradition.

Modular homes are now able to balance affordability with quality and design, and can be created offsite, freeing up further cash and

time. This was the case for our residential project with Positive Homes, which saw Homes England invest £750,000 into the project via its Home Building Fund – marking the first time the public body has financially supported an MMC residential scheme by a small developer.

GOOD FOR PURSE & PLANET

A huge reason to champion modular homes is the energy efficient nature of the properties and the build, as well as the ability to save time and money for developers.

The nine modular homes within the Positive Homes development, for example, were built



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in a world-class factory by ilke homes, before being ‘installed’ in just five days, with water and electricity services connected just two days later.

The cost savings don’t begin and end with the developers either. They’re also much more cost efficient for residents. The Positive Homes development is a truly sustainable one, and is renowned for having only ‘£1 a day’ running costs. Outperforming almost every other housing development in the UK, it truly showcases the ecological benefits of MMC. All homes on this site have an ‘A’ rated Energy Performance Certificate (EPC). To do this cost effectively, there is no other practical build method other than offsite construction.

Our involvement in this project also contributed to meeting the energy efficiency targets of the scheme. The developer had already managed to halve the amount of concrete (a major generator of CO₂) used in the foundations compared to a typical new house. But in addition, Dice incorporated carbon neutral geo-cellular storage for the attenuation features, which formed part of the surface water drainage design.

With MMC, budgets are much easier to meet due to fixed price contracts. The cost of homes is known from the

beginning, ensuring there are no nasty surprises along the way. There is increased site safety and schedule certainty due to the controlled nature of the production environment.

This also helps reduce material waste, and there are fewer delays. Furthermore, by only having one contractor on site at once – the groundworks team, followed by the home installation team – schemes are far easier to manage than a conventional build, where multiple trades need to work ‘on top of each other.’

BENEFITING THE COMMUNITY LANDSCAPE

Another challenge when building new homes is ensuring they suit the local landscape, so the ability to adapt modular homes to integrate with the community is another plus. The Positive Homes site used in Nottinghamshire was former NHS land that enabled a return of £250,000 to the county’s mental health trust, reinvesting in vital services.

The homes were given low pitched roofs to reduce the impact on pre-existing properties’ view and the 50 metre long driveway was enhanced with raised planters made from upcycled pallets, as well as trees and shrubs to attract wildlife. Developer ilke Homes and its

suppliers Metrotile were also able to tile to accommodate bat boxes after some were discovered to be nesting in a nearby demolished building. Modular homes can be built to accommodate the environments they are being added to, rather than taking away from them.

Not all beneficial elements are visible to the naked eye either, such as sustainable drainage systems (SuDS). Incorporating this into the scheme not only complied with the requirements set out by the Lead Local Flood Authority (LLFA) in terms of surface water treatment, but also met the developer’s requests to deliver an engineered solution that minimised embodied carbon.

The team specified an innovative eco-friendly geo-cellular storage system, which is made entirely from a soy-based resin and recycled aggregate, making this a truly carbon-neutral alternative to traditional attenuation features.

This development proves that building homes to very high environmental standards is more than just possible – it can quickly become the norm. This is vital if we’re going to meet the ambitious housing targets as well as net zero carbon targets, as we emerge from the pandemic.

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Patrick Mooney, news editor
at Housing, Management &
Maintenance

THE SOCIAL NETWORK

OUR RURAL COMMUNITIES ARE MISSING OUT

Patrick Mooney, housing consultant and news editor of Housing, Management & Maintenance says that rural schemes are being built without vital infrastructure in the current rash of permitted development conversions.

In trying to inch its way towards achieving the near mythical figure of 300,000 new homes built in a year, the Government is risking the sustainability of small, rural communities by allowing countryside developments to proceed without any contributions being made to local services or facilities.

The fear is that villages and small market towns in the shires will miss out on receiving a boost to their already overstretched infrastructure, causing them to be overwhelmed by demands on health, leisure and educational resources from new residents.

This stark warning is laid out in a critical report from the Local Government Association, which accuses the Whitehall Government of riding roughshod over the views and needs of local residents. With a new Planning Bill

expected to be published later in the autumn, the LGA, which represents councils in England, has highlighted that recent changes to planning laws have already had a hugely detrimental effect.

At the last election the Government set itself a target of achieving 300,000 new homes to be built in a year by the mid 2020s, but with current rates only delivering 225,000 new homes and the achievement date slipping to 2028 or later, there are fears that Ministers will be tempted to further diminish the influence of local residents.

This is at odds with research from the LGA which found eight in 10 residents want to be able to have their say on all new homes built in their local community. Concerns remain about the quality, design and safety of new

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homes built with permitted development rights, as well as the location of this type of housing.

EXISTING PLANNING APPROVALS

Latest figures show more than 1.1 million homes given planning permission over the past decade are yet to be built, and councils are approving nine in 10 planning applications. There is also land for more than one million additional homes already allocated in Local Plans which developers have not yet brought forward to the planning application stage.

The LGA is calling on the Government to introduce measures to incentivise developers to build housing more quickly, for example, by giving councils powers to be able to levy full council tax on incomplete properties, as recently supported by the Housing, Communities and Local Government Committee.

Meanwhile on the vexed issue of the threats faced by small rural communities, changes to existing planning laws have allowed a surge of almost 225 per cent in new homes created by converting barns and farm buildings without planning permission in the past five years.

Figures collected by the LGA show that 734 homes in England were created as a result of agricultural to residential conversions in 2019/20 under permitted development rights, which allow developers to bypass the planning system, compared with 226 in 2015/16.

As they do not need full planning permission, developers are not required to contribute towards local infrastructure projects, such as roads, schools and GP surgeries, nor do they have to provide any new, affordable housing for local residents.

SPECIFIC PROBLEMS FOR RURAL VILLAGES

This in turn has led to problems such as increased overcrowding, unsuitable properties being brought back into use, a growth in homelessness and younger people leaving the countryside for opportunities in bigger towns and cities. New homes in villages are often not relieving local pressures as many of them are being bought as second homes, or as holiday lets.

Devon saw the highest number of agricultural buildings turned into homes in 2019/20 with 127 conversions, followed by Dorset (73), Kent (68), Northamptonshire (33) and Essex (30).

The LGA is calling on the Government to revoke the nationally prescribed permitted development right, which has also been used to convert nearly 65,000 homes from offices since 2015/16. This alone could have led to the loss of more than 16,000 affordable homes as a result.

Residents are unable to have their say on these conversions to ensure they meet high quality standards and are both sustainable and suitable for their local

area. The LGA says that communities having a say on individual planning applications is an integral part of ensuring a locally-led planning system.

It is good that the Government has moved to allay the negative impact on communities of permitted development rights by introducing space standards for new homes. However, concerns remain about the quality, design and safety, as well as location of this type of housing. This also does not address the standards of housing previously delivered under permitted development.

INFRASTRUCTURE SUPPORT NEEDED

Councillor David Renard, LGA housing spokesperson said: "Councils are absolutely committed to working with the Government to build the housing the country desperately needs. However, it is a growing concern that we are seeing more and more barns and farm buildings in rural areas turned into homes without planning permission.

"Residents in any area need to have the support of strong infrastructure in place, whether that is schools, surgeries or adequate road networks. If developers are not obliged to provide any of these, then there is a real risk some communities could miss out on these vital services."

He added: "This is why it is really important that all new housing developments go through a locally-led planning system, so these checks can be made with the oversight of local communities. This needs to be at the heart of the Government's planning reforms, as we await the details of its Planning Bill later this year."

It is acknowledged that housing pressures in England are intense, with at least 93,000 households in temporary accommodation and 1.1 million households currently on the waiting list for a social home, but the houses we build today will be with us for decades to come and they need to be built in the right places, with the present and future needs of residents very much to the fore.

As well as working to increase the availability of new homes, the Government needs to focus more of its efforts on affordability. This is particularly a major factor in rural areas which suffer from lower than average wages, coupled with higher prices for public transport and goods in local shops.

Some of the solutions being put forward by Ministers are in danger of undermining the influence of local politicians and residents in finding the answers to local housing problems, while foisting on them housing schemes that could become 'white elephants' almost immediately.



Ardex is taking up a majority shareholding in wedi GmbH

Ardex continues to grow: the Witten-based construction chemicals specialist is taking up a majority shareholding in wedi GmbH, a leading manufacturer of system solutions for high-quality wet room solutions domiciled in Emsdetten – it is the largest acquisition in the company's history. The employees of both family-run companies have already been informed of the development. In this respect, the management made it clear that wedi will continue to operate independently. In addition, Stephan Wedi and Fabian Rechlin will remain in place as the managing directors of wedi. Stephan Wedi will also continue in his shareholder role. For Mark Eslamlooy, CEO of the Ardex Group, this cooperation is a milestone in the development of the company – and his delight at the future collaboration with wedi is correspondingly great: "The Ardex Group is taking a major step forward with the acquisition of the market leader for watertight shower and construction systems. There could be no better way to enhance our systems competence – Ardex and wedi are two strong brands which complement one another in an ideal manner."

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TTA award winner highlights excellence

Craven Dunnill & Co Ltd has won the Best Domestic Project category at the recent **Tile Association Awards**, which once again highlighted excellence in tiling across 18 different categories. The winning project comprised a stunning domestic renovation in Edgbaston, Birmingham. Craven Dunnill was appointed to supply the wall and floor tiles by interior design consultants Cream & Black for the refurb, which included hallways and stairways and the reconfiguration of a basement with three ensuite bathrooms, home gym and wellness spa, relaxation and shower areas and the refurbishment of an indoor swimming pool surround. The external terrace incorporated 20mm porcelain tiles, bespoke planter cappings and step edgings to create a stunning space for entertaining and relaxing. Craven Dunnill worked alongside interior design consultants Cream & Black to carefully select wall and floor tiles to bring the client's vision to reality with careful consideration given not just to the satisfying aesthetic but also to the practical anti-slip rating required for the pool surround and spa rooms and the rigorous demands of the outdoor terrace environment.

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Project by Stonewood Builders

LPG: Still a viable solution for housing developers



Demand for new build homes in rural areas is at an all-time high. For housing developers in off-grid locations which are ready to start projects in the near future, LPG still offers a cost-effective fuel choice, due to significantly lower build costs than other off-grid options such as Air Source Heat Pump or Electric Heating Systems.

The Calor LPG Metered Estate option is the closest alternative to a mains gas connection for housing developers in rural areas. Each property has its own LPG boiler in addition to a separate gas meter, which is individually read and billed by Calor – just the same as if the property was connected to the mains gas grid.

Depending on the size of the development, Calor can install between one and six 4,000 litre underground LPG tanks which are topped up automatically when needed, to ensure that all

residents receive an uninterrupted supply of affordable, reliable, and secure LPG. And, as the LPG tanks are installed underground, site aesthetics can be maintained with limited visual impact on the site.

As LPG boilers are exactly the same size and have an identical flue clearance as mains gas boilers, this means they can be installed to the same housing layout designs that developers would use for a standard on-grid development. Unlike air source heat pumps (ASHP) or electric systems there is no requirement to install separate hot water storage. For smaller properties, up to 4 bedrooms, this also saves developers space, as the installation of an LPG combi boiler also removes the need for a hot water cylinder, nor is there a requirement to install larger radiators or underfloor heating. An LPG boiler also offers housing developers significant reductions in build costs, which, based on current building regulations, are as much as £5,000-£8,000 per plot against ASHP.

Housing developers will also be able to offer new home purchasers all the benefits, comforts, and reliability of a full gas central heating system as well as optional gas cooking – despite the properties' highly sought-after rural location – with many developers recognising this as a solid selling point.

Under current building regulations (SAP 2012), LPG has a lower fuel factor compared to oil and electricity, and therefore only small 'bolt on' energy saving measures are required to achieve building regulations compliance. Compared with electric or oil heating systems, there is no need to install solar PVs to compen-

sate for the higher CO₂ emissions of the fuel, and only low-cost modifications such as the addition of hi-therm lintels or wastewater heat recovery are needed alongside LPG technology to reach the required SAP ratings.

Under the current timeline for scheduled changes to Part L of the Building Regulations, which is linked to the proposed Future Homes Standard, it is outlined that to build a property to the current building regulations, the plot must have been started by June 2023. This is on the stipulation that it has been logged with the relevant body by June 2022, in order to qualify for the 'transition arrangements' part of the guidelines. This timetable has not been confirmed yet by the Ministry of Housing, Communities and Local Governments and therefore is subject to review. However, developers with projects in which each plot can be started by June 2023, should consider the many advantages that a development fuelled by LPG can offer.

In addition, Calor is committed to playing its part in the battle against climate change and are investing in a sustainable future. At Calor, we're aiming to offer our customers 100% renewable energy solutions by 2040.

With this commitment to a low carbon future clear, Calor is hosting a series of webinars in October 2021 to offer advice and support to housing developers looking to build in an off-grid location.

contactcalor@calor.co.uk
www.calor.co.uk/business-energy/solution-for/developers

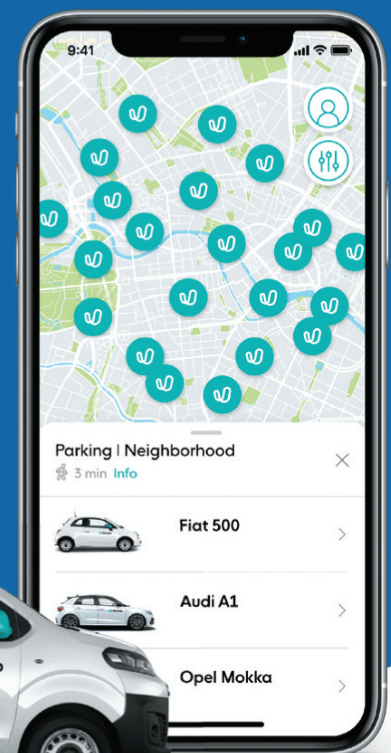


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CASE STUDY



Founding a '15-minute city'

Newfoundland, currently the UK's tallest built-to-rent tower, has been completed in Canary Wharf. The first of its kind in the area, the development is intended to kick-start a '15-minute city' by introducing rental apartments into the key business hub. Jack Wooler reports.

Newfoundland, a prominent new addition to the capital's skyline and a landmark building for Vertus, the Canary Wharf Group (CWG)'s residential rental arm, is now welcoming its first residents.

According to its owners, the opening of Newfoundland marks a "watershed moment," being the first residential building on the main Canary Wharf Estate, as well as the tallest Build-to-Rent (BtR) scheme in the UK.

At 58 storeys, the building designed by Horden Cherry Lee hosts 636 apartments, ranging in size from studios to three-bedrooms, all set to offer "an unmatched lifestyle experience." Vertus intends to achieve this through luxurious apartment



specifications and ‘amenity’ spaces.

Situated on the western edge of the Canary Wharf estate, residents will benefit from the dockside setting on their doorstep – being able to walk the length of the dock to the underground station away from traffic. They can also enjoy its many external amenities, located just minutes away from their home.

To match its high-specification interiors, the building’s exterior has been designed so it can be ‘read’ from across the city. The striking diagrid facade, which itself forms an essential part of the building’s structural integrity, allowed the team to overcome challenging site issues.

The scheme was also designed with sustainability in mind, with over 8,000 kg of CO₂ emissions saved through the installation of PV solar panels on the roof. The roof also features a variety of wildflowers to support biodiversity on the estate.

DIAGRID DESIGN

Newfoundland is visible from across the city, its diagrid cladding legible from distance and making it instantly recognisable. In addition, its tall, slender structure and clearly defined silhouette mark it as a strong new landmark for London.

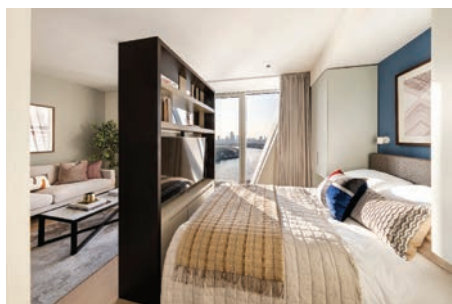
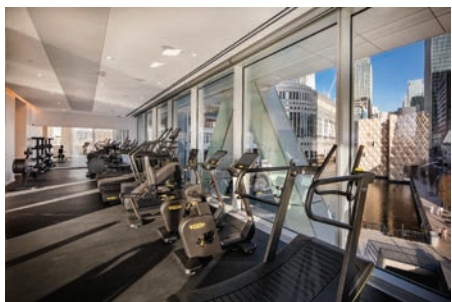
The building’s exterior is a direct response to the listed dock setting and riverside location, according to the architects. They say it has a “strong axial arrangement with the water,” and is situated on the direct axis of the Canary Wharf Underground Station entrance.

Like many tall buildings, the building’s architects opted for a ‘tripartite’ design, with clearly defined zones; a base, a middle level, and an upper level, each reflecting their functions.

On the ground floor, the building is set back underneath the above ground ‘transfer’ structure, making for an inviting entrance. This base is three double-height stories high, with the ground floor occupied by a grand entranceway, lobby, waiting areas, post delivery, lift lobby, and back of house facilities. The lobby has two entrances, one at each end, with an open frontage over the dock, and the desk itself continues the diamond exterior concept on the building’s interior, with its distinctive veined marble.

Going up, there is a public, “world-class” restaurant at level one, and a wide ranging amenity space at level two, including a lounge, private group dining, meeting spaces, fitness areas, and internal and external children’s play areas.





In the middle is the residential accommodation, located within the diagrid part of the building and covering over 56 floors. This section houses a GEA of 76,000 m² of apartment space, all of which is served by four passenger lifts travelling at 6 metres a second.

Lastly, the top of the building houses a screened plant area. Among the many necessities of a building of this size and function is a tuned mass damper to reduce mechanical vibrations across the building.

DEVELOPING OUTSIDE THE BOX

One of the core concepts behind the project, according to its developer CWG, was the idea that everything would be provided for residents either on site, or within very close proximity to the building – the team intending to transform Canary Wharf into a ‘15-minute city’ through its residential addition.

The key planning idea is that everything tenants need for living – from socialising to shopping and healthcare – is placed within a quarter of an hour’s walking distance. All of this and more are well established on the estate, and dedicated footpaths making the entire area walkable. There are over 120 shops across five malls, over 160 events each year, a range of restaurants, bars and cafes, and green spaces – including London’s largest collection of public art.

Then, adding significantly to this are the ‘Club Vertus’ amenity spaces, which span 13,000 ft². These are intended by the developer to set the building apart as the “pinnacle of the BtR sector.” Residents enjoy access to a residents’ lounge area, which features a range of rentable spaces

and games such as a shuffleboard, allowing them a shared space outside of their apartments to host guests, or simply get out of the house. Further to these, there are also fitness studios which offer virtual classes, and a gym.

Completing the amenities is a terrace garden that looks out across the River Thames, and includes a separate children’s play area and games room – which has been dressed interior designer Angel O’Donnell.

THE ESTATE

In order to explain how this major project came to be, and how the developer harnessed its scope to achieve it, it’s perhaps useful to go back to the estate’s beginnings.

Founded in 1993, the Canary Wharf Group has taken great strides to regenerate the area, owning nearly 100 acres of property at Canary Wharf and elsewhere in London. Its position overseeing this prime real estate allows it to effectively run the Wharf – with over 1,000 members of staff working 24/7 to manage its day to day facilities, landscaping, arts, events, and even security – transforming the area into the international business district it is today.

While the group’s recently created new ‘neighbourhood’ (on the adjacent Wood Wharf) was where it began to offer flats in the area, Newfoundland is the first scheme to be granted residential consent in the central business zone itself.

Before this, the site had previously been zoned for tall building development, but it had reportedly been overlooked for redevelopment as it had been considered too small for offices, and a previously



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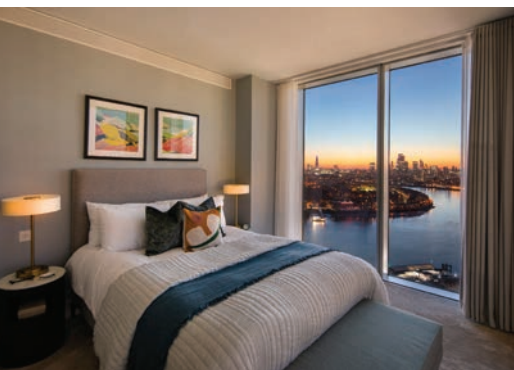
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THE KEY IDEA IS THAT EVERYTHING TENANTS NEED FOR LIVING – FROM SOCIALISING TO SHOPPING AND HEALTHCARE – IS WITHIN 15 MINUTES' WALKING DISTANCE

consented planning permission for a 140-room hotel proved unviable.

As the building heights in the area were only governed by the aviation restrictions of the nearby London City Airport, there was an opportunity to build a large tower. Residential was seen as the best option financially, and one which City Hall reportedly welcomed – but site restrictions meant this was no simple task.

SITE CONSTRAINTS

While offering a range of opportunities, the site came with numerous constraints, including its position next to the listed dock, its compact size, irregular shape, and its exposure to the elements.

Most important of all however were two London Underground tunnels running directly below it. This section of the Jubilee line, in which two tunnels create a V-shape directly under the building, was reportedly a key issue from the get-go, limiting options for ground piling in the narrow space between the tunnels, thereby preventing the structural capacity to rise as high as would be otherwise desired – the latter being necessary to make the project financially viable.

In order to tackle this barrier, the team first had to establish the maximum piling capacity possible, including the prospect of working into the exclusion zones around the tunnels – agreed by Transport for London with the caveat that construction only be carried out within restricted areas and times – and with a commitment to carefully monitor the effects of the works.

With the piling capacity calculated, it became clear that even if the building were made to be lightweight to reduce the piling necessary, a traditional core loaded structure would not suffice to accommodate the necessary building loads.

Instead, the Canary Wharf Group utilised an external diagrid, which is naturally stable, transferring forces away from the tunnels. This is based on a braced steel tube system, enabling a building to resist lateral loads when designed as a hollow cantilever perpendicular to the ground.

In effect, by using an assembly of columns and beams – in this case in a diagrid pattern – a rigid frame is formed that amounts to a dense and strong structural wall along the exterior of the building. This exterior framing is designed to be sufficiently strong to allow the interior of the building to be simply framed for gravity loads.

According to its architects, HCL, as opposed to using a traditional core loaded building, the design resulted in

the building being 30% taller, 30% lighter, and 10% quicker to build.

A HYBRID BUILDING

The rest of the above ground structure is a hybrid steel and concrete frame, which was constructed in eight-storey lifts that required tight tolerances. This core rose relatively quickly, with the diagrid structure following on closely, providing structural stability as the tower progressed.

As the team moved up the building, they utilised a number of different types of construction solutions to create the varying floor plates – all catering for the differing needs of the building's functions. On the intermediate floors between the nodes, for example, a post tension concrete solution was utilised, which allowed for thin slabs and a reduction in the amount of reinforcement necessary and overall weight.

Then, at the node floors, the team used a steel beam solution with precast concrete slab units. This creates a deck between the buildings, which performs as a platform from which to create the next four floors of the diagrid, and separates the work above from the construction on the intermediate floors.

With only four internal columns to contend with across all these floors – all being near the building's core – the clear-span structure allowed for large open layouts, with generous areas of uninterrupted glazing. A further benefit introduced here, as the party walls are non structural, is that the building will permit reconfiguration at any time in the future.

A FIRST-CLASS EXPERIENCE

Now completed, flats in the innovative structure have already sold well, notwithstanding the fact that with prices ascending from £1,928 pcm, the project is tailored towards the higher end of renters. The quality delivered befits this price tag however, together with the unique location and the wide-ranging amenities on offer that add desirability for this market.

"Tenants can expect first-class amenity spaces, designed by Johnson Naylor and dressed by David Phillips," details Alastair Mullens, head of Vertus. "To complement these exceptional spaces, Newfoundland boasts the best uninterrupted views east, over Canary Wharf and the Docklands, or west towards the City and the rest of London," he adds.

Concluding, Mullens says the opening of Newfoundland "marks a really exciting milestone in the evolution of the Canary Wharf estate, which many people now call home, making it a truly sustainable 24/7 city." He adds: "It offers a truly unmatched rental lifestyle." ■



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CASE STUDY



Devon Arts and Crafts

A new 264 home greenfield development is well underway in Devon, inspired by 'Arts and Crafts' design of the early 20th century, and the site's landscape. Jack Wooler explores a project which also foregrounds modular innovation

A new community of 264 high quality homes is being constructed near the seaside town of Exmouth, Devon. It features tree-lined streets and 'Arts and Crafts' inspired homes that are designed to complement the adjacent neighbourhood.

A 'partnership project' between local landowner Clinton Devon Estates and Taylor Wimpey, Plumb Park comprises two, three and four bedroom homes to suit a range of needs, with 40% designated as affordable housing.

The centrepiece is a curved crescent of 18 terraced homes overlooking a public hilltop park – known locally as Donkey Hill. Each of these homes feature rooms in the roof, providing additional space for prospective purchasers – achieved through modern methods of construction (MMC).

The whole of the development is grouped around Donkey Hill, which has sightlines to the sea. New residents will benefit from this alongside over 14 acres of open space near to the development, as well as walking trails on site, new hedges, woodland, and flowers planted to support the native wildlife.

Among the many selling points for buyers are its proximity to the Devon countryside, connections to local amenities in Exmouth and Plymouth, and community facilities which the

developer has planned in. These include a children's play area, a community orchard, and 40 allotment pitches.

LANDSCAPE-LED

Taylor Wimpey entered into the joint venture with Clinton Devon Estates to secure Reserved Matters planning and deliver the scheme. Planning permission was reportedly soon assented following this, and construction is now well underway.

Working alongside LHC Design – lead 'urban designers' on the project as well as architects and landscape architects – the team developed a "landscape-led" masterplan including a "well connected green infrastructure network," sustainably supporting residents.

According to its designers, the masterplan is intended to build upon the character of the adjacent 'The Avenues' Conservation Area, reflect the local identity, and embody "the best of parkland estates and garden suburbs."

To enact this, the scheme centres around a Landscape Framework, which comprises the central hilltop, landscaping and outdoor amenities, alongside generous garden spaces for the houses.

The open space provided Suitable Alternative Natural Greenspace which, as well as giving the community an asset, helped the team to relieve pressure on the nearby Exe Estuary Spa, and meet the necessary mitigation measures of the Special Protection Area. This would have otherwise incurred "costly" offsite mitigation payments, say the developers.

Furthering this, accessibility to the countryside is set to be improved for all in the area, with new footpath links, enhanced hedgerow and wildlife habitats, and other improved biodiversity measures.

CHARACTER

Just as the building's plan and landscaping blends with its environment, the housebuilder reports that each property at Plumb Park has been designed to be in keeping with the traditional features of Devon, with the goal being to create "character-filled" homes.

A range of house types are on offer from two bed apartments to four bedroom houses, all with varying floor plans, sizes, amenities, and personalised kitchen, bathroom and flooring options.

At the large end, 'the Exmouth' is a four bedroom house type with a living room/dining area with a door to the rear garden, a separate kitchen, and a downstairs cloakroom. On the first floor are two bedrooms, one of which is double, both served by a family bathroom. Finally, on the second floor, the master

bedroom can be found alongside the fourth bedroom.

In comparison, one of the smallest typologies is 'The Bovington,' which offers a range of two bedroom apartments, each having an open plan living, kitchen and dining area, with french doors, plus two double bedrooms and a family bathroom.

Whatever the floor plan, each is designed to offer bright, open rooms. All homes have reportedly been built to high energy efficiency standards, as well as with exteriors designed to match the local vernacular.

A FOCAL CRESCENT

According to the developer, one of the biggest hurdles faced in the project was how to build the centrepiece curved terrace, which Simon Gill of Taylor Wimpey says "was always going to be a big challenge."

This crescent of 18 homes is a nod to the 'Arts and Crafts' style aimed for, and it is intended to define the development by providing a focal point for the other houses to relate to. In addition, with the road following the curve, it helps to create a more "natural flow" through the development, says the developer.

This 'focal point' needed careful consideration however in terms of design and engineering, with the roof structures being one of the most complicated aspects.

The complications largely arose in making straight timber appear as if it is effectively bending, and in addition to this the gable roofs on the terraced houses had a triangular apex projection on the front elevation, which also necessitated a curved design. Further, there was a desire from the developer for the roof spaces to function as usable rooms.

The team at Taylor Wimpey looked at a number of options to achieve these aims, including onsite construction as well as offsite fabrication of the roof structures. Managing this onsite however would have reportedly been a "huge" technical challenge for the joinery contractors, where the controlled environment of offsite meant this was the most viable option.

To address this, the housebuilder approached Smartroof, which was able to demonstrate that its offsite fabrication facility had the technical resources to deliver this aspect of the project.

A COMPLETELY MODULAR SOLUTION

The system chosen is described by Smartroof as a "complete roof solution," offering housebuilders the ability to maximise sellable space by placing rooms in roofs. It comprises a series of





factory produced elements incorporating insulated roof panels, spandrel wall panels, dormers, roof windows, dummy chimneys, soffits and fascias – all delivered to site and craned into place, with the roof then just requiring tiling.

“At a time when skills shortage and tight margins are commonplace across the sector, the offsite fabrication of the roofs at Plumb Park provided Taylor Wimpey with huge benefits in terms of health and safety, speed of construction and quality control,” says Kevin Sherlock, managing director at Smartroof. He adds: “To create the curved structure would have been complicated to achieve onsite, using traditional roofing methods, however we were able to manufacture this complex configuration offsite.”

Sherlock estimates that, for this bespoke design, the system saved up to eight weeks installation time when compared to traditional onsite methods of roof construction. In addition, hips, valleys and other roof details could all be designed and manufactured as features within the system.

THE BENEFITS OF MODULAR

There has been a push recently to increase the use of offsite fabrication and systems across the sector in a push to encourage greater efficiency and higher productivity. Systems such as structurally insulated panels (SIPs) and pre engineered insulated roof systems as the ones used at Plumb Park are becoming ever more common.

Discussing the success of MMC’s (modern methods of construction) use in this project, Sherlock believes more housebuilders will need to embrace newer and faster methods of construction in the near future, “which in turn will enable them to comply with more stringent energy efficiency demands and help the UK meet its net zero targets.”

Sherlock says: “The industry is beginning to rethink the way it designs,

engineers and constructs buildings, and is helping to deliver projects quicker, better, and with a greater degree of precision.”

Among the benefits the approach brought to this project, he notes the sustainability credentials of offsite construction, with waste being easier to manage at the development as factory production provides a greater control of material usage. “This is compounded by the core component of this particular system being timber,” adds Sherlock, “which itself is sustainable.”

Further benefits of the technology’s use in this project included less time spent working at height and erecting scaffolding in confined spaces for site operatives, reduced vehicle movements onsite, and less manual handling during installation. In addition, the risk associated with failing blockwork from exposed gable walls was eliminated, thereby making the construction process safer.

DELIVERY

With the challenging crescent now complete, and the development expected to reach completion by the end of 2022, Taylor Wimpey hails the Plumb Park as a successful example of the integration of modular construction. As well as enabling the team to reduce build costs, and health and safety risks onsite, it has reportedly achieved higher thermal efficiency and build quality.

Dale Saunders, technical compliance director at the housebuilder, says that it “not only helped Taylor Wimpey simplify the build process,” but enabled “innovative solutions” that made the project possible.

Looking forward, Saunders says that Taylor Wimpey will continue to work to review and consider how the approach can be used to surmount obstacles on schemes, “including those challenges that will be faced through the upcoming changes to be introduced through Part L of the Building Regulations.” ■

“THE END RESULT WAS IMPRESSIVE; THE ROOM IN ROOF SYSTEM DELIVERED ON ALL FRONTS”

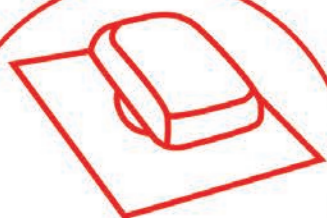
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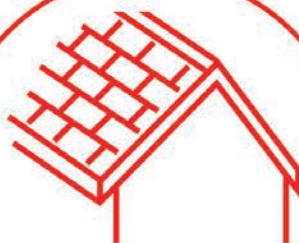


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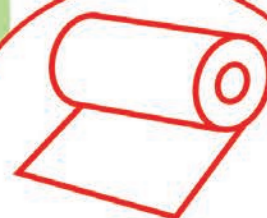
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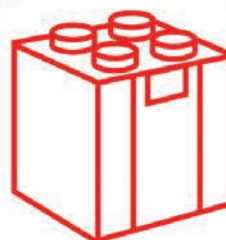
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AG Heritage Facing Brick comes to an end



AG Paving and Building Products has marked the end of an era with production of one of its best known facing brick products coming to an end at its manufacturing plant in Dunganon. AG's Heritage Facing Brick took the market by storm some 30 years ago with its wonderfully hand-crafted reclaimed and weathered aesthetic and attractive glazed appearance through the use of natural materials and a bespoke curing process. AG's CEO Stephen Acheson commented: "In keeping with AG's ethos of innovation and creating products which are better, fast and safer, AG has developed a new facing brick called Woodward which brings a number of new benefits to customers including a frogged top face which makes the bricks even lighter and easier to build."

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Sapphire's logistical expertise wins at Wembley



Sapphire's logistical expertise has assisted the smooth supply of over 400 of its Glide-On™ balconies to Eastlands E05, part of the extensive Wembley Park development surrounding London's iconic Wembley Stadium. Given the central location and proximity of the stadium there was very limited storage space on site and strict security procedures for deliveries. Sapphire worked closely with delivery drivers and site teams to ensure balconies arrived

on site to precise pre-booked timeslots. To facilitate delivery, Sapphire also redesigned its double stacking trailer to allow twice as many balconies to be transported per load. This innovative solution not only met the project's logistical needs but also cut transport costs and emissions in half.

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Titon Shortlisted in H&V News Awards 2021

Titon is proud to announce that it is once again a finalist in the 2021 H&V News Awards. The innovative Titon Ultimate® dMEV and Titon FireSafe® Air Brick products have been shortlisted in the 'Domestic Ventilation Product of the Year' category. The Titon Ultimate® dMEV is an ultra quiet low profile fan, which is suitable for new build or refurbishment projects. With its one fan fits all solution, it is ideal for bathrooms, kitchens and utility room applications and is one of the quietest solutions and best performing dMEV fan on the market. The Titon FireSafe® Air Brick is a non-combustible compact inlet/outlet grille suitable for new and refurbished houses and apartments. Designed with architects, mechanical engineers, contractors and local authorities in mind, the product can easily be built into external walls during construction. The range consists of short and long versions and can easily be connected to both 204x60 and 220x90 rectangular ducting. The awards ceremony will take place later this year at the Hilton Park Lane in London on November 11th.

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Peter Kelsey honoured with Award



Peter Kelsey, the man who founded and led **Designer Contracts** to become one of the UK's largest flooring contractors, has been honoured with an Outstanding Achievement in the Flooring Industry award. Announced at the Contract Flooring Journal's 2021 awards

ceremony, held at Coombe Abbey in Warwickshire on 3rd September, Peter was described as a "giant of the UK flooring industry". An audience of top industry executives heard that Peter had "ensured his company has survived the pandemic and thrived as well. He supports charities and he supports his own employees with mental health programmes during and after the pandemic. He is, everyone would recognise, a very decent man."

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Ultranel appoints new Managing Director



Ultranel Building Technologies, designer and manufacturer of the award-winning Ultranel 'room in the roof' system, has announced the appointment of John Hough as Managing Director. John brings over 19 years' experience within the new build and construction sector to the role. Commenting on his appointment, John said: "My focus for Ultranel Building Technologies is delivering not just excellent and efficient systems, but also a service level to

match." Manufactured off-site and delivered as a flat packed 'room in the roof' kit, Ultranel's innovative and accredited modern method of construction is the most efficient end to end way to build.

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Vent-Axia named as Double-Award Finalist



Vent-Axia is delighted to announce that it has been shortlisted in two categories in the prestigious H&V News Awards 2021. The Vent-Axia 'Lo-Carbon Multivent MEV Family' is a finalist in 'Domestic Ventilation Product of the Year' category while the company's 'COVID-19 Support Campaign' has been shortlisted for the 'Covid Frontline Achievement of the Year'

award. Being a double finalist in these awards is testament to Sussex-based company's leading position in the ventilation industry, demonstrating both high quality product development and commitment to public health through improving indoor air quality (IAQ).

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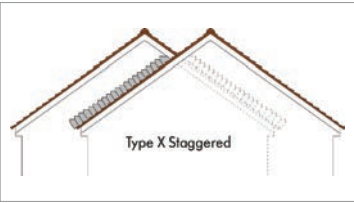
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Affordable housing given superior vapour barrier and airtightness solution

A series of 10 newly built affordable Council houses in Montrose, Scotland has been fitted with a high-performing variable-permeability vapour control layer from the **A. Proctor Group**. Procheck[®] Adapt is designed to protect the building fabric from the potential risks of condensation and act as an effective airtight barrier. Contractor, Andrew Shepherd Construction proposed the use of the Procheck Adapt available from the A. Proctor Group, who has been serving the construction industry for 50 years with an extensive portfolio of technically advanced thermal, acoustic and membrane products. Thanks to its unique design, the Procheck Adapt membrane offers variable permeability which adapts to changes in humidity levels and allows the structure to dry out in the summer and in sunny days during spring and autumn while protecting it from moisture overload in the winter. This is possible because the membrane adapts its vapour resistance to the environment i.e., vapour tight in the winter and more vapour open in the summer. This ensures that the building fabric is protected from damaging moisture levels during cold, wet winter months, and allows the fabric to dry out effectively in warmer, drier months. The introduction of Procheck Adapt will ensure that it provides a high level of protection throughout the lifespan of the properties.

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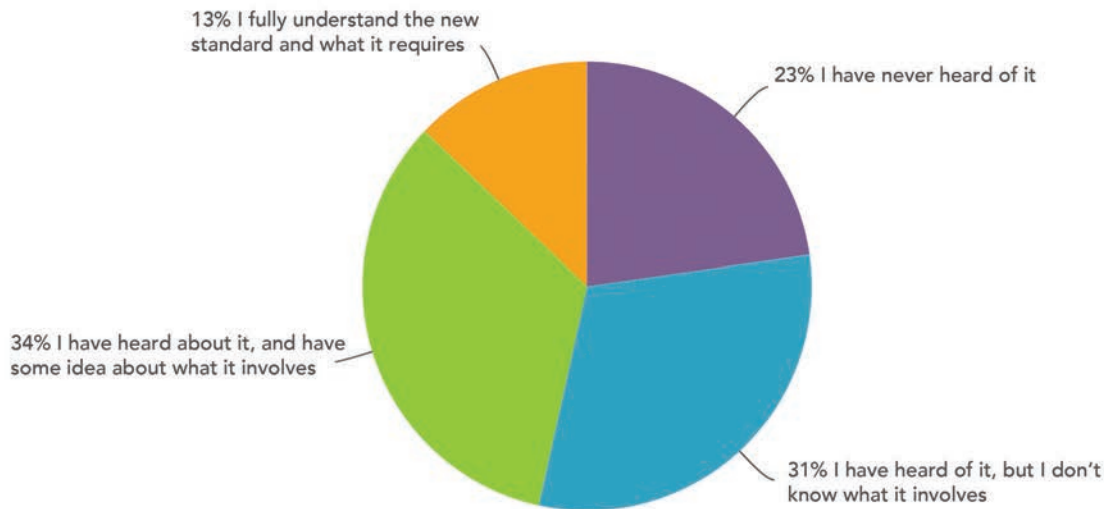
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READER SURVEY

DELIVERING THE FUTURE HOMES STANDARD

Which of the following best describes how aware you are of the Future Homes Standard and what it entails?



EXECUTIVE SUMMARY

Climate change is here; the earth has already warmed by around 1 degree, causing changes to rainfall patterns and rising sea levels, both of which are increasing the risk of heatwaves, floods, droughts and fires to the UK.

It is estimated that our built environment is responsible for 40% of the UK's carbon emissions, with housing accounting for around 15% – with a general understanding that natural gas burned for heating and cooking is the main contributor.

Multiple governments have introduced and scrapped initiatives to try and address the issue – but a new mandatory standard has now been developed to directly tackle emissions from UK housing, through the Building Regulations.

A DEMANDING STANDARD

The Future Homes Standard (FHS) 2025 is a series of measures written into legislation that, within four years, will see new housing producing 75-80% less carbon emissions than 1990 levels.

The Government has confirmed that, from 2025, no new homes will be allowed to be heated using fossil fuels, such as gas boilers. Homes will also be required to be 'future-proofed' to utilise the electricity grid as it continues to decarbonise. This means a push for housebuilders to install heat pumps, which only require electricity for power.

Existing homes will also be subject to higher standards under the new rules, with new regulations on extensions, replacements and repairs intended to save energy, make

homes warmer, and reduce bills.

While the FHS is only the beginning of measures to meet the UK's statutory commitment to reach net zero greenhouse gas emissions by 2050, it is one of the most concrete – and most significant – early steps.

INDUSTRY CHALLENGES

Despite the laudable ambitions, the FHS will prove challenging for many construction firms. In order to ascertain housebuilders' views, *Housebuilder & Developer* has conducted a survey of our readers (over 80% of whom are in managerial construction roles).

One key finding revealed was a lack of information and Government support, which is thought to be severely hampering understanding and uptake of the FHS. A startling 94% of respondents stated that the Government has not done enough to engage the public with the FHS, with 50% reporting that most of their buyers had never heard of it, and even 22% of respondents themselves having never heard of the FHS.

Our respondents also reported multiple major barriers to meeting the standard. These ranged from increased construction costs, to an inability to price those costs into the finished product, a lack of skilled workers or relevant suppliers, or a lack of experience in the new technologies required to increase homes' energy efficiency.

This white paper explores some of these barriers, plus the FHS' development, and how it has been received. It also looks at what the Government needs to do to increase awareness, and the benefits from the standard which are perceived by housebuilders and developers.

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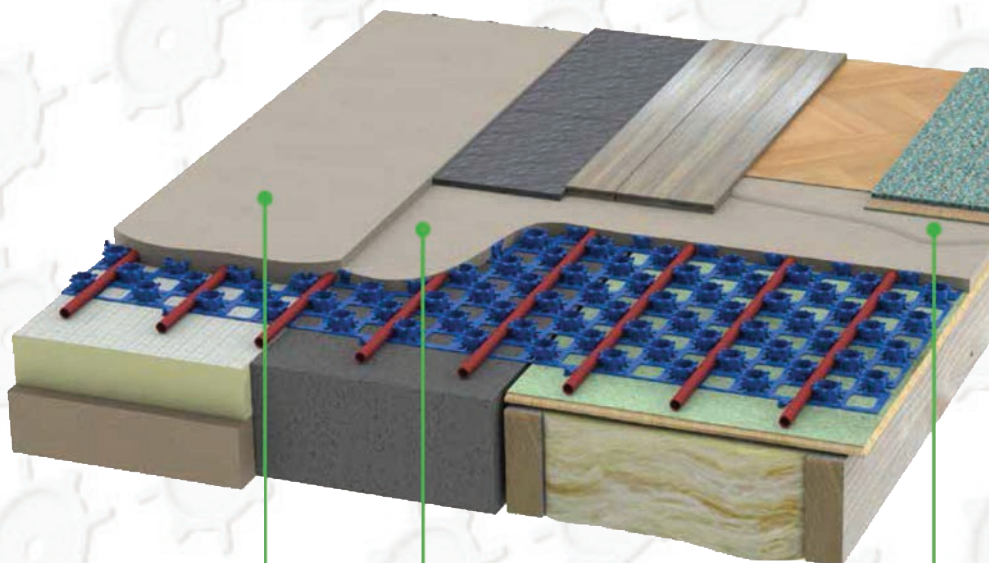




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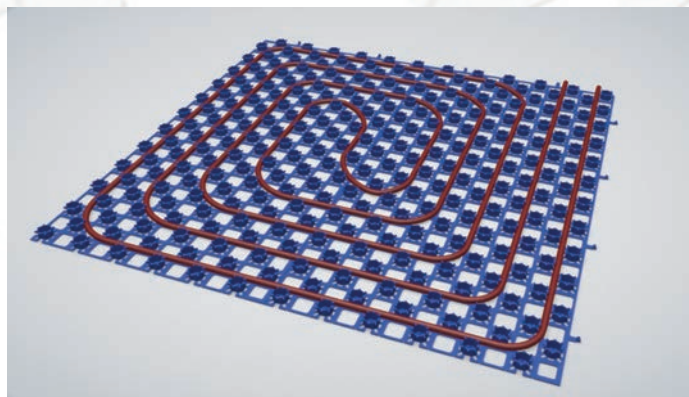
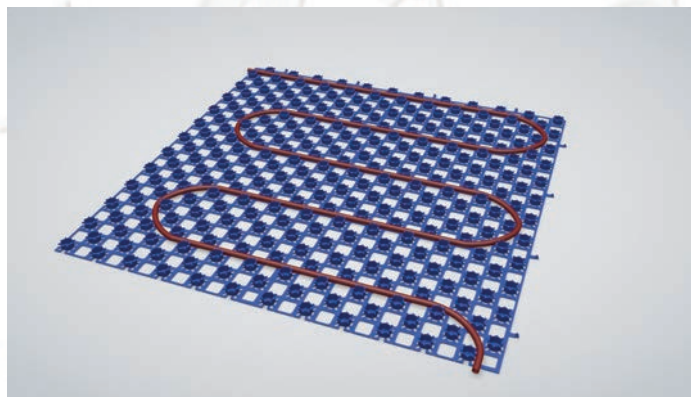
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INTRODUCTION

In 2019, the UK became the first major economy to commit to a net zero carbon target, following a damning report by the Climate Change Committee that revealed that energy use in UK homes was actually increasing. The CCC said that without an “almost complete” elimination of greenhouse gas emissions from England’s housing stock, hitting our climate reduction targets was impossible.

In October of the same year the Government launched a consultation process with the construction sector, on strengthening Part L (Conservation of Fuel and Power) and Part F (Ventilation) of the Building Regulations for new homes. This formed the basis of what is now the Future Homes Standard, which will ensure that new homes will produce 75-80% lower carbon emissions as compared with 1990 levels by 2025, and be ‘zero carbon ready’ i.e. requiring no upgrade to meet ‘net zero.’

In the consultation was also an interim measure before 2025, giving two options: a 20% reduction in emissions from very high fabric standards, or a 31% reduction delivered by carbon-saving technology and improved (but less stringent) fabric standards.

In January 2021 the Department of Communities, Housing and Local Government published its response, confirming the 31% option as the preferred one to be taken forward, as well as confirming the FHS would ban fossil fuel heating systems, and the higher standards for existing homes.

RECEPTION FROM INDUSTRY

According to our survey respondents, one of the most prominent criticisms from housebuilders and developers has been a lack of information and support around the FHS. Just 13% reported that they fully understood the standard and what it requires, with 34% having heard about it and having

some idea of what it involves. However, 31% had heard of it but did not understand what it involved, and 23% had never heard of it at all.

Similarly, respondents were asked how aware their buyers were of the FHS. Just 2% reported that most of their buyers fully understand the new standard, with 11% reporting that most have heard of it and have some idea what it involves, 34% that some have heard of it but don’t know what it involves, and a huge 51% reporting that most have never heard of it.

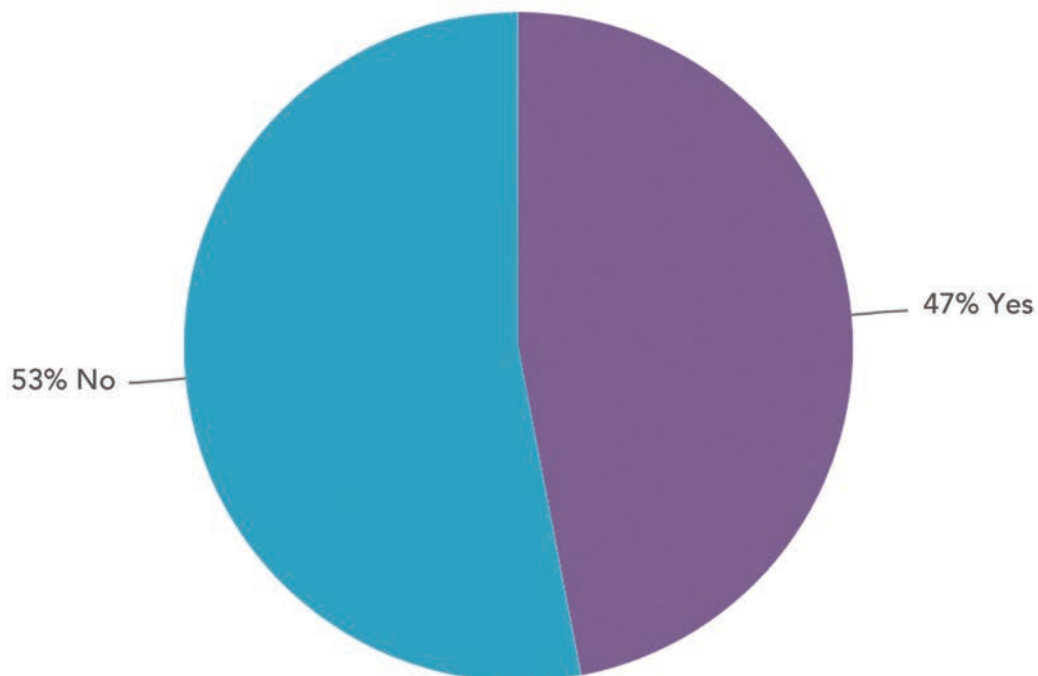
Following this trend, over half (53%) of respondents reported that they had no idea what an interim 31% reduction in carbon would mean for their developments. Perhaps explaining this lack of understanding, the vast majority (94%) of respondents argued that the Government had not done enough to engage the public with the FHS, and 78% stated that the Government had not done enough to help builders understand the standard.

It is clear therefore that if the FHS is to be a success, the Government will have to do more for housebuilders, developers and buyers to buy into, and be brought along with, its agenda.

ENGAGEMENT WITH STAKEHOLDERS

When asked what the Government could do to engage the public with the standard, most participants submitted similar responses. They said that Government needed to “engage with stakeholders,” “provide more information,” “publicise it in more places [such as on TV]” or “communicate with companies and directors through the post or by email.”

As for what the Government could do to engage more with builders on the standard, there were multiple iterations of sentiments such as “more information” and “clarity,” against a backdrop of “limited information,” and a “lack of incentives.”



Do you have a clear idea of what a 31% reduction in carbon means for your developments currently?

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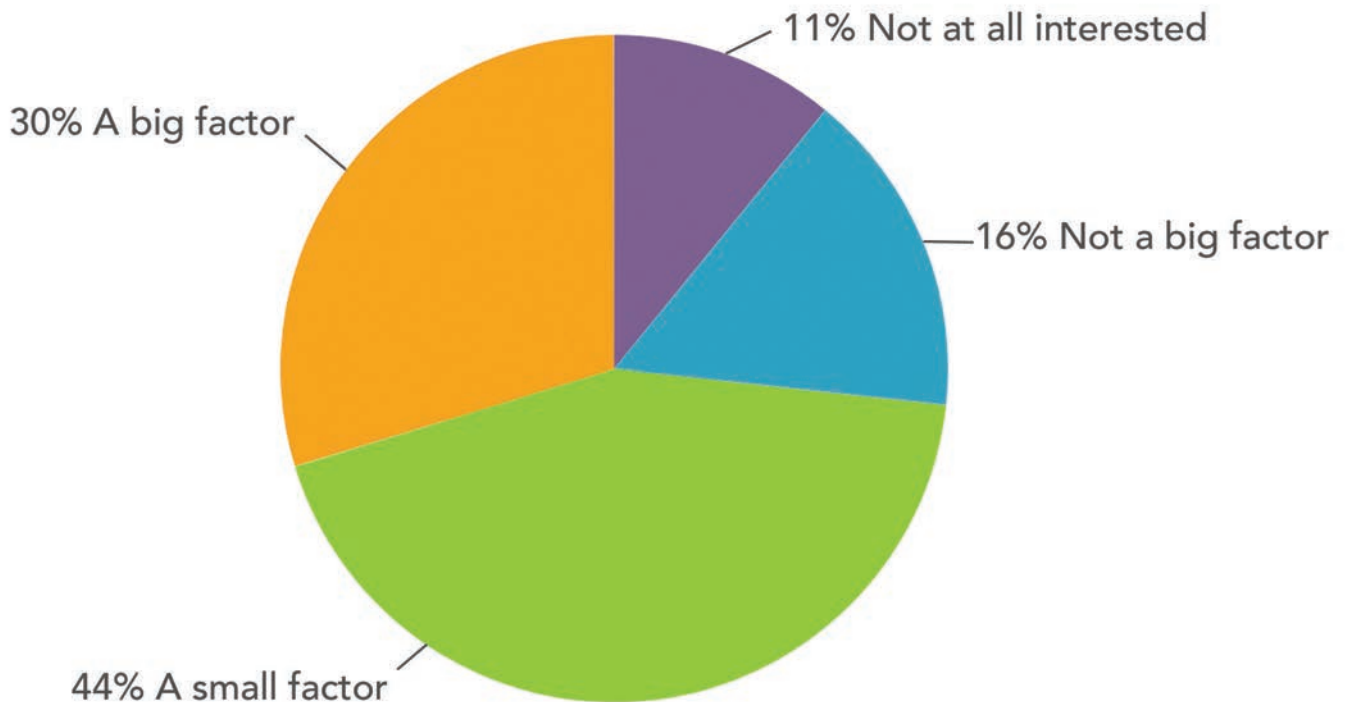
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carbon emissions



How important are issues around reducing the carbon footprint of homes to your customers?

One respondent argued that there was “absolutely no clear guidance on the requirements and the costs associated with the change,” one that “they are just tinkering around the edges,” and one demanding support for SME builders, arguing that “most smaller builders are notorious for ignoring the requirements as they do not see the need for changing their work habits.”

A lack of information on how changes to how SAP will be conducted was also highlighted. As one respondent commented: “Precise specifications cannot be established by housebuilders until the final version of the SAP software is made available.” They added that “no other industry could operate in this way.”

With a full technical specification for the Future Homes Standard to be consulted on in 2023, our survey shows that the time for the Government to act on these issues, and inform the industry, is now.

SOLUTIONS TO FHS CHALLENGES

According to our respondents, the largest hurdle for the adoption of the FHS was increased construction costs, with 60% listing it as one of their biggest barriers.

When asked how much they believe just the interim 2022 target of 31% lower carbon would increase their building costs, 20% said there would be no increase at all, 35% said the standard would add 1K to 5K per unit, 30% 6-10K, 12% 11-20k, and 1% over 30K. Thankfully – for builders at least –

over half (60%) believe they will be able to price this into the sale price of each unit.

Among the remaining major barriers listed (as well as those of a lack of information and incentives discussed earlier) were:

- lack of skilled workers (49%)
- lack of experience with low-carbon technologies (41%)
- inability to meet housing demand (27%)
- having to switch suppliers (17%).

BENEFITS FOR INDUSTRY

The FHS does however offer a number of benefits to housebuilders and developers that can lessen the burden it causes.

Whether it's the integration of the latest technologies compatible with a decarbonised grid, producing a level-playing field for climate-conscious developers, or improving the reputation of housebuilding on quality, there are many positives for housebuilders and developers as well as owners.

CUSTOMER DEMAND

The mainstream industry must now weigh up the best build achievable to meet the new targets, with the reality of what they can sell. However, according to 11% of our respondents, when it comes to customers, issues around reducing the carbon footprint of homes are of no interest at all currently, and are not a ‘big’ factor for 16%. Conversely, 44% reported said it was a ‘small’ factor for their buyers, and 30% a ‘big’ factor.

When it came to builders themselves, the majority of our respondents supported the importance of the journey to zero,

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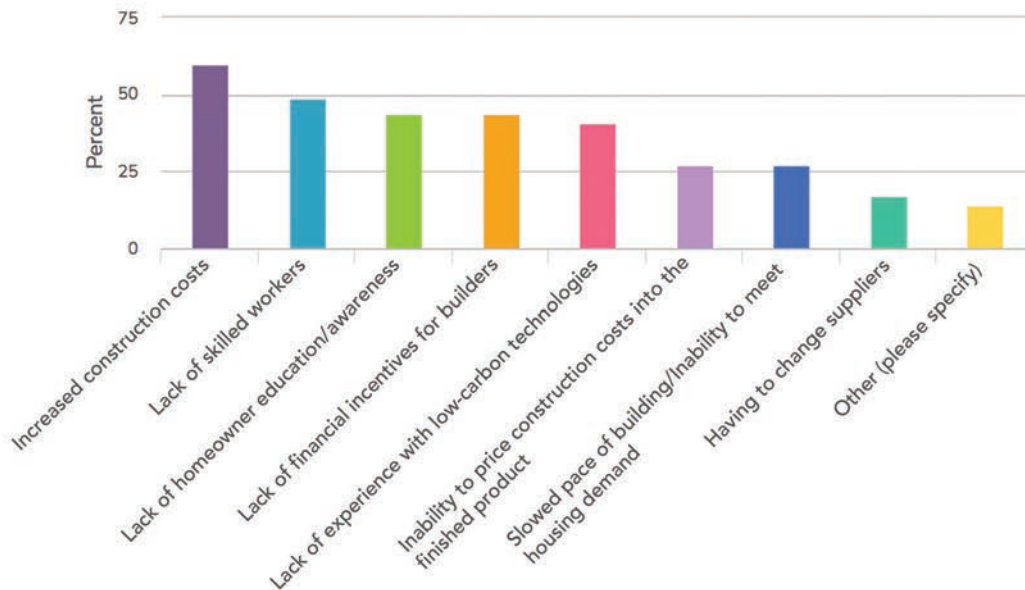
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What do you think are the biggest barriers to the adoption of the Future Homes Standard?



with 61% reporting that “making a major contribution to the UK’s journey to net zero emissions” was one of the biggest benefits of the introduction of the standard.

Without a level playing field in terms of a standard, however, it has been difficult for builders to find a broad target market for more energy-efficient friendly buildings, with such builds coming with a premium, and not all buyers willing to pay the difference.

It is hoped that the FHS itself will improve this across the board – creating a baseline for housebuilders and developers that will reduce worries of being undercut by lower-spec builds. It is also hoped to boost the wider reputation of UK housebuilders enough to support the upfront cost increases, as well as lowering such costs as they become more widespread.

When it came to the biggest benefits of the FHS, 31% believed that it would satisfy consumer demand for more ecologically-friendly buildings, and 23% believed it was a major benefit that elements such as thermal breaks would be made standard as opposed to optional. One respondent noted that it will remedy the fact that, currently, “consumers just have no idea” what such terms mean.

HEATING ALTERNATIVES

One of the most significant changes in the FHS – and the change that currently less aware consumers will not be able to avoid – is the move away from fossil fuel-based heating.

For those that have not followed the progress of electric heating alternatives, both buyer and builder, this change may be a daunting prospect. More efficient electric heating has progressed leaps and bounds in recent years, and technologies are continually being made more efficient and effective.

HEAT PUMPS

In its recent FHS consultation, the Government noted that it anticipates that heat pumps “will become the primary heating technology for new homes.”

Air source heat pumps (ASHPs), for example, are an especially energy-efficient method, requiring only electricity to work. Ground source heat pumps (GSHPs) use pipes that are buried in the garden to extract heat from the ground at low temperatures into a fluid running inside a ‘ground loop’ of pipework buried underground.

The Government’s enthusiasm for heat pumps is clear, and 67% of our survey respondents expected to install ASHPs as the heating solution to meet the new standard, whereas 17% picked GSHPs.

SOLAR PV

Heat pumps are not often specified alone; the FHS consultation recommended solar PV panels too, to reduce unnecessary strain on the grid.

Solar PVs can function on a cloudy day, and the electricity generated can then be used in conjunction with heat pumps and other electric heating products. With the right weather conditions and products, a home can be heated entirely with sunlight.

This established method was almost as popular as heat pumps with our survey respondents; 51% reported that they plan to use solar PV panels to help meet the FHS regulations.

ELECTRIC AND INFRA-RED RADIATORS

There are many other different heating options available to housebuilders, such as electric radiator technology and infra-red heating, which have seen increasing popularity in recent years.

Arguably having an efficiency stigma attached to them in the past – due to outdated technologies – electric radiators have since improved substantially. As a result, bulky appliances are no more, and modern heaters now come

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While less popular options among our respondents than others, 17% reported that they planned to use solar thermal technologies to meet the FHS, alongside 20% with electric radiators and 9% infra-red heating.

FABRIC FIRST

Advances in building fabric will be key to the higher specifications required to achieve both the interim FHS standard in 2022 and the full 75-80% efficiency uplift in 2025.

Many in fact argue that taking a fabric-first approach, rather than relying on 'bolt-on' technologies, is the most cost-effective, and reliable method of saving energy.

The FHS is set to vastly increase fabric standards through the Fabric Energy Efficiency Standard (FEES) – the standard for maximum space heating and cooling energy demand for zero carbon homes originally proposed as part of the defunct Zero Carbon Homes strategy. A total of 22% of our respondents reported a "shoring up of the FEES standard" as one of the perceived biggest benefits of the FHS.

Increased fabric efficiency means that the renewable technologies described above don't have to work as hard to meet the carbon reductions needed – therefore less energy is needed to power them. It is believed that this can make it possible for solar power to cover most of a building's

heating needs, potentially saving homeowners significant money on bills, which will be a helpful selling point.

THERMAL BRIDGING

One specific area of fabric performance that is set to be addressed in the FHS is thermal bridging. Thermal bridges are areas within the building envelope where materials transfer significantly higher amounts of heat than those surrounding them, and is one of the major areas of fabric inefficiencies, reducing the overall thermal performance.

Thermal breaks – consisting of material with low thermal conductivity, are placed in key locations such as balconies, for example, to reduce or prevent the flow of thermal energy between the inside and outside of a building. The introduction of thermal breaks as standard in the FHS has been widely welcomed in the industry, and chosen as a major benefit by 23% of our respondents.

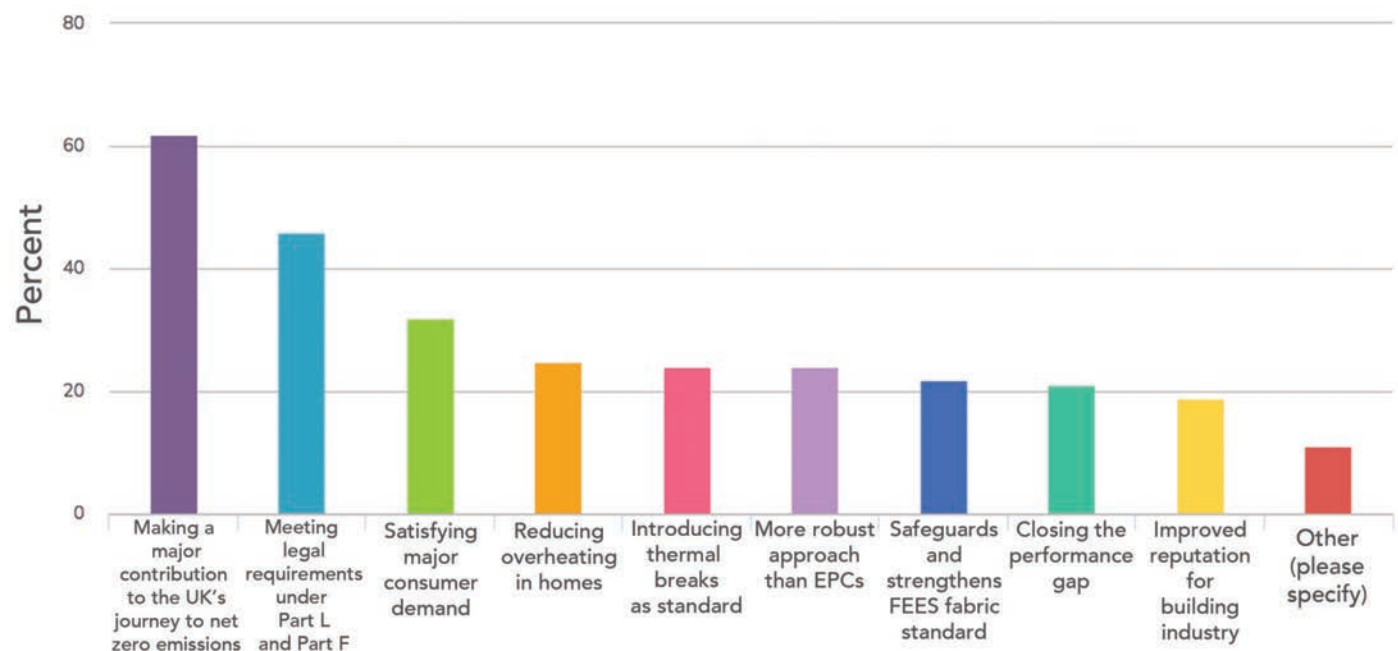
OVERHEATING

According to the 2019 CCC report, since the organisation began looking at the issue five years ago 570,000 homes have been built which will overheat. It predicts the number of heat-related deaths in the UK could rise from an average of 2,000 to 7,000 a year by 2050, arguing that many new homes will soon be "uninhabitable." The issue is likely to be compounded by the shift towards home working.

Unfortunately, the 2021 response to the FHS consultation was light on any specific details regarding likely regulation on overheating, though further details in this area are scheduled to be published in December 2021.

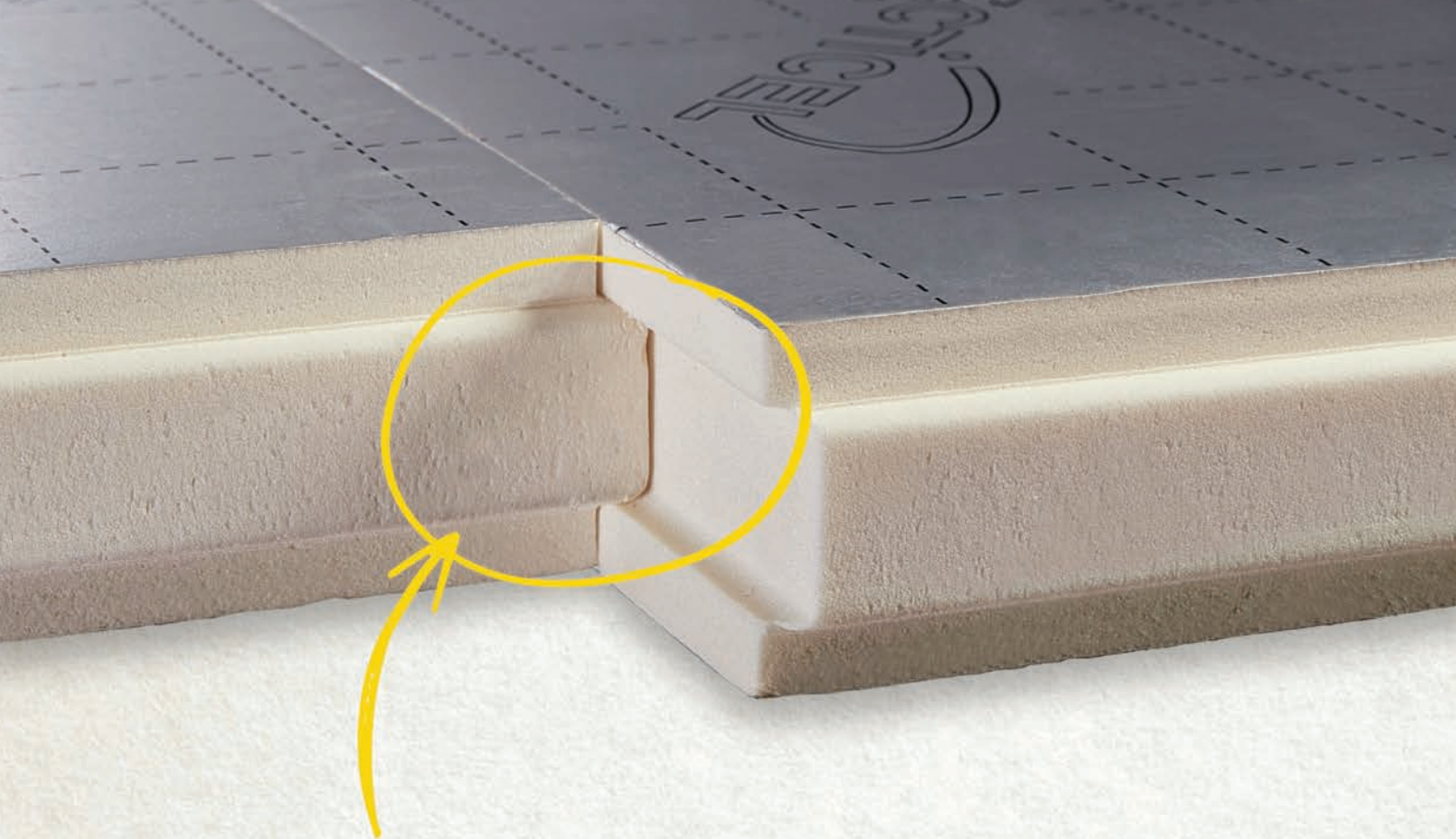
Some areas of the FHS that have been unveiled already that are likely to positively affect the problem, however, such as the bringing of the FEES fabric standard to the fore, as supported by our survey, alongside the FHS' wider mitigation benefits to overheating – such as higher fabric standards making artificial ventilation far more efficient. The latter was also noted by respondents, with 25%

What do you think are the biggest benefits of the introduction of the Future Homes Standard?



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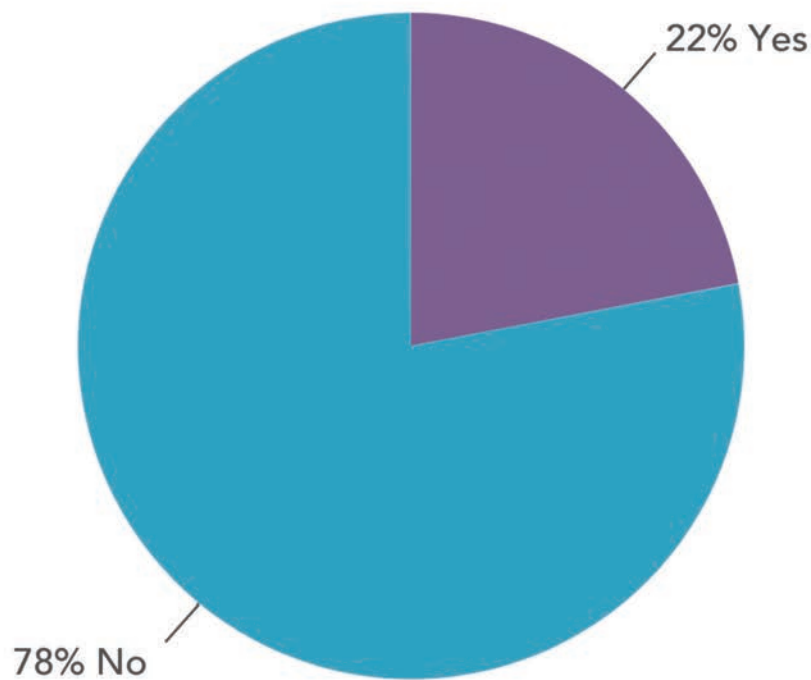
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Has the Government done enough to help builders understand the impact of and prepare for the Future Homes Standard?

reporting “reducing overheating in homes” as one of their biggest benefits.

TRUST

A home’s performance, and trust in that performance, are two related, and crucial elements of a housebuilder or developer’s reputation. Either are able to make or break public opinion on their final product.

With the FHS set to bring the entire new build housing sector up to more stringent standards, and the daily effects of the changes set to bring increasing buyer awareness of the quality improvements, the sector as a whole can arguably expect a positive reputational uplift.

Though less popular than some of the other benefits stated in our survey, 19% of respondents listed ‘improving the reputation of the industry’ as a major benefit.

One specific area that the FHS could address in this area – and which has arguably damaged consumer confidence in the housebuilding industry, is the much-reported ‘performance gap’ (between as-designed and as-built energy-efficiency performance).

The FHS consultation response announced a new style Part L compliance report, which would improve the accuracy of ‘as-built energy models’ and additional guidance for homeowners on how to operate low carbon homes. Among our survey respondents, 20% believed that the standard’s potential to close the performance gap is one

of its biggest benefits.

A final way trust could be bolstered by the FHS, according to our survey respondents, was by improving quality of new homes in general versus older housing. It was a larger factor than the performance gap for most – 57% said it ‘will make new homes more popular with buyers who may have previously preferred an older property.’

CONCLUDING SUMMARY

It is now acutely clear that Government intervention is necessary to address housebuilding’s major contribution to the UK’s carbon emissions.

While ideas have been tabled for decades, the Future Homes Standard is arguably the first major across-the-board step to ensuring that the Building Regulations drive low-carbon housebuilding as standard.

Our research study has however shown that although critical, there has not been nearly enough support from the Government for industry to engage it with the changes, or enough education among builders, developers, homeowners and buyers. With an interim shift in building performance needed imminently, our survey suggests that the Government appears to have left many builders largely in the dark on the FHS.

However this white paper also shows there are some

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significant benefits to the implementation of the standard, beyond meeting climate targets. For those who have actually heard of it, these benefits seem to be well understood and accepted by builders at least, if not as yet fully understood and accepted by buyers.

It is clear that if targets are to be met, there needs to be far more engagement across the sector. The chronic lack of information, if our sample is indicative, is likely to cause significant issues, and further hamper delivery on the 300,000 homes per year target. As the interim deadline approaches, some housebuilders will be trying to catch up with regulations they were scarcely aware were

being introduced.

With the Future Homes Standard, the Government has made a concrete step towards net zero; now the sector needs to be brought along with them.

THE FULL VERSION OF THIS WHITE PAPER, INCLUDING SPONSOR CASE STUDIES, IS AVAILABLE FOR FREE DOWNLOAD AT THE HOUSEBUILDER & DEVELOPER WEBSITE: WWW.HBDONLINE.CO.UK

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Old Ford car site converted into energy efficient affordable homes

A four-acre site, originally part of the Ford Dagenham car plant, will provide a new home for 325 residential units in a series of five to ten storey apartment buildings. The Merriellands Crescent project is part of the London Riverside Opportunity Area, a 3,000-hectare regeneration zone designated in the London Plan for up to 26,500 homes across the borough of Barking & Dagenham. 15,000 m² of the Wraptite® airtightness membrane from the **A. Proctor Group** features in the design. Wraptite is the only self-adhering vapour permeable air barrier certified by the BBA and combines the critical properties of vapour permeability and airtightness in one self-adhering membrane. Unmanaged or uncontrolled airflow can act as a carrier for moist air, drawing it from outside or pulling it from inside into walls, ceilings and roofs. As a result, unmanaged airflow will almost certainly influence the energy efficiency of the building, and uncontrolled moist air movement will have a long term detrimental effect on the durability and life of the building. Including the Wraptite System within the facade design helps ensure “as-designed” performance, narrowing the gap between as-designed and actual energy performance and reducing the likelihood of potential failures to meet required airtightness levels.

01250 872261 www.proctorgroup.com

New sizes on Carlton and Horizon garage doors



Garador has introduced new 6’8” and 7’2” door heights to the size range for their popular Carlton and Horizon up & over garage doors, back in April 2021. The sales of these new height doors have increased steadily through the summer months. Standard 6’6” and 7’0” garage door heights don’t always match

standard openings and gaps often have to be filled with uPVC. These new 6’8” and 7’2” door heights offer a perfect fit for some taller standard openings, including a 6mm fitting tolerance. This means there is no need for uPVC cladding, saving both time and materials. Garador’s new height doors are available for both the Carlton and Horizon door models.

01935 443722 www.garador.co.uk

Senior looks ship-shape at Bristol’s Harbourside



Aluminium windows, doors and curtain wall systems from **Senior Architectural Systems** have been used to create a modern and efficient fenestration package for a new residential development in the heart of Bristol’s historical harbourside.

Senior worked to design a fenestration package that would meet the specific needs of the waterside development, which includes Senior’s low maintenance SPW600 aluminium windows and doors. Senior’s high performance SF52 aluminium curtain wall system also features throughout the scheme to maximise the use of natural light, with the company’s safe and secure SPW501 aluminium commercial doors specified as panic doors with crash bars for the emergency exits.

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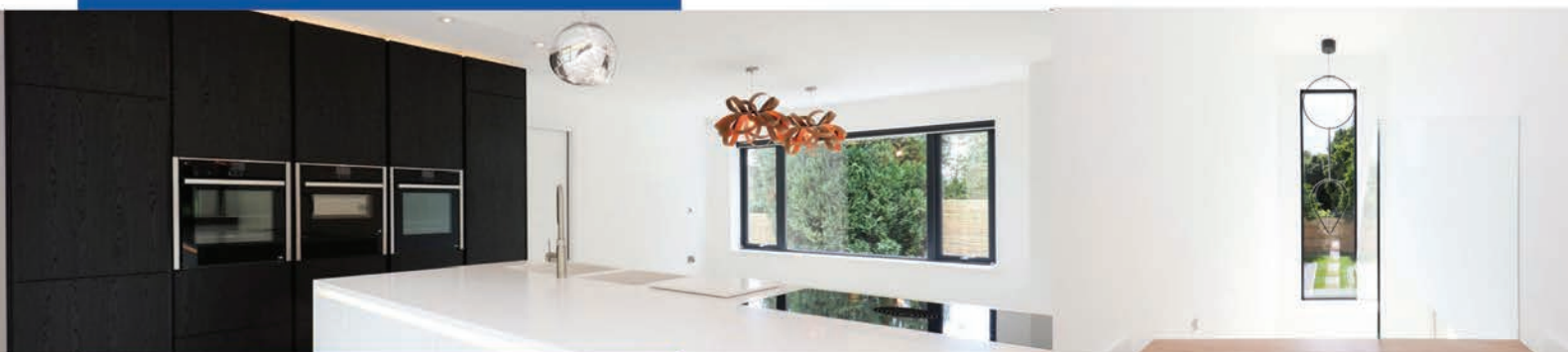
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www.scotframe.co.uk

Extensive new colour offering for Aliaxis UK

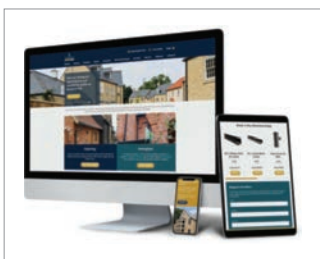


Hunter Plastics is pleased to reveal a new extended colour offering for its range of rainwater systems. Designed to provide specifiers, developers, roofing contractors and self-builders with even more choice, enhanced flexibility and design freedom, Hunter Plastics has extended the colour offering of its rainwater systems to include over 150 RAL colours in a range of matt and textured finishes. From post-box red and deep teal to

bright pink and sunshine yellow, the new colours are available on the 112 mm Half Round, Surefit 125 and 114 mm Squareflo rainwater systems – all manufactured to meet British Standards. Aliaxis UK has been providing its Hunter Plastics rainwater systems to the market for over 60 years.

01622 852798 www.hunterplastics.co.uk

New website for Yeoman Rainguard



Yeoman Rainguard have launched a new website showcasing their highly acclaimed range of stunning rainwater systems. Along with the renowned XL & SL Aluminium gutters and downpipes, Yeoman Rainguard offer Cast Iron and GRP products also, all in a wide choice of profiles, sizes and colour options. Rainguard's website now includes

the new Squareline Fascia & Soffits options and a buy- on- line facility for the SL gutters & downpipes. Take a fresh look!

0113 279 5854 www.rainguard.co.uk

Evoke and Evolve used for modern home



Marley Alutec's aluminium fascia, soffit and rainwater solutions have been utilised for a bespoke new build property in Norfolk. The products achieved an attractive, high quality and durable finish that will require minimal maintenance. Adam Reynolds, Director at Sheringham Windows said: "This was our first

experience of installing Marley Alutec products but after some initial instruction from Alutec on the best practice approaches with regard to the Evoke system, our team got to grips with it in no time." Adam concluded: "The customer was delighted with the finished result and we have already used Alutec products on several other projects."

01234 359438 www.marleyalutec.co.uk

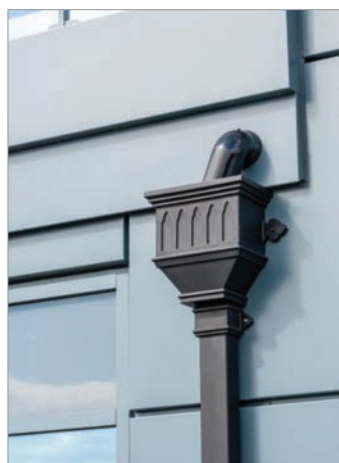
Total Home Environment winner of award



Total Home Environment have been awarded 'Regional Renewable Heat Installer & Contractor of the Year' in the West Midlands. The award recognises the effort of one exception company within each of the 11 regions, that is involved with the installation and maintenance of energy

efficient heating systems. It distinguishes the efforts of a company who provides excellent customer service, a high standard of quality workmanship and best practice within their local community. Total Home were nominated by client, One Stop Consult Ltd. Ben Dunn, MD at One Stop Consult said: "Their knowledge, professionalism and overall delivery of the service was outstanding and we felt they must be recognised."

0345 260 0123 info@totalhome.co.uk



Cascade ensures drainage efficiency for landmark London development

For part of an impressive new multi-phase housing development in north London, **Brett Martin** has supplied its Cascade Cast Iron Style Rainwater System. Designed by Broadway Malyan Architects, Beaufort Park is a 16-phase, mixed-use community development being built on the former RAF Hendon Aerodrome site. Once complete it will feature apartments, shops, restaurants and leisure facilities along with 25 acres of landscaped parkland and courtyard. The specification across the apartment blocks – of varying heights up to 17 storeys – saw the installation of Brett Martin's high-capacity Cascade Rainwater System comprising 4" x 3" Rectangular Downpipes and Hoppers in Classic Black colour. Designed to cope with removing large volumes of rainwater from the largest of roof areas, the Cascade 4 x 3 Rectangular Downpipes will provide efficient rainwater management and protect each apartment building against the ingress of water. In keeping with the architect's design and vision for this aesthetically attractive development, the rainwater system needed to blend in with the contemporary design. Easy to integrate and with all the benefits of modern plastic products, the Cascade system allowed the architect to achieve a successful building aesthetic on this exceptional development.

028 9084 9999 www.brettmartin.com



Supporting net zero ambitions: New solar PV enhancement from Marley

With net zero ambitions set across the UK, and the Future Homes Standard calling for all new homes built from 2025 to deliver a 75-80% reduction in carbon emissions, integrated photovoltaics (PV) systems are seen as part of the solution. To aid the specification market as it seeks to design in renewable energy solutions needed for the homes of tomorrow, **Marley** has launched a new solar panel providing superior aesthetic appeal and improved power output. The new enhanced Marley SolarTile® – delivers a lean, low-profile aesthetic for both new build and retrofit projects and offers simple and quick roof integration.

Following significant research and development by Marley to design products that meet the needs of changing legislation, and carbon reduction targets, the enhanced panel is quick to install, and the increased efficiency allows for an install time of 45 minutes per kWp. The panel development gives specifiers the benefit of an increase in total power output from the roof area or achieving the same output using fewer panels. A higher power rating makes roof-integrated solar a more cost-effective option, with fewer panels and roofing kits needed to reach the project energy target.

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COMBAT CONDENSATION

Condensation can be miserable and unhealthy for homeowners, and so prevention is key for any new build residential project. Martin Panes of Altaterra explores solutions, including roof windows.

Water vapour is always present in the air – as a gas. If warm air is humid, – containing moisture it is likely to condense on windows, and when window glazing is cold (as in autumn and winter months) it is even more likely.

Actions such as frequent boiling of water, cooking and showering, are major contributors to this air humidity. New builds sometimes experience early condensation issues – due to plastering or wet trades – but these tend to dry out during the first few years.

Most house owners will be aware if a room has a condensation problem; the atmosphere will feel damp, mildew can appear on the internal walls, and paint on exterior walls may also begin to bubble. If ignored, wood items in the room can begin to rot over time.

THE IMPORTANCE OF VENTILATION

Internal air humidity becomes too high when there is insufficient, or no, ventilation. The air condenses, allowing the moisture to collect on the walls, in corners and around doors, and in particular windows. Over time, mould and fungi can develop in these places.

Any family home could experience condensation. On average, four people in a typical home produce between 10 and 15 litres of water vapour a day. Therefore, housebuilders must plan good ventilation into their build to enable fresh air to circulate and used air to be expelled. This cooler, fresh air will contain more oxygen, allowing it to absorb moisture generated in the building. This will then be removed by the ventilation system to keep the room moisture-free.

ROOF WINDOWS

A roof window will greatly reduce the risk of condensation in any room, but particularly in kitchens and bathrooms. For a condensation-free building, triple glazing is encouraged; three pane windows have a better U-value to reduce heat loss, and make it easier to keep the room warm.

An improved insulation level in the design – such as using argon or krypton gas between panes – will keep the room warmer and cut the risk of condensation.



Correct installation and use of flashing is essential, as a poorly-installed window will lead to cold spots around the window, and a build-up of condensation or leakage around the frame. PVC frames are designed to offer greater resistance to mould than their timber counterparts.

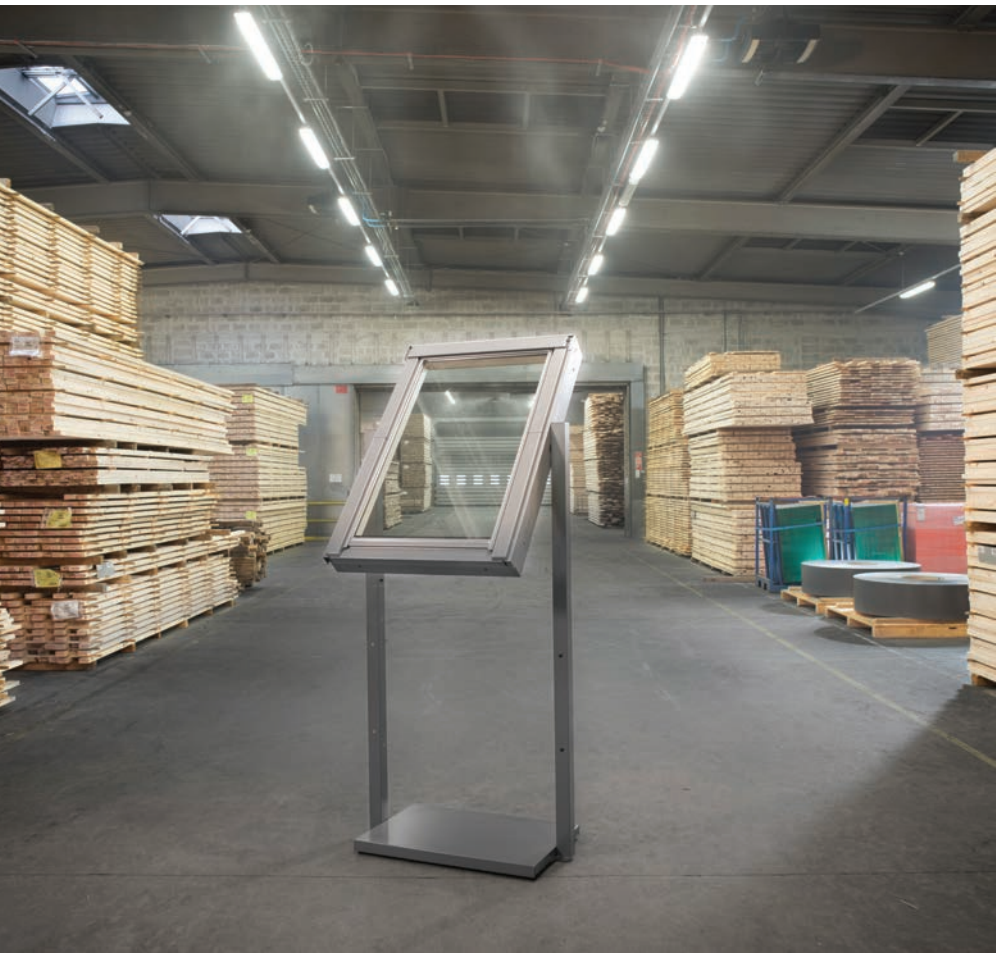
VENTILATION

Whether a room has a roof window or not, different ventilation approaches can help combat condensation. Air valves and ventilation systems allow air to be extracted into ducts, and can be adjusted according to the building's specific ventilation requirements. It is worth noting that an extraction system in the kitchen or bathroom will make a noticeable differ-

ence. They can cost around £400 to install, but help to remove moisture-rich air created as a result of cooking or showering, and replace it with fresh air.

Window vents can be added above windows to allow air to move through the room and prevent moisture condensing on the window panes, and air bricks can be installed in rooms that are poorly ventilated.

In loft or attic conversions, as well as openable roof windows, roof ventilation tiles or soffits can be installed to encourage air movement through the room and voids. Attic conversions are often at a high risk of developing mould, because they can be hard to insulate and ventilate. In such projects, any



IMPROVING VENTILATION AND REDUCING THE LEVEL OF HUMIDITY IN THE HOME WILL BEAT CONDENSATION


incorrectly installed plasterboard should be addressed, and radiators relocated or additional heating added.

EVERYDAY STEPS TO BEATING CONDENSATION

Improving ventilation and reducing the level of humidity in the home are the routes to beat condensation. Owners should be encouraged to dry clothes outdoors, or use a vented tumble dryer wherever possible.

Opening windows for at least 10 minutes a day will allow warm moisture laden air to escape, and cool dry air to enter the room. When a room is under-heated, there will be excessive saturation of water vapour as the air can hold less moisture. The use of a thermostat will ensure the room and building are at a constant warm temperature.

Martin Panes is housebuilder manager at Altaterra










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SHEDDING SOME LIGHT

Mark Pardoe of Roofglaze explores how housebuilders and developers can use rooflights to make the most out of the crucial benefits of daylight for their customers.

Exposure to daylight has a whole host of benefits, both for residents' wellness, and for their energy bills. Making the most of the daylight with rooflights can help to save energy, reduce carbon emissions, and create a general sense of long-term wellbeing.

Providing a bright, naturally lit interior, rooflights can reduce the requirement for artificial lighting. Daylight has many advantages over artificial light; not least the fact that it is a free and unlimited natural resource. While artificial light is essential, it uses a large amount of energy; reducing the requirement for it dramatically lowers energy use and CO₂ emissions.

The savings in total energy costs and carbon footprint vary from building to building, but have been found to be more positive as rooflight area increases, often up to 20% of the roof area.

MOOD & PRODUCTIVITY

Daylight is an essential for homes. We can all recognise the impact daylight has on us; everyone's spirits can be lifted by a few sunny days. There is also a growing body of evidence to suggest that buildings enjoying higher levels of natural light are more successful than those more reliant

on artificial light. In all environments, eye and brain functions respond better to natural light, so people will ultimately perform better.

Natural daylight promotes a sense of wellbeing among building occupants, and rooflights achieve this without the potential issues created by views through windows installed in walls. Where vertical windows are not installed, rooflights provide occupants with beneficial contact with natural light.

By allowing in much more daylight, rooflights provide specific benefits – for a wide range of applications. Research demonstrates a clear correlation between classrooms with good natural light levels, and improved student performance. This demonstrates that children concentrate better in natural light, they are more focused and less easily distracted – which parents may appreciate in their own homes.

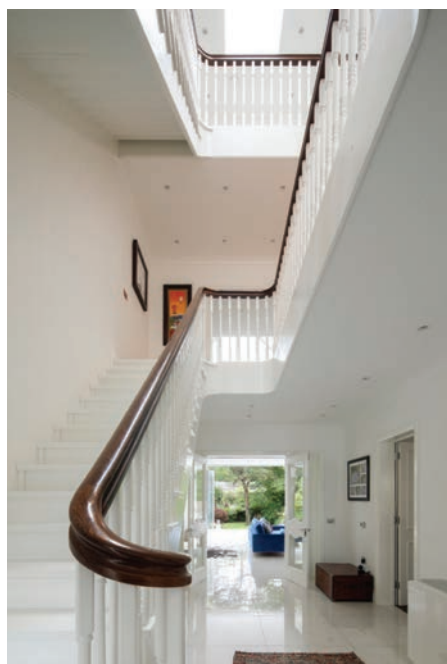
In the UK, Seasonal Affective Disorder, or SAD as it is often referred to, is now a well-known phenomenon. This is a clinically diagnosed condition where the lack of sunlight in winter months makes people feel unwell. As well as avoiding this, natural light can also aid the healing process. Studies in hospitals have proven that the recovery rate of patients is accelerated where levels of natural light are increased.

Daylight can also improve people's work productivity, by improving concentration. With the dramatic current increase in home-working, this can be an attractive benefit of a new home. And lastly, for their leisure time, people like bright, naturally lit environments, as shown by the popularity of domestic conservatories and sunrooms.

MAKING THE CHOICE

Recent studies have shown us that daylight can improve indoor climate conditions, reinvigorate the use of a space, and most importantly to improve the overall wellbeing, concentration, happiness, and comfort of the occupants.

Natural daylight is far better for us – and for the environment – than artificial light, but if we are going to make a big lighting change in our property, which





natural lighting option will offer the most light and give us all those benefits that we are looking for?

PROVEN BENEFITS

Research has shown us that rooflights offer some surprising benefits. Rooflights have been shown to provide at least twice as much light as vertical windows of the same size, and three times more light

than dormers. They can also provide higher wall luminance than dormer and facade windows, resulting in a softer transition between the high luminance of the windowpane and the adjacent wall, therefore reducing the risk of glare.

Rooflights offer a better distribution of light on all floors of a building by balancing the light levels more consistently. The higher levels of light

ROOFLIGHTS ALSO GIVE HIGHER WALL LUMINANCE THAN DORMER AND FACADE WINDOWS, RESULTING IN A SOFTER TRANSITION

provided increase the number of hours when electric lighting is not needed, which can result in significant energy savings.

Rooflights also provide a larger variation of light levels, increasing visual interest within a room. They can be installed into cellars, basements and balconies where the installation of vertical windows may not be possible.

In summary, consider rooflights if you are looking to reduce the energy use from artificial light, to increase the levels of light consistently, reduce annoying glare, or just add light to bring function to an area of a home.

Mark Pardoe is regional technical sales manager at Roofglaze




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Chosen to provide quiet, energy efficient and effective ventilation and heat recovery for the 2-storey home, the Sentinel Kinetic Plus is installed in a plant room on the ground floor of the home. "The Vent-Axia Sentinel

Kinetic Plus unit is a great compact unit that fits in with most self-builders' and developers' budgets", commented Mark Wormington of Mark Heat Recovery Systems. "The unit offers simple controls and also built-in humidistats to avoid manually boosting the system. Overall, the Sentinel Kinetic range is one of the best MVHR units on the market."

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Gilberts blurs the lines at regeneration



Lexington Liverpool is taking linear development to new levels- through to its ventilation. At 34 storeys high, the Moda Living residential development will be the tallest residential landmark in the £5.5bn Liverpool Waters regeneration of the city's Docks area. Throughout its public areas, and the six penthouses on the 33rd floor, **Gilberts'** new JSL "jumbo" linear slot diffuser provides "floating" separate air supply and extract. JSL units up to 3,000 mm long have been incorporated in amenity zones. The JSL configuration at Lexington provides to 187l/s/m of fresh air supply.

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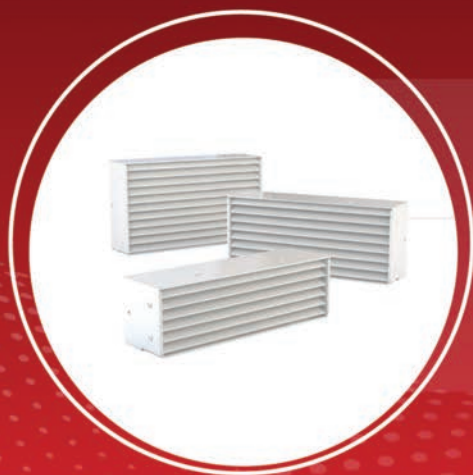
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PUMPED UP

John Morris of Grant UK dispels some of the common myths around heat pumps, which are currently being hailed as the key means of heating homes to comply with the Future Homes Standard.

The number of air source heat pumps being installed is increasing year on year and, as we move towards achieving net zero in 2050, these figures are only going to grow. The Government has announced its ambitions, manufacturers are gearing up to meet demand, and householders are more aware than ever of the need to reduce their dependence on fossil fuels.

The recent Future Homes Standard industry consultation reaffirmed the Government's commitment to heat pumps, targeting a 31% reduction in carbon emissions for all new homes to be achieved through improved building fabric and low carbon technologies.

It was also confirmed that, from 2025, new homes were not to be reliant on fossil fuels for heating (such as natural gas). The Government also said that low carbon heating would be vital to specification for the Future Homes Standard, and that heat pumps would be the primary heating source used.

More and more installers are now completing heat pump training in the light of this, and adding the renewable technology to their business offering, thereby broadening their customer base. Similarly, more housebuilders and developers are turning to heat pumps to provide a sustainable heating solution.

Air source heat pump technology has evolved significantly over recent years, and while an old heat pump of yesteryear may have had a poor reputation, today, heat pumps represent a reliable, low carbon heating solution which will play a major part in the future of the heating industry.

MYTHS

Recent Government research has investigated the impact of the transition

HOUSEHOLDERS ARE MORE AWARE THAN EVER OF THE NEED TO REDUCE THEIR DEPENDENCE ON FOSSIL FUELS

away from high carbon fossil fuel heating systems on 4,000 heating installers who work in areas of England and Wales that are not connected to the gas grid. It makes for interesting reading, and highlights the need for more education and training in the months and years ahead.

One third of the installers surveyed said they currently install heat pumps, which is a great start and indicates that demand for the technology is rising. From the installers interviewed, those who do not install heat pumps were (perhaps understandably) the most sceptical about low carbon technology. The perception from installers was that their customers would find them too expensive, and that consumers currently do not know enough about the benefits of heat pumps to request one, or agree to an offer to fit one from an installer.

The report found that installers who worked in areas with predominantly older housing stock perceived the lack of insulation as a limiting factor in a heat

pump's suitability. The report suggests a need for greater installer training in identifying options for energy efficiency improvements, and optimising homes for heat pumps. Some installers surveyed also believed that heat pumps would not work efficiently during the winter months, despite evidence that heat pumps are able to comfortably operate at or below zero degrees Celsius. Looking at this research, there are clearly some myths to dispel.

MYTH 1: DEMAND IS LOW

Homeowner interest in air source heat pumps is clearly growing, as consumers become increasingly aware of their impact on the environment and actively look at ways they can reduce their carbon footprint.

The Government's Clean Growth Strategy is going to shape legislation that will move the market away from fossil fuels, driving homeowners' transition from high carbon heating systems to more sustainable alternatives.

Understanding and education on low



carbon heating technologies is more widespread as well, so overall, the awareness of heat pumps among the consumer market is increasing day by day, which in turn will result in increased demand.

MYTH 2: THEY ARE ONLY SUITABLE FOR NEW BUILDS

Air source heat pumps are an ideal solution for new builds because they can be installed during the early phases of a property's build. Some heat pumps can be installed into existing homes, for example, being retrofitted to replace an older heating system. A retrofit installation may involve fitting additional roof or wall insulation or other measures to reduce heat loss. But provided the entire system has been properly designed, with correctly sized heat emitters and the most suitable heat pump output, an older home can comfortably 'go green' with an air source heat pump.

MYTH 3: THEY DO NOT WORK EFFICIENTLY IN WINTER

If an air source heat pump has been installed correctly with the appropriate control parameters in place and with the rest of the system correctly set up as well, the unit will operate efficiently all



year round.

Heat pumps are designed to operate in low temperatures, and while their SCOPs will not be as efficient when compared to operation in warmer outdoor temperatures, they still operate with good levels of efficiency.

A heat pump will clearly be working harder in the winter months compared to the spring and summer, but this should not be mistaken for inefficiency. Between November and February when a home's heating and hot water demand is at its

highest, a heat pump will use an estimated 63% of its annual energy usage, so electricity usage will increase. However, this usage will significantly drop during the remaining months of the year when the heat pump's energy consumption is very low.

MYTH 4: PRODUCT TRAINING IS NOT ESSENTIAL

It is incredibly important for installers who are not currently installing heat pumps to complete training on this technology before they start working with them.

Without suitable product training to give installers a solid understanding of how heat pumps work and what maximises their performance, there is a risk of installations being completed incorrectly, which can result in underperforming heat pumps and therefore unsatisfied end-users. Installing air source heat pumps is a different process to installing a conventional boiler – so it will not be a 'like for like' replacement installation and, as previously mentioned, thorough design preparation is needed.

John Morris is renewables business development manager for Grant UK

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Unitherm – bringing heat pumps to the UK....

There's a new company that is taking heat pumps very seriously, supplying the very best in heat pump technology whilst vitally offering all the training that installers need to help meet the huge requirement for training there will be in the UK if we are to meet Government targets for the numbers of new air source heat pumps by 2028.

Unitherm has already grown into a well-respected leader in renewable heating systems in Ireland where air source heat pumps have taken off in a big way, similar to their popularity in mainland Europe. It has launched its UK operation from impressive new premises in Exeter and it will be basing its activities on working closely with LG and its popular Therma V air to water heat pump range as it has in Ireland.

With the UK Government's plans for renewable heating – a target to install 600,000 heat pumps by 2028 - the timing was right for Unitherm to move into the UK marketplace.

Unitherm offers a complete support package from quality training, design and commissioning to the supply of renewable heating systems and underfloor heating (UFH). As the heat pump marketplace continues to grow, demand for quality training by installers



will rise exponentially to meet the growing demand. Unitherm sees it as their role to train people so they are 100% prepared and competent to install heat pumps properly.

Unitherm has amassed an experienced team with technical, installation, sales and project management skills to share with candidates in providing a fully supportive experience. The LCL Awards Training Centre offers accredited training courses as well as manufacturers training courses to develop the skills needed to understand and install heat pumps to a satisfactory standard. The fees for manufacturers courses undertaken will be

credited back to the installers for use against future Unitherm purchases.

Unitherm currently supplies and designs full renewable heating systems to include heat pumps, UFH and radiators. Other associated products will be brought online over the coming months to add to the already extensive product portfolio.

To find out more about Unitherm Heating Systems in the UK and to sign up for training courses head for the Unitherm website.

01392 979450

www.unitherm.co.uk

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Perth 01738 827 244

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Heat Pumps really are a 'no brainer' for self and custom build homes. Future-proof your new home today!



Installing a ground, air or water source heat pump will not only provide 100% of your heating and hot water needs but will future-proof your new home from fossil fuel price rises or other penalties.

If you're thinking of building a new home (or undertaking a significant renovation), it's the perfect time to install these systems as you are already installing underfloor heating systems or upgrading to new radiators as part of a build schedule.

We've been future-proofing clients homes in Scotland, the North and the Midlands for over 20 years. We work with you, your architect or main contractor to specify the right heat pump system for your home. With significant grant funding to install your heating system ending in March 2022, get in touch today to find out why heat pumps really are a 'no brainer'!

www.imsheatpumps.co.uk

New 6 series from ESi



ESi Controls has recently launched its new, top of the range, 6 Series WiFi Programmable Room Thermostat, offering the latest in heating control for homes and commercial premises. Fully OpenTherm compatible, this new range of controls allows full control via the room thermostat or via a mobile phone or tablet, with a range of features to impress even the most demanding

specifier, installer, or homeowner. Already being specified for new build developments in the UK.

01280 816868 www.esicontrols.co.uk

Stelrad rads for new Bristol development



Stelrad radiators have once again been selected by a new build developer – this time for an attractive new development close to the centre of Bristol in St Werburghs. Acorn Developments has chosen the Stelrad Compact with Style radiator design for the main part of the new homes and its Classic Towel Rails for the bathrooms in these modern, three storey homes. Brooks Dye Works is an exciting mix of eighty-one new 2, 3 and 4 bedroom homes. You can

find out more about the wide range of radiators available from Stelrad by heading for their website.

0844 543 6200 www.stelrad.com

Corksol collaborates with Thirteen Group



Corksol UK has seen its first successful trial of its innovative new thermal solution, TACTIC, as tested on residential properties built by North East housing provider, Thirteen. The ground-breaking solution developed by West Yorkshire based

Corksol UK through Teesside University aims to

create an affordable solution to help reduce energy wastage and fuel poverty across the country. The 8mm cork coating is applied by a spray method in just a couple of days and is expected to deliver the same level of insulation as that of mineral wool, without losing interior space. Helen Ivison, asset infrastructure manager for Thirteen said: "We're delighted to be working with Corksol and Teesside University, to test this innovative product on one of our homes."

www.thirteengroup.co.uk www.corksoluk.com

D-Neo – a new bathroom range from Duravit



D-Neo offers premium quality and sophisticated design at a very attractive entry-level price; it's extremely versatile offering an extensive range of washbasins, including built-in variants to hand rinse basins and above-counter basins, all with a striking, all-round rim creating a high recognition value. An

added bonus is the lifetime guarantee on all the ceramic elements in the range. The geometrically shaped taps have a narrow, vertically positioned handle and washbasin mixers with the FreshStart feature are available for the first time. Visit the **Duravit** website for more information.

01908 286680 www.duravit.co.uk



Contemporary apartments incorporate Profloor Levelling System

An attractive new urban regeneration scheme has creatively reimagined the former office headquarters of Burger King into 48 contemporary apartments. The development led by Vivant Homes includes a mix of studio, one and two bedroom apartments within the 6-storey building, offering the very best in open-plan apartment living. Part of a two-phase development, the first phase of The Park House Apartments, Bath Road, Slough, will benefit from an optimal acoustic performance between floors thanks to the innovative Profloor Levelling System from **The A. Proctor Group**. The initial phase comprised 24 apartments over three floors, with eight on each floor. For conversions and new build developments of flats where impact and airborne sound reduction is mandatory, the Profloor Levelling System is ideal, easy to install, and enables developers and contractors to meet the current legislative performance requirements. Profloor Levelling System was specifically developed to allow a level finished floor to be installed on a cambered, stepped, or uneven sub-floor. The floor is levelled by inserting packers in each levelling base to adjust the level of the timber battens, and create a level finished floor, with no need for wet trades in the process.

01250 872261 www.proctorgroup.com



HiB launches new mirrors and cabinets showcasing statement styles

HiB has unveiled its latest collection of bathroom mirrors and cabinets, showcasing sophisticated styling and stunning functionality.

Among the new products is the Maxim mirror, which is composed of three panels of mirrored glass reaching up to 900 mm in height. Maxim's precision illumination is operated using a touchless sensor and features colour temperature changing technology.

For those seeking the ultimate bathroom cabinet, the new Isoe range offers the complete package. With its curved lighting and mirrored sides it offers perfect aesthetics for all bathrooms. Isoe also delivers plenty of functionality, including an electric toothbrush charger and head storage, 2 pin socket and double USB.

With a reputation for developing quality bathroom products that spans more than 30 years, HiB's latest products are no exception. Each range has been developed with cutting-edge style and customers' needs at the forefront of design.

HiB's new ranges are available to view online where you can also download the latest brochure.

020 8441 0352 www.hib.co.uk

GO BEYOND THE MINIMUM ON ACOUSTICS

Rob Crampton of Hush Acoustics explains why investment in acoustic insulation will result in a higher level of satisfaction for customers.

Acoustic standards in UK house-building have not been upgraded in a meaningful way since the early 2000s. As a result, sound insulation levels in connected homes and within individual dwellings have fallen way behind the improvements seen in many other areas of building, such as thermal performance, security and accessibility.

This is why it is crucial when designing internal and separating floors/ceilings and walls to look to the acoustic standards set by the Building Regulations as an absolute minimum – not a target. Building to a standard that will simply tick the necessary boxes for Building Control sign-off will often disappoint homebuyers and tenants, who rightly expect more given the availability of today's high performing acoustic products.

NOISE ANNOYS

In fact, many of the most common complaints from buyers of new build homes relate to unwelcome noise. In individual properties such as detached family homes, it is not unusual to hear owners commenting that impact sound transmission through the house from sources even including light switches is far greater than they were expecting.

Conversion of existing properties is another area where minimum acoustic standards fall short. The boom in adaptive reuse means more and more commercial spaces are being converted into residential – here the requirements for material change of use should not only be complied with, but exceeded. Newly created residential properties will often be above ground floor commercial space, such as retail or hospitality, where the amount of noise generated will vary hugely – in some cases this could render the minimum standards totally inadequate.

In order to exceed the minimum acoustic standards, every project needs to be assessed on its own merit – there is no one size fits all approach.

When a sound wave hits a surface, some of its energy will be reflected and



some absorbed. This causes sound vibrations to transmit in buildings in different ways, which is why multiple different materials have to be used to stop their transmission paths.

There are many different floor/ceiling and wall constructions used in construction, each of which can be treated with a bespoke combination of acoustic products to deliver superior results. Some products are designed to absorb airborne sound, with fibrous materials particularly effective, while others work by providing separation. Resilient layers and rubber products are key to reducing impact noise and dense materials like chipboard and plasterboard provide a barrier to soundwaves.

It is also important to deal with the problem of flanking – where sound waves transmit around installed insulation materials. Hence, any sound reduction measure must treat the edges and perimeters of floors and walls with sealants and 'flanking strips.'

MINIMUM STANDARDS

Approved Document E, Northern Ireland's Part G and Scotland's Section 5 all stipulate compliance levels for separating

floors and walls. In England and Wales, separating floors between new homes and purpose-built rooms for residential purposes must achieve an airborne sound insulation level of 45 dB DnT,w + Ctr. In Scotland, that figure is 56 dB DnT,w (onsite test results). In change of use or conversion, the minimum levels are 43 dB DnT,w + Ctr and 53 dB DnT,w respectively.

The maximum level of impact sound transmission in England and Wales is LnTw 62 dB (56 dB in Scotland). In rooms created by a change of use or conversion, it is LnTw 64 dB (Approved Document E) and 58 dB (Section 5) in Scotland.

The separating walls between new homes in England and Wales must meet a minimum airborne sound insulation level of 45 dB DnT,w + Ctr. This figure is 43 dB DnT,w + Ctr for purpose-built rooms for residential purposes and rooms created by a change of use or conversion.

Scottish properties must meet a higher standard with separating walls between new homes, purpose-built rooms for residential purposes and conversions required to meet the minimum airborne sound insulation level. Homes or rooms created by a change of use or conversion



must achieve 53 dB DnT,w.

DON'T JUST COMPLY

All kinds of insulation products have been developed in recent years to target very specific sound transmission paths. When these are combined in the correct way they can help housebuilders to deliver properties that are much more in line with customer expectations.

The combination required will depend on the target performance level and the way the floor or wall is constructed. For example, if the floor is of a traditional timber construction – timber joists with

floorboards and a plaster ceiling – typically the treatment would involve creating a floating floor in conjunction with layered plasterboards, resilient bars and sound absorber panels. This will take it from compliance to 'satisfied customer' standards.

A concrete or masonry floor/ceiling structure could also benefit from a floating floor approach, but they will often require rubber based products, an MF ceiling system and acoustic battens.

There are a wide variety of standard fully tested acoustic systems available which offer an 'off the shelf' solution to

IT IS CRUCIAL WHEN DESIGNING INTERNAL AND SEPARATING FLOORS/CEILINGS AND WALLS TO LOOK TO THE ACOUSTIC STANDARDS SET BY THE BUILDING REGULATIONS AS AN ABSOLUTE MINIMUM – NOT A TARGET

different floor construction. However, acoustics can be a complex area, so it is always best to seek specialist advice if you have any uncertainties about whether your proposed sound insulation approach will achieve the results you seek. Getting it wrong can result in costly remedial work if the property fails at the sound testing stage.

Rob Crampton is managing director of Hush Acoustics

Comprehensive system solution

A modern building now has to excel in performance — reducing its environmental impact, being more energy efficient, aesthetically pleasing and meeting the requirements of the ever-more critical end user.

Insulation is at the centre of sustainable energy and is extremely important to incorporate into any renovation project.

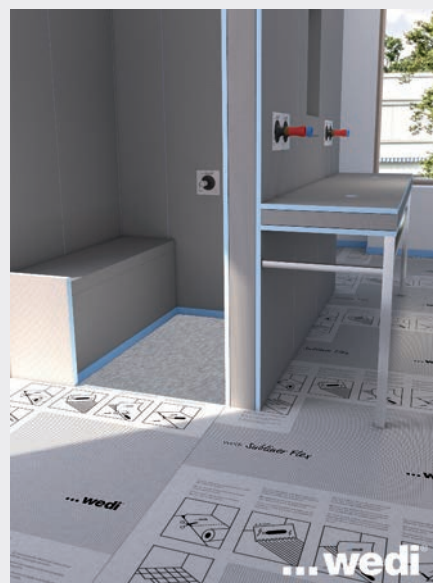
Bathrooms are one of the most complex rooms in buildings and even tiny errors in planning and execution can cause unwanted problems that potentially affect the building's structure as well as the life quality of its inhabitants.



wedi system solutions provide a comprehensive system for insulation in bathroom and wet room projects. Sufficient insulation of bathroom floor and wall surfaces is imperative. wedi's tileable sub-construction elements are not only 100% waterproof to the core, decoupling, but also have the best thermal (0.036W/mK) and vertical weight load (133 kg/m²) capabilities amongst common tile backer boards on the UK market and can be either tiled directly onto or plastered. Unlike a moisture retardant plaster board, wedi needs no additional waterproofing or tanking! The number of required steps during installation and hence the risk of errors and subsequent leaks are therefore significantly reduced.

Complementing its tilebacker portfolio, wedi also offers a range of membranes for sealing, decoupling and sound insulation providing a floor-to-ceiling system solution and unrivalled peace of mind.

The wedi Nonstep ProS is a high-quality 9mm thick sound insulation fleece that easily covers any unevenness in the floor, is tension reducing, moisture and rot-resistant, prevents mould growth and is recyclable. Construction heights, including a Fundo shower element with



horizontal drainage and the Nonstep ProS acoustic solution, range from 74mm to 138mm to suit site requirements, providing 28dB sound reduction thus enhancing water impact sound measurements to as low as 13dB.

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The ROCKWOOL® Red Book is now updated

The ROCKWOOL Red Book is a powerful digital tool which provides access to technical data, product certification and a wide range of specification support materials across the ROCKWOOL product range.

It remains a vital piece of your technical toolkit, and has recently been updated to reflect the latest ROCKWOOL innovations.

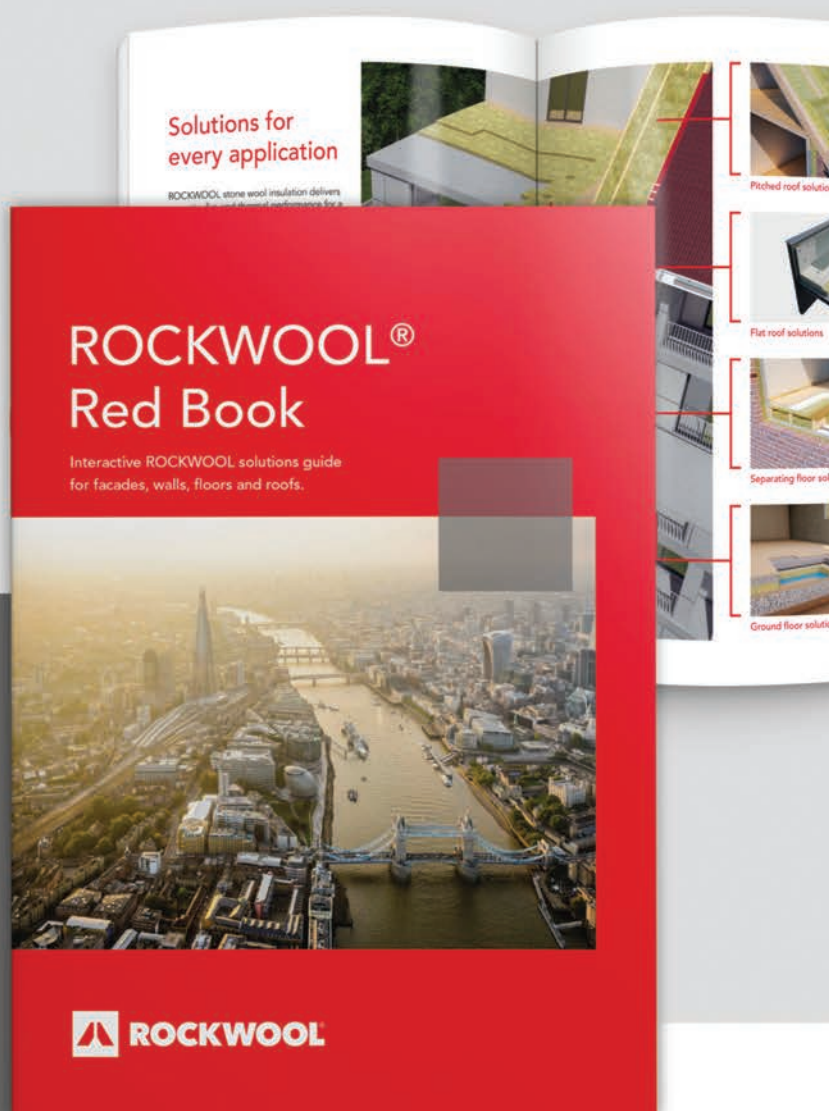
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- The HARDROCK range has been recently certified by the BBA following rigorous testing of its durability and thermal and fire performance.

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SINK TO THE TOP

Dave Mayer of Reginox explores the latest trends in sinks and taps that he says housebuyers are searching for.

There was a time when the kitchen sink's purpose was no more than being somewhere to wash up. A '1.5 bowl' stainless steel sink was standard, and the tap was purely a functional item that delivered water. The importance of the sink has always been underrated – a huge amount of time spent in the kitchen is spent at the sink. It's arguably the most-used appliance in the kitchen.

Luckily, consumers have now recognised that the choice of kitchen sink is a critical decision, particularly in a new home. They understand it's important to install the right kind of kitchen sink to not only suit their lifestyle, but to endure the everyday usage.

With an increasing focus on homes as multi-functional spaces – recognising that a home is now so much more with a huge number of people now working from home as well – consumers are investing more time into identifying their kitchen needs, and balancing that with their design desires.

So, what does that mean for the industry, and what are the latest trends the market is responding to? From a design perspective, sinks are continuing to mirror the overall trend for minimalist kitchen design. Slab-sided sinks with clean modern lines or even acute angles, softened by gentle curves, remain very much in vogue, and complement the trend for linear kitchens with curved-end units. The emphasis is on striking designs that are easy on the eye but are still ultimately usable and practical.

Granites are more interesting than ever before, with creative designs and colours that are likely to fit well within the multitude of today's 'mainstream' kitchen colours. Ceramics are now almost as likely to be found in contemporary settings as they are in 'farmhouse kitchens,' with modern designs and colours lending themselves well to the consumer looking to add something different. However, homeowners' love affair with stainless steel continues, due to a combination, longevity, ease of maintenance and its ability to look good in any style of kitchen.

Neutrals such as white, cream, beige, grey and black are staples within the kitchen, and more sinks are becoming

available in these colourways, whether manufactured from granite, ceramic or even coloured stainless steel.

BOWL SIZES

The 1.5 bowl is still the most popular configuration in the UK, likely a result of habit, as it has been the most common for many years. However, the large single bowl is increasing in popularity, and many customers find that when they do switch from to a single bowl, they realise they really don't need the extra half.

With the majority of modern households having dishwashers, a large single bowl is far more practical as it enables larger items that won't fit in the dishwasher, such as woks and oven trays, to be easily washed up in the sink.

SINK STYLES

Inset sinks remain the most popular option, as they are easy to fit and can be installed into any work surface. Integrated sinks are equally easy to fit and can provide a sleeker, more streamlined appearance than inset models.

Undermounted or flush mounted sinks have the best looks when installed, but can only be fitted into solid surface materials, such as timber or granite. They have grown in popularity over the past few years due to the increased availability of solid surfacing at more affordable prices. Undermounting enables the

worksurface to be shown off to its best advantage, offering a stylish alternative to the more traditional inset method. They are a little more expensive than inset sinks and have historically been considered a higher end product but, as the market has grown, models have become available at all price points.

TAPS

There has never been a greater choice of taps available for consumers to choose from, and there is no doubt that an aesthetically striking tap can be a real focal point in the kitchen. Once merely a commodity item, the tap has been elevated to a position of much greater standing and, as a result, there is now a vast selection available for consumers to choose from, delivering more than just water.

The choice of tap style and material is really down to personal taste in terms of the blend of functionality required and a design that will sit well with the sink and overall look of the kitchen. Usually, consumers will choose the sink first and then choose a tap that complements it – so a curvy tap for a curvy sink or an angled tap for an angular sink.

The single lever Monobloc tap remains the most popular choice by a long way, although boiling hot water taps are proving to be a real growth market.



THE KITCHEN TAP HAS BEEN ELEVATED TO A POSITION OF MUCH GREATER STANDING AND THERE IS NOW A VAST SELECTION AVAILABLE

BOILING HOT WATER TAPS

Boiling hot water taps are currently undergoing massive growth, with consumers favouring three-way taps that offer instant hot, ordinary hot and cold water, and now the four-way tops adding the further dimension of filtered water. No longer a luxury item; boiling hot water taps are starting to almost become the norm in the modern kitchen and, as prices continue to fall, they will become even more accessible.

TAP QUALITY

Taps should be WRAS or equivalent approved, which is the hallmark of quality. Two taps can look very similar yet be worlds apart in terms of quality and it makes sense to invest a little more money



upfront for a quality tap that will last, rather than risk having to replace a cheap one just a few months after purchase. Whoever installs the tap will be able to check and advise on compatibility with any pre-drilled holes and compatibility with water pressure. If a boiling hot

water tap is being installed, it is likely that a suitably qualified electrician will also need to be involved as hot taps can draw a lot of current. Dave Mayer is sales and marketing director at Reginox

SUPERPLAN ZERO from Kaldewei

The SUPERPLAN ZERO is the latest product from Kaldewei. This impressive enamelled shower surface has been created by the Berlin designer Werner Aisslinger, the style is reserved and extremely comfortable underfoot. Kaldewei has always paid attention to customer requirements and as such have translated these needs into Superplan Zero. The shower surface becomes part of the bathroom floor, installed at ground level, the very narrow edges make it possible to tile directly up to the shower edge with almost invisible joints. The waste is placed close to the wall so that standing comfortably and moving safely on the Superplan Zero is guaranteed. The new

shower surface is characterized by its elegant and precise lines and is easily accessed from three sides, without having to step up or into the surface. The base is sustainable, extremely long-lasting and 100 percent recyclable steel enamel. The exquisite glass surface is applied to the steel using a special process and this is what gives it such a luxurious finish. Kaldewei is the only steel enamel manufacturer that produces the enamel, i.e. the basic substance for the glass coating, in-house and using a secret formulation. The quality and durability of these surfaces are legendary. There are over 50 different dimensions from 70 to 180 centimetres, diverse surface variations and a wide range of colours, all of which make the Superplan Zero even more attractive. Whether in large or small bathrooms, building owners, planners and installers have full flexibility. The shower surface is available with the almost invisible, anti-slip surface finish Secure Plus, upon request. The Superplan Zero is 100 percent compatible with all the sealing sets, assembly systems and waste fittings from Kaldewei.



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www.kaldewei.co.uk

F58 PLUS 'No time to wait' LVT adhesive



F. Ball and Co. Ltd.'s new Styccobond F58 PLUS is a fast-drying, fibre-reinforced, pressure sensitive adhesive that is ideal for the installation of LVT floorcoverings. Its fast-drying formulation enables LVT tiles and planks to be secured from just five minutes following application of the adhesive, allowing for a much speedier installation time.

Developed as a 'transitional' adhesive, Styccobond F58 PLUS transitions from a wet-lay adhesive when initially applied to a subfloor, through a semi-wet stage to become fully pressure sensitive. The reinforcing fibres in the formulation provide resistance to lateral movement, holding tiles firmly in place and reducing the potential for them to slide around.

01538 361 633 www.f-ball.com

For sliding wardrobe doors, go for Draks' doors!



The team at **Draks** in Oxford knows what it is doing when it comes to making the most of every metre in the home, in a beautiful way! The company is one of the UK's top specialists in wardrobe doors and interiors, walk-in wardrobes and room dividers. Draks can be found in bedrooms,

offices and open plan spaces – in fact, anywhere in the home! One of the most popular collections today is the Jericho, fully fitted, frameless sliding doors for a stunning floor to ceiling statement. Inspired by Italian designs, Jericho doors are available in mono or wood grain Egger MFC and in wide choice of matt paint – in any colour!

www.draks.co.uk

BLANCO's SUBLINE in SILGRANIT® is sublime



BLANCO's SUBLINE sink portfolio has been developed to combine exceptional designs with practicality and durability. Available in a range of models and colours, the SUBLINE sink in Silgranit® combines a strong sink surface with creativity for the busy kitchen.

Homeowners and designers can select a

small bowl – for example, BLANCO's SUBLINE 160-U as a side bowl – to sit alongside a larger main one, such as the SUBLINE 700-U. The Silgranit material ensures a seamless blend between the two. The strong, durable and stone-like surface is scratch-, impact-, acid- and heat-resistant.

www.blanco.co.uk

Keller, Jetstone and Caesarstone join forces



Keller Kitchens will showcase new designs for the 2022 season; together with the latest trends in worktops from Jetstone and Caesarstone at Kitchen Mile in Germany. The brands have joined forces and will come up with an insight-

ful presentation of kitchen designs in the rustic 'Haferhaus' of the Gut Böckel estate. As well as the launch of the completely restyled 2022 inspiration brochure, Keller will also introduce the new colour concept, an attractive and compact way to present the broad colour range in a retailer showroom. Both items will make a great addition to the already extensive package of promotional and presentation materials for Keller retailers.

www.kellerkitchens.com



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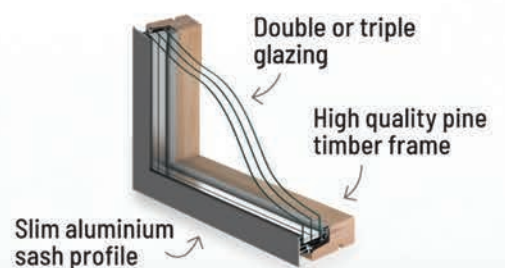


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THE LOCKDOWN LEGACY

Housebuilders, specifiers and developers are confronting new consumer demands for flexibility in post-pandemic Britain, says Louise Walters, commercial director for Designer Contracts.



With the housebuilding and renovating market still booming across Britain, specifiers and developers could be forgiven for being too busy with supply and demand issues to note a subtle shift in consumer expectations.

While the much-reported boom in demand – helped along by the Stamp Duty holiday and a pivot in consumer spending from holidays to homes – has seen the sector enjoy almost unprecedented levels of business, the pandemic has also given many consumers pause for

thought regarding their working practices and attitudes towards wider environmental concerns. And, this will undoubtedly impact the sector in terms of their demands and expectations.

The new working from home culture, for example, will ensure that greater flexibility of space is a likely element as buyers demand areas of the home that can be used as dedicated work and study spaces.

Where home offices and studies were once seen as a luxury, they may now be integrated into most homes as an essen-

tial consideration. Covid has shown us that it is possible to work effectively from home, and, post-pandemic, employers are likely to be much more open to the idea of people working for part of the week from home and part of it from the office.

Adaptable, zoned living and spaces which can be converted into areas for work will be a growing consideration, and most housebuilders are already incorporating open plan, flexible floor plans into their builds. Different types of floorcoverings can be used to indicate the use of an area or zone of the home –

WHERE HOME OFFICES AND STUDIES WERE ONCE SEEN AS A LUXURY, THEY MAY NOW BE AN ESSENTIAL CONSIDERATION

carpet is popular for bedrooms, tiles or LVT for kitchens and bathrooms, and wood or wood effect surfaces for dining or study areas. So, where you have an open plan, multi-use space such as a kitchen/dining area, different floor finishes in the kitchen and dining section help to clearly indicate the two separate zones in one space.

The way show homes themselves are delivered is also changing. Many housebuilders already offer a virtual tour experience, and manufacturers are increasingly being asked to work with developers to create virtual show homes. Builders find it a particularly useful tool for developments not large enough to warrant a show home – or for house buyers looking to relocate from some

distance away and unable to visit the site. It is also a way of offering other potential buyers a flavour of what to expect in terms of space and the quality of fixtures and fittings.

Virtual tours really came into their own during the height of the pandemic, when restrictions often made it difficult to make site visits. Having established this as a further option available to house buyers, then going forward it is inevitable that a virtual tour walk-through will become a buyer expectation.

While this is an incredibly useful feature, nothing can compare to being able to view a property in person, given the level of investment it represents for most people, but it is arguable that – in the same way that Teams and Zoom meetings have prospered during the pandemic and will continue to have their place – virtual tours will become a valid further option in the future, saving valuable and sometimes unnecessary travelling time.

Another legacy of the pandemic is also likely to be greater awareness of environmental issues. People have had time to think during the various lockdowns, and to reassess their priorities. This, in turn, has accelerated the new mood of responsible consumerism and a


greater level of eco-awareness.

So, it is beholden on us all to respond to this shift in attitudes in the products we both use and specify. Don't assume, for instance, that price is always the uppermost consideration, when it is becoming clearer by the day that provenance is an increasing concern – and that people will increasingly 'need to know' about products and their pedigree.

There are, for example, innovative new flooring products with exemplar environmental credentials which sometimes meet resistance from specifiers who believe the end-cost-to-consumer remains the ultimate priority. That is no longer always the case, and builders and developers who acknowledge this shift in attitude will enhance their standing with house buyers, simply by making it an available option.

So, with increasing concerns about the environment, along with post pandemic priorities and the new mood for more thoughtful consumerism, Covid may have pressed the fast forward button and increased the pace and scale of change. Either way, it is in all our interests to move as rapidly as the virus, to effect that change.

Louise Walters is commercial director for Designer Contracts




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DISCOVER MORE

Lifting the Lid on Sensory Space

Good design in the bathroom or washroom space could be the key to unlocking better lives. The reality is, however, that the bathroom can often be viewed as a functional space - often harsh and sterile places with poor acoustics and cold surfaces.

Yet, the bathroom is the one room that can provide the ultimate place of sanctuary in the home - and with new research from Geberit revealing that we are more aware of the importance of wellbeing than ever before, housebuilders must understand the significance of the bathroom in relation to wellbeing.

CHANGE IN APPROACH

A YouGov poll commissioned by Geberit of 2,000 adults across the UK found that more than half of us have made improvements to our self-care routine since the pandemic began. And our findings also indicate that we may be shifting towards the more private spaces within the home, with half of respondents now entertaining at home less frequently than they were before the pandemic.

So how can housebuilders use sensory design to transform the bathroom - that most private space of all - into a modern day sanctuary?

SOUND

Managing the acoustics within a bathroom is key and there are several ways to ensure noise is contained within a space, both inside the room and behind the wall. Geberit's Silent-db20 piping can reduce noise transfer from draining water from washbasins or showers; likewise, wall-hung toilets with concealed cisterns and pre-wall frames such as Geberit Duofix decouple from the construction, preventing noise from travelling down the wall and through the floor.

SIGHT

Colour can have a profound influence on how we view the washroom space. In modern bathroom design, brassware is often used as a reference point when matching colours, with



bathroom accessories commonly chosen to match brassware finishes. Geberit offers a wide range of flush plate colours and finishes which complement ceramic furniture options. Opting for natural materials like wood, slate and stone over high-gloss within the space will bring warmth and comfort to the washroom.

Lighting can also play an important part in the bathroom and the direction of a light source can transform a space. Exposure to harsh light sources, especially in the middle of the night, can shock us and disturb our natural sleeping patterns. Opting for automatic lights or orientation lighting can help preserve the sanctuary of sleep.

TOUCH

As we embrace hygienically optimised innovations, touchless flush controls are, of course, becoming increasingly popular. Yet we can awaken the kinesthetic sense by incorporating textures into bathroom design,

opting for materials such as rustic wood or slate for surfaces and flush plates.

SCENT

Lavatory odours are generally dealt with by masking unpleasant smells with a scented spray. The latest thinking in odour extraction technology takes a more innovative approach. Geberit's odour extraction unit can be installed in all concealed cisterns from the Sigma range and filters the air within the room to neutralise unwanted odours.

PLACE OF ESCAPE

With your homebuyers becoming ever more aware of wellbeing, it's time to unlock the senses and understand how the washroom can provide them with the ultimate place of escape in the home.

01926 516 800

www.geberit.co.uk/sensorydesign



DuraPost® provides the answer for new-build residential development

Birkdale has supplied its innovative DuraPost® fence post system for a series of up-market new-build properties located alongside the scenic Hamble River. Specified for its modern style and durability, the powder coated galvanised steel solution also helped to overcome a series of specific onsite challenges due to its light weight. Located in the village of Hamble-le-Rice, property developer Kevin Smith at K & J Contracts Ltd had recently finished the construction of four new premium residential homes. However, to complete the development, a high-quality fencing solution was required. When visiting his local Strukta Group builders' merchants, Kevin was impressed by contractor Silvertale Ltd's display of DuraPost® fencing products installed on site. "DuraPost® is an excellent, stylish and versatile fence post solution," commented Murray Moggach, Managing Director at Silvertale. "Not only is it easy to install, but its durable qualities also give you peace of mind that you are installing fence posts that have been designed to last."

0345 646 0591 www.birkdalesales.com/durapost

Reginox unveils much anticipated Aquadzi tap



Sinks, taps and accessories manufacturer, **Reginox UK**, has launched the Aquadzi – the ultimate 4-in-1 tap that delivers instant filtered boiling, cold, hot and filtered drinking water all with a simple touch. With an increasing amount of time spent in homes, the kitchen's importance in the family home has never been higher.

The Aquadzi is the perfect stylish and convenient addition to your versatile kitchen. The effortless tap allows you to choose from four different settings – all with the simple touch. The mixer lever can be pulled forward or back for hot and cold water while a one tap sensor releases filtered water and a touch and hold frees the boiling water. Available in chrome, the Aquadzi tap can be installed vertically in space saving kitchen units.

sales@reginox.co.uk www.reginox.co.uk

Meadfleet wins CIRIA Award



Meadfleet's Bee Friendly campaign has been awarded first place in the Pollinator category in CIRIA's Big Biodiversity Challenge, recognising their efforts to benefit wildlife in the management of open spaces. The judges commented: "An inspirational project from a management company of open spaces. They have included a

very community and nature focused management strategy and are to be commended. The long term impact of this project and scale is really interesting. The potential that has been identified through the land holdings is noteworthy and the judges were impressed to see that the knowledge had been embedded within the business which is very admirable."

01438 890780 www.meadfleet.co.uk



Tile solutions for housebuilders

Intended to provide developers with a range of inspiring tiles for wall and floor use, indoors and out; the **Parkside Housebuilder Collection** brings together some of the tile specification specialist's most interesting aesthetic and technical solutions, as well as affordable styles ready to provide new homeowners a choice in durable and easy to maintain finishes. Featuring tiles with 40% or more recycled content, Vista outdoor tiles and design-focused ranges picked by the team at ELLE Decoration, the Housebuilder Collection certainly provides developers with a rich assortment of options. Made up of some of the supplier's most stylish wall and floor tiles, including the high-gloss handmade look of Lenton and the refined geometric hexagons of Ashburnham, the Parkside Premium Collection provides a range of ceramic and porcelain tiles for developers looking to provide housing finished to an exceptional standard. The Parkside Home Collection provides a range of wall and floor tiles that give excellent value for developers and purchasers alike. With popular tiles for housing, such as the colourful contemporary colour choices of Larniam and the timeless concrete effect of Larkham, it provides excellent scope for upholding budget restraints without compromising the marketable aspects of stock.

0116 276 2532 www.parkside.co.uk/housebuilder



Commercial DuraPost® can bring positive benefits to larger sites

Birkdale has expanded its extensive product portfolio by launching a new patented Commercial DuraPost®. Available in a range of lengths from 2.4 m up to 5 m, Commercial DuraPost® is scalable for fencing projects up to 4 m above the ground and offers an easy to install and hardwearing fencing solution. Birkdale has launched Commercial DuraPost® in response to increased demand for stronger commercial fencing, which has been demonstrated by the rise in RSJ metal sections or H section steel fence posts being used for larger commercial fences and highways. Commercial DuraPost® is a highly weather resistant fencing solution durability tested to EN 1794-1-2018 with wind speeds of up to 90mph. It is more substantial than standard concrete or timber posts and possesses a superior strength-to-weight ratio in comparison with other metal alternatives due to being manufactured from cold rolled galvanised steel. Crucially, it still maintains the light weight of the standard product, with a 4.0m Commercial DuraPost® weighing just 27.5kg. This key difference means that the Commercial DuraPost®, similarly to Classic DuraPost®, can be manoeuvred and installed easily, safely and with less man power, saving valuable time on site. It also enables more posts to be transported at once on weight limited vehicles.

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SHOW PREVIEW

THE FUTURE OF LIVING

Homes UK is returning to the London Excel on 23-24 November, and is intended to provide a 'safe and timely' opportunity for the housing sector to collaborate and plan for a post-pandemic future.

From discussing how to revive housebuilding to establishing a 'new normal' for property management and supporting tenants through the recovery, Homes UK is an exciting free learning and networking opportunity for housing professionals.

The event is set to offer a rare opportunity to connect with professionals from across the entire housing ecosystem. Visitors will be able to attend roundtable discussions, interact with over hundreds of exhibitors, and network on a 1-2-1 basis with thousands of sector peers.

A comprehensive keynote programme will feature five essential themes and over 40 sessions to choose from. Hear updates and guidance from Government speakers, alongside renowned experts, peer-led case studies and international speakers.

Visitors will also be able to interact with the best of the sector's supply chain on the showfloor and explore new products, innovations and keep up-to-date with key sector announcements.

THEMES

Homes UK will feature one keynote stage covering five essential sector themes, including: safety, sustainability, residential development, procurement and digital innovation.

With over 60 hours of content to choose from, attendees can build a personalised itinerary tailored to their priorities to make the most of

the two days. The programme will be set across multiple stages, each offering a different take on the sector's challenges.

The Future of Living stage, for example, will discuss political and economic analysis, residential development and construction, affordability, land, planning and placemaking, development funding, MMC and construction innovation, homelessness, and sector-wide collaboration and partnership working.

Offering a different angle, the Safer Futures stage will focus on building quality and safety, fire safety, tenant engagement, asset management, repairs and maintenance, and the Fitness for Human Habitation Act.

The Sustainable Futures stage will look at issues around climate change and reaching net zero, as well as healthy homes and places, post-Covid recovery and tenant support, efficiency and value for money, and ageing populations.]

At the Digital Futures stage, attendees can learn about digital transformation, customer experience, mobile, flexible and remote working, data quality and management, IoT, smart homes and cities, and cyber security.

Finally, brought to the show by its sponsors Fusion21, the Buy Smarter Procurement stage will host discussions on current themes with key speakers from zero carbon and building safety reform to find out how tenants can help influence procurement, as well as showcasing the latest procurement trends insights.

HOMES UK is free to attend for housing associations, local authorities, the public sector, housebuilders, master developers, funders, architects, planners and BTR landlords, student accommodation, retirement living and extra-care providers. Register for your ticket at

WWW.HOMESEVENT.CO.UK

Aico are delighted to be exhibiting at London Build Expo this year

Aico, the European market leader in home life safety, are delighted to be exhibiting at London Build Expo this year. Held at Olympia London on 17th and 18th November, the event promises to feature incredible content across two days, with six conference stages, networking events, entertainment and much more.

Aico are proud sponsors of the Fire Safety Stage at London Build Expo, where there will

be a variety of thought-provoking and insightful discussions on compliance, regulation and innovation within the industry, during both days. Kicking things off with the first session of day one, Aico will be delivering an informative session on the future of fire safety and how the industry is evolving. Visit the Fire Safety Stage to hear this fascinating discussion, along with many more from distinguished keynote speakers.



Aico, an Ei Company, are the European market leader in home life safety, pioneering new technologies and offering high quality alarms, developed and manufactured in Ireland. All Aico alarms meet UK standards and offer a variety of sensor types to guarantee protection for every home, the cornerstone of which is delivering education, quality, service and innovation. In 2020, Aico expanded their Connected Home offering with the acquisition of leading Internet of Things (IoT) solutions provider, HomeLINK. HomeLINK are a multi-award-winning high-tech software team within Aico that leverage cutting edge home integration and analytic technologies to address the needs of social landlords and their residents.

Visit Aico at stand G44 to find out more about their innovative home life safety solutions.

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London Build stand no G44



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London Build stand no E43



SHOW PREVIEW

LONDON BUILD BOUNCES BACK

Leading construction event London Build is returning to Olympia London on 17-18 November, providing housebuilders and developers with an opportunity to network face to face with thousands of London's top contractors, developers, architects and more.

London Build is regarded as one of the best construction exhibitions of its type around the globe.

Returning after a two year gap, London Build will feature 250+ exhibitors and 300+ speakers across six stages. There will also be 200+ CPD sessions, exclusive free-to-attend networking events including Meet the Buyer, Women in Construction and Diversity in Construction, the Humans of Construction Gallery, entertainment, live music, and more.

The show will be a platform for networking and connecting with thousands of senior-level decision-makers, buyers and influencers from across the UK's entire built environment.

Housebuilders and developers will have the opportunity to discuss projects and connect with industry experts and senior representatives from Government, architects, tier 1 contractors, and peers in the sector.

STAGES

London Build plays host to six conference stages: The Future of Construction, BIM and Digital Construction, Fire Safety, Diversity and Inclusion, Sustainability and The Built Environment Hub. Thousands of professionals regularly attended the show, coming to learn about the latest developments, innovations and case studies from leading industry experts.

Attendees will hear from leaders driving change in the construction industry on the Diversity and Inclusion stage. They'll get the opportunity to hear from a diverse and wide range of speakers, talking about how they are

striving to make the UK's built environment an inclusive industry.

At the Future of Construction Stage, visitors can hear all the latest news on developments, innovations and project opportunities in London. The BIM and Digital Construction Stage sees panellists discussing all things digital, as they highlight the latest trends and innovations in digital construction, while visitors can learn from fire experts from leading contractors, civil engineers, industry bodies and more, as they discuss fire regulation, legislation and innovation post-Grenfell, on the Fire Safety Stage. Finally, the Sustainability Stage features sustainability experts from leading contractors, engineers, architects and developers, with panels discussing topics that include COP26, Net Zero and Healthy Buildings and Spaces.

The Built Environment Hub is the place to go to expand connections, providing the chance to network with thousands of attendees at exclusive free-to-attend events, such as Women in Construction, thought to be the largest meeting of women in construction in the UK. This session offers professionals the chance to learn from a panel of established experts, discussing the untapped opportunities for women working in construction. The hub also hosts Diversity in Construction, a networking session where visitors can make connections and be inspired. Here they will get the opportunity to meet a panel of diversity champions from all across the UK's built environment, who will be discussing the key issues surrounding diversity and inclusion within the construction industry.



Titon manufactures and supplies an extensive range of whole house ventilation products including units with heat recovery at its Manufacturing Division in Suffolk. As a UK based manufacturer with over 45 years' experience, Titon also invests heavily in research and development, which enables the company to use the latest technology to keep its products both innovative and cost effective.
Visit Stand: E43

London Build Expo promises "two fun-filled days of high-level content, networking opportunities and endless entertainment." Register to attend for free at

WWW.LONDONBUILDEXPO.COM

BAL Waterproof 1C – the new one-coat solution

BAL, market-leaders in full-tiling solutions, have launched a new one-coat waterproofing solution for bathrooms, wetrooms and showers prior to tiling.

BAL Waterproof 1C is a ready-mixed tanking solution that can be used without priming on most common substrates and is ready to tile after only two hours!

Formulated with fibre-strand technology for improved strength, it can be applied in one-coat on walls and floors with a brush, roller or 4 mm notched trowel. No additional tapes or matting are needed as it is crack-bridging from 2-3 mm.

This innovative new product is lightweight with easy-to-apply rheology and provides excellent coverage of up to 6 m² – making it suitable for domestic shower rooms, bathrooms or wetrooms. BAL Waterproof 1C also has sustainable benefits with Low VOC and using 40% recycled materials. As part of the launch, BAL is streamlining its current waterproofing solution by deleting BAL WP1 / BAL Waterproofing Kit – and old technology that will be replaced by the higher performing Waterproof 1C.

Continuing in the product range will be BAL Tank-it – a quicker setting 2-part powder



and liquid product that can be tiled in only 90 minutes.

BAL Tank-it can also be used for large scale commercial projects and external waterproofing such as balconies and terraces.

Alex Underwood, Head of Marketing said: "BAL Waterproof 1C is a significant waterproofing innovation, greatly improving the performance of our former ready-mixed tanking solutions. In most instances, with no tapes or

priming required, and being applied as a one-coat solution, BAL Waterproof 1C provides an easy waterproofing solution to ensure tiled wet areas are compliant with British Standards."

Additional advice on waterproof tanking system requirements for domestic and commercial wet areas is also given in BS 5385 Part 4: 2015.

01782 591120 www.bal-adhesives.com

Concealed door closers assure fire safety

British designed and manufactured, Powermatic controlled, concealed door closers deliver a number of benefits over surface-mounted door closers. As a result, they are gaining increasing popularity with developers and estate managers for use on fire doors in high-rise flats and apartments as well as HMOs.

The door closers carry the UKCA mark and have been independently tested and proved to meet the requirements for 60-minute and 30-minute fire doors under BS EN 1634-1. They also benefit from full third-party certification and are the only Certifire jamb-mounted door closer.

Fitting neatly between the door and frame, Powermatic is totally concealed when the door is closed, whereas overhead, surface-mounted door closers have highly visible and unsightly control arms and mechanical boxes protruding from the door's surface.

This concealment means that Powermatic door closers are less susceptible to damage from vandalism or tampering, assuring reliability of the fire door as well as minimising maintenance expenses and lifetime costs.

The lack of controls on display also assures a clean appearance to the door and interior, enhancing aesthetics and creating a more homely and comfortable environment for homeowners and residents.



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

Adding to Powermatic's performance credentials is the fact that the door closers have been fitted to door sets which have successfully completed security tests to PAS 24.

Powermatic door closers come with a 10-year warranty and, of course, there is the comfort of knowing that they are manufactured in the UK by Samuel Heath, which, with more than 50 years' experience, is the foremost authority when it comes to concealed door closers.

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The newly introduced Building Safety Bill – and new planning legislation introduced in August – propose new ‘Gateway Points’ to ensure suitable consideration is given to building safety throughout the construction process, and before a building is occupied. The long overdue proposed changes have been welcomed by the construction industry and industry associations.

But what impact will the Bill, when it becomes law, have on fire door safety specifically, and how can specifying third-party certified fire doors now ensure that housebuilders and developers stay ahead of the upcoming changes?

INFORMATION SHARING

A key component of the Bill is a requirement for an ‘accountable person’ to retain fire and structural safety information through a project – referred to as the ‘golden thread.’ This information is required to be digitally stored and, importantly, updated throughout the building’s lifespan – a positive step which goes above and beyond the requirements for the exchange of fire safety information in current Building Regulations.

The golden thread will mean that important information regarding building materials will be passed between stakeholders throughout the building’s lifecycle, ensuring that the appropriate person has the information they need to ensure the building’s ongoing safety. This is vital for the maintenance of fire safety products that are installed, particularly fire doors, which perform a life-saving role in the event of a fire. This level of traceability is already achievable by specifying a third party-certified fire door – which provides a robust, evidence-based log of the fire door’s component parts.

WHAT IS THIRD-PARTY CERTIFICATION?

Third-party certification of a fire door means that the manufacturer, or processor, has been audited by an independent body to ensure the fire door is produced to a consistent standard and has robust evidence of its performance. Providing peace of mind, third-party certification gives specifiers verification of product performance and quality.

The certification process involves meeting specific criteria set out by the third-party certification body. For BWF Fire Door Alliance members, this criteria includes:

- **Initial fire testing:** A full-sized construction of a door assembly is subjected to one or more tests in accordance with the appropriate fire test standard (BS 476: Part 22 or BS EN 1634-1) at a UKAS accredited test facility to determine its fire resistance.

STAY AHEAD OF REGS CHANGES

Helen Hewitt of the British Woodworking Federation explains the importance of third-party certification in the context of the upcoming building safety legislation and the changes it will bring.



PROVIDING PEACE OF MIND, THIRD-PARTY CERTIFICATION GIVES SPECIFIERS VERIFICATION OF PRODUCT PERFORMANCE AND QUALITY

THE BUILDING SAFETY BILL IS YET TO PASS THROUGH PARLIAMENT, BUT IT'S CLEAR THAT IT WILL FOCUS ON TRACEABILITY AND ACCOUNTABILITY

- The test results are used to produce the scope of certification.
- Initial manufacturing process audit: BWF Fire Door Alliance members are audited by their chosen UKAS accredited product certification body. This provides reassurance and confidence that the correct management procedures, manufacturing processes and systems are in place to ensure consistency in the manufacture of the fire door.
 - Audit testing: The fire door is subject to regular scrutiny, with frequent testing on sampled products to ensure that the initial test was not a one-off result.
 - Further manufacturing audits: The manufacturer's or processor's management procedures,

manufacturing processes and systems are regularly audited.

WHY IS IT SO IMPORTANT?

With the Building Safety Bill and the introduction of the golden thread on the horizon, third-party certification provides vital visibility and traceability for building owners and managers of a fire door's journey through the construction supply chain.

This means that a label or plug with a unique identification number is fixed to the door, allowing for full traceability, as well as access to information related to the door's specification and production records.

Importantly, for large residential properties, it allows access to the original fire certificate, and the scope of certification. This is critical to the fire door's ongoing maintenance throughout its lifespan as it enables inspections to be carried out against the door's original standard. For maintenance purposes it is also important, as it allows replacement components to be sourced which are compatible with the certification so that compliance is maintained.

Passing this level of building safety information through the supply chain, particularly for residential properties, can



result in the difference between a fire door that is fit for purpose and one that does not hold back smoke and fire.

The Building Safety Bill is yet to pass through Parliament, but it's clear that it will focus on traceability and accountability. By specifying third-party certified fire doors now, housebuilders and developers can take a proactive approach to compliance with the upcoming legislation, and benefit from the knowledge that their fire doors will perform as stated in the event of a fire.

Helen Hewitt is CEO of the British Woodworking Federation (BWF)





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Advanced selected as installer's preference for luxury apartments

An Advanced fire alarm control panel has been selected to protect Marsham House, a high-end apartment building in Gerrards Cross, Buckinghamshire.

Installed to ensure the safety of the 50 luxury apartments at Marsham House is a four-loop MxPro 4 panel covering all public areas and the underground car park of the six-storey building.

Hertfordshire-based Amida Fire – responsible for the installation, integration, programming, commissioning and handover of the fire system – specifically sought approval from the main contractor to use an Advanced solution.

In designing the system, Amida Fire has focused on ensuring false alarms are minimised. The MxPro 4's confirmation filter has been used in the basement areas of the building so that both heat and smoke need to be detected before an alarm is confirmed as genuine, thus avoiding unnecessary evacuation.

Michael Draper, Director, at Amida Fire, said: "The specification we received for the fire system at Marsham House contained some very particular requirements. Advanced has been our go-to choice of addressable fire panel for over a decade because of its versatility in a wide range of applications. We were confident that once

again Advanced would meet all the criteria and so specifically requested that it be installed."

Helping to ensure residents' safety, the MxPro 4, with built-in printer and zone indication, was integrated with the building's AOV system, BMS, basement air intake and extract control system. It also works seamlessly with the building's access control and lift systems and is linked to a central monitoring station.

Amanda Hope, UK Business Development Manager, at Advanced, said: "The power and performance of our fire alarm control panels mean they easily and effectively integrate with a wide range of third party systems – from smoke control and ventilation to BMS and remote monitoring, among others.

"Repeated false alarms cost money, cause panic and distress and lead to complacency. However, Amida Fire's project at the high-spec Marsham House is a fantastic example of how Advanced's built-in false alarm management solutions can be applied to simplify the complex process of designing effective false alarm management systems."

Advanced, owned by FTSE 100 company Halma PLC, protects a wide range of prestigious and high-profile sites across the globe – from



London's Shard and the Berkeley Hotel to Abu Dhabi International Airport and Las Vegas' Golden Nugget Casino.

Halma is a global group of life-saving technology companies with a clear purpose to grow a safer, cleaner, healthier future for everyone, every day.

Advanced is a world leader in the development and manufacture of intelligent fire systems. Advanced's reputation for performance, quality and ease of use see its products specified in locations around the world, from single-panel installations to large, multi-site networks. Advanced's products include complete fire detection systems, multiprotocol fire panels, extinguishing control, fire paging and false alarm management systems.

0345 894 7000 www.advancedco.com

Doors fit for a new world!

Residents deserve unquestionable comfort and safety in the post pandemic era, as do the professionals responsible for providing it.

Many things have changed over the past eighteen or more months since our world was turned upside down. However, perhaps it's also true to say that some things such as expectations and fundamental living principles have just been re-evaluated and prioritised into what's important for personal well-being. For tenants and residents living in affordable homes; whether rented or part owned, that can often be distilled into a not unreasonable must have list, which includes: fire safety and security,

comfortable and durable surroundings, which demonstrate contemporary design and all of which has real environmental credentials.

As a key product in every home, interior timber doors should always exemplify these criteria, without short-cuts, compromise, or half-measures. Being a leading manufacturer and supplier to Housing Associations, Local Authorities, social landlords and affordable homes developers, Vicaima door and doorset solutions ensure buyers and specifiers can meet not only tenant expectations, but also to satisfy their many regulatory and practical concerns at the same time.

Among the many challenges presented in the social housing market and indeed elsewhere, is a lack of skilled labour and for that matter resources in general, when it comes to the installation of doors on site. This is often compounded by the reluctance of many to move beyond the somewhat antiquated 20th century practice of face finishing doors in situ, with its inherent lack of continuity, added expense and drain on time. Fortunately, Vicaima's extensive range of cost effective, designer led, fully finished products alleviate this concern. However, it does not stop there. With the supply of complete doorsets (door and frame), which not only speed up the



installation time; but also ensure compliance with appropriate regulations, insuring much of the uncertainty is removed.

Vicaima have always been at the forefront of regulatory and performance measures, with complete tested and certified product solutions, offering transparency and peace of mind for all. These include Q-Mark authenticated dual scope FD30S/FD60S fire and SBD security doorsets; combining fire and acoustic rated solutions with durability and testing to PAS 24: 2016/BS 6375-2 + 3; all with a 10-year guarantee. What's more, given that all Vicaima products are manufactured to ISO 14001 standards and are FSC certified, you can be sure that the need to protect our planet is as important as the need to provide doors that are fit for affordable living today.

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Siderise launches fire protection package

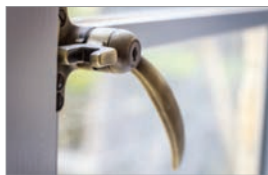


Siderise has launched a suite of new passive fire protection products specifically engineered for masonry facades, making it easy for specifiers and developers to choose the right protection for their buildings. The new product range includes the Siderise External Wall (EW) and enhanced External Wall intumescent (EWi) systems,

comprising both specialised cavity barriers and fire stops, in addition to the Siderise BB-CB Balcony Bracket Cavity Barrier. Each product has been subject to rigorous third-party testing to the relevant UK and European standards to ensure high performance and accurate product data.

01656 730833 www.siderise.com

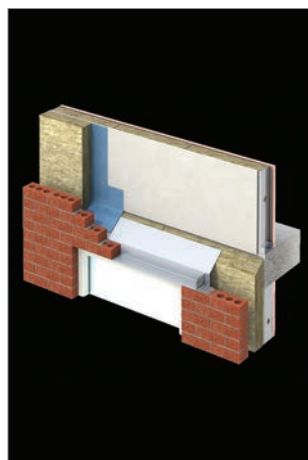
Security and safety with Steel Window Fittings



Steel Window Association (SWA) member, Steel Window Fittings (SWF) specialises in providing quality, designed fittings for steel window frames. A recent innovation to answer questions of aesthetics, security and longevity is a range of multipoint locking handles. The

multipoint locking range is currently available for windows with door frames following soon. With this new system, security is greatly improved, durability is enforced and larger windows can be designed and produced. The concealed system is driven by a single key-locking or non-locking handle that is available in five different designs and six standard finishes.

www.steel-window-association.co.uk



Keyfix non-combustible cavity solutions set the industry standard

Keyfix is solving the non-combustible challenge with its unique range of external cavity wall solutions. Developed in response to the increasing requirement for non-combustible materials for buildings over 18 metres, the A1 fire-rated components are fully compliant to Building Regulations Approved Document B. The innovative Keyfix Non-combustible Cavity Tray and Non-combustible Cavity Tray Lintel products offer a practical solution to provide watertight and non-combustible Damp Proof Course protection over lintels, masonry supports, soffit systems and other elements in the cavity such as fire barriers. Manufactured using Class A1 non-combustible stainless steel, the Keyfix Non-combustible Cavity Tray is a 'Fix & Forget' solution, featuring a self-supporting single-piece tray that clips together for fast and easy installation. No additional fixings, sealants or onsite fabrication are required by the installer; therefore installation of the trays will not impede the speed of bricklaying when compared to traditional DPC. Completely self-supporting, the Keyfix NCCT system is installed in the outer leaf with no connection with the inner skin and therefore does not create a thermal bridge and eliminates all differential movement issues. The system has been developed to meet the practical needs of brickwork contractors and requires no additional specialist skills on-site.

028 8676 7508 www.keyfix.com



New 19mm collated flooring screw banishes squeaky floorboards for good!

Floor fitters and home owners alike will be all too familiar with the curse of squeaky floorboards. Time after time the culprit is the fasteners; nails working loose over time, leading to expensive callbacks and customer dissatisfaction. While it's well known that screws provide a tighter grip power by pulling the boards together, fitting 6mm plywood to underlay has long presented a dilemma. The conventional 25mm timber screws used to fasten flooring carry a risk of damaging underfloor electrical cables or puncturing water pipes, with potentially dangerous and costly consequences. The alternative use of 19mm nails, however, can cause the plywood subfloor to lift from the floorboards. Construction products manufacturer **Simpson Strong-Tie** has developed an affordable solution: the groundbreaking new 19mm MTHZ19E collated underlayment screw. Designed for Quik Drive auto-feed screw system, the MTHZ19E allows fast and secure underlayment to subfloor installations, with a sharp point for fast start and a trim head for a neat finish. Fasteners Sales Manager Natalie Dixon explains "This new shorter length alternative to traditional flooring screws prevents the tip from protruding through the floor boards when fixing 6mm plywood, making it a safer way to fix to subfloors."

01827 255600 www.strongtie.co.uk



IG Masonry Support goes above and beyond at Canada Water

When it came to providing a range of bespoke brick slip products to achieve intricate brick features throughout the facade on the buildings in the first phase of the Water Yards masterplan at Canada Water, **IG Masonry Support** was well-poised to deliver the goods. The first phase of this ambitious masterplan included 234 apartments rising up 18 storeys, located in four residential cores surrounding a landscaped courtyard and a 100,000 sq ft Decathlon store with a basement car park. The intricate brick features and balconies with brick soffits required IG's full catalogue of prefabricated components. This solution was the first that used an extended B.O.S.S system based on steel. IG also provided hangers, which were flexible enough for movement between the main structure of the balcony and its system. IG's prefabricated brick slip balcony soffit solution enabled main contractor Ardmore to achieve the desired brick detail quickly and effectively. The complex brick detail achieved above the windows, openings and recesses throughout the development highlights the design versatility of IG's offsite soffit solutions.

Follow IG Masonry Support on Twitter: @MasonrySupport

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"CaberDek flooring does exactly what it needs to!" says Apache Carpentry

When Somerset-based Alan Williams of Apache Carpentry was asked by local housebuilder, Rob Case Ltd, to work on a development of three high-end residential properties near Winsham, Somerset, he knew just the product to call on for the flooring. "We chose CaberDek because it is such a reliable and easy to use product at a competitive price",



said Alan. Having expertly constructed the timber framework, Alan used CaberDek on top of the joists on the first floors of the three buildings. "We like to use CaberDek because it does exactly what it needs to and the preciseness of the product leaves a better finish and cuts down on installation time", explained Alan.

Taking care to space the joists with the board sizes in mind, and using CaberFix D4 adhesive, Alan finds he gets great results every time!

"One of the things we really like about CaberDek is the peelable film on the boards. This makes it so much easier when it comes to second fixing and laying floor coverings as it allows the usual building site dirt like drops of paint and plaster to be removed leaving a brand-new surface underneath. We will be using CaberDek on our future flooring projects" said Alan.

CaberDek, part of West Fraser's CaberFloor range, is designed to withstand the elements for up to 42 days between laying the floor and fixing the roof, when installed according to manufacturer's instructions. Samples of CaberDek, and West Fraser's other construction panels, can be ordered on the website. Head to



the housebuilder page on the website to download a selection of tools including a fully-interactive guide to all West Fraser products and a checklist to make sure you have everything you need for your build.

All West Fraser panel products produced in the UK are net carbon negative and manufactured in mills that have obtained the coveted environmental ISO 14001 accreditation. Responsibly sourced, the panels are FSC certified and created from locally grown timber, cutting embodied carbon from transportation.

01786 812 921
uk.westfraser.com

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