



Canada Gardens by Quintain Living is a major part of Wembley Park's transformation



Brian Berry of the Federation of Master Builders looks back at a very tough year for SME housebuilders



Gove releases £624m of funding intended to 'kick-start' 116,000 brownfield homes across the UK

HOUSEBUILDER & DEVELOPER

DECEMBER 2021/JANUARY 2022



MINING THE 'POLDARK EFFECT'

The Nest is a collection of 15 boutique properties in the Cornish seaside village of Charlestown, created to tempt fans of local heritage and the TV show that's set there



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Jack Wooler
Deputy Editor

FROM THE EDITOR

In September, Cabinet Minister Michael Gove was appointed to head the Department of 'Levelling Up, Housing and Communities' (DLUHC). This is the new, and not universally popular name for what was the Ministry of Housing, Communities and Local Government. While arguably a step down for Gove, who has twice run for party leader, the move was touted as a chance to 'gear up' the sector and 'Build Back Better.'

If nothing else, the appointment of this high-profile figure does seem to have had some impact in terms of the amount of traction gained by recent announcements from the Department. These include £624m released for brownfield projects, and a potential 'street referendums' Private Member's Bill for housing developments, both of which were backed by Gove and highlighted in much of the mainstream media.

The Department's name change has come under fire for two linked reasons – the dropping of 'Local Government,' and, in its place, the awkward-sounding inclusion of Boris Johnson's favourite 'levelling-up' slogan. Since then, however, despite the Department's slightly higher profile in the news cycle, fresh criticism is raining down on it due to a continued failure to tackle stubborn issues in housing, and its recent watering down of key policies.

Focusing on issues such as extensions for example has been criticised as being somewhat misplaced currently, as the country continues to face a serious and long running housing crisis. New figures have shown in fact that the number of units built between April to June 2021 totalled only 43,660, a 10% decrease compared to the previous quarter. As such, the 300,000 new homes per year pledge to meet housing demand remains a seemingly unachievable ambition – painting a grim picture for many in the UK.

The Department is also facing criticism for being cowed by MPs, based on their and their constituents' sensitivities. Long-hoped for reforms to planning rules were paused in September amid backlash largely from Tory MPs in the south, and a further recent Private Member's Bill introduced to tackle 'cowboy builders' has just been thrown out by MPs.

This lack of progress flies in the face of the Government's theoretical aims of 'levelling up' disadvantaged areas of the UK, as well as alleviating issues in the construction industry, such as around skills, material shortages, and our changing climate.

Clearly, Gove has some colossal issues to overcome – both in the Commons and out on the streets – but despite the swathes of positive PR his Department is producing, the housing crisis won't be solved with words.

Jack Wooler

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ON THE COVER



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The Nest is a collection of 15 boutique properties in the Cornish seaside village of Charlestown, created to tempt fans of local heritage and the TV show that's set there

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EV chargers required for new homes from 2022



Electric vehicle charging points are set to be required by law in all new homes in England from next year, as well as all other buildings, in changes to Building Regulations announced by Boris Johnson.

Following its hosting of COP26, the Government has said the move will see up to 145,000 charging points installed throughout the country each year. There are currently around 25,000 charging points in the UK, but the Competition and Markets Authority has said it could need 10 times that number by 2030.

In addition to new build homes, the law will cover new-build supermarkets, workplaces, and buildings undergoing major renovations. The move is intended to support the UK's aim to switch to electric cars, towards a ban on petrol and diesel car sales in 2030.

Announcing the new laws, Prime Minister Boris Johnson will say: "This is a pivotal moment – we cannot go on as we are.

"We have to adapt our economy to the green industrial revolution."

Using 1pc of green belt could provide 2.3m new homes

Using only 1% of England's green belt could provide millions of new homes, according to research from StripeHomes.

The property developer has argued that

much of the nation's 1.7 million hectares of green belt land has been "wrongly classified," and that 1% of the land could provide the space to build more than 2.3 million homes.

Based on an average value of £351,308, the research shows that these new homes would have a combined market value of £810bn.

In the South East, there are 356,000 hectares of green belt land, said StripeHomes, arguing that using its calculations, 1% would be enough to build more than 484,000 new homes.

Managing director of StripeHomes, James Forrester, comments: "Building on England's green belt land should be a last resort, but it's fair to say that failure is an understatement when it comes to the Government's attempts to address the current housing crisis."

"It's also fair to say that there are large areas of green belt land that have been wrongly classified, and are actually made up of former industrial sites and other plots that bring little benefit to the wider area in their current state," he continues. "Utilising these plots could help deliver a great deal more homes and address the current housing crisis. As our research shows, just 1% could go a long way."

£624m boost for brownfield projects



Public money to 'unlock' brownfield land has been released by the Government, which is intended to "pave the way for building up to 116,000 new homes.

An overall package of £624m funding is set to be available to all housebuilders – but particularly targeted towards SMEs – to help them pay for key infrastructure such as public transport and new schools as well as land remediation. Forming part of the £2.2bn Home Building Fund loan financing made available in last year's spending review, Homes England will

administer the loans via the Fund.

According to the newly renamed Department of Levelling Up, Housing and Communities, redeveloping underused land for new homes and improving public services is a key part of its mission to "level up" and "create communities where people want to live and work."

Housing minister Christopher Pincher commented: "This money will build on our commitment to bring derelict and abandoned sites back to life, regenerating towns and cities as we level up across the country."

The Government also announced that "almost £58m" of the £75m Brownfield Land Release Fund (BLRF) for social housing has been allocated to 53 councils, as one of the first moves by Michael Gove as the new Secretary of State.

The funding is intended to "transform disused sites into communities," thereby providing space for an extra 5,600 new homes and creating up to 17,000 jobs.

These allocations include £5m for self and custom build projects – a further £20m from the BLRF has also been designated to help "accelerate the self and custom build sector as a whole," with councils now able to bid for funding.

Michael Gove commented: "We are backing home ownership in every corner of the country, delivering new high-quality, affordable homes and creating thriving places where people want to live, work and visit.

"Making the most of previously developed land is a Government priority, and it will help protect our cherished countryside and green spaces."



Buyers are returning to market, but face lack of choice, says RICS

Buyers are starting to return to the UK housing market but have little choice of new properties, according to the September 2021 RICS Residential Market Survey.

RICS reported steady growth in buyer demand in September, after a brief lull following a prolonged burst of activity around the Stamp Duty holiday.

According to the report, this more stable trend in buyer demand sees expectations for sales in the coming three months gaining momentum, with 11% more respondents anticipating an increase in sales expectations, up from +6% (net balance) in August. The 12-month sales expectations point to a stable trend in sales over the year to come.

The September survey also highlights a continued lack of supply which will have further impact on the market as 35% (net balance) of respondents reported a further fall in instructions this September. In another indication of constrained supply, respondents report that the number of appraisals undertaken during this September was below the rate seen 12 months earlier. Alongside this, for the third successive month newly agreed sales dipped, with 15% (net balance) of respondents reporting a decline.

The lack of available stock is creating competition amongst buyers, which is creating upward pressure on prices, said the RICS. In September, the national reading for house prices posted a “net balance” of 68%. While still pointing to strong house price growth, this has eased since May when 82% more respondents reported that house prices were growing. The three-month house price expectations remain positive with 21% of contributors anticipating prices to rise, and further ahead, over two thirds of respondents (70%) anticipate prices will continue to grow over the coming 12 months.

Simon Rubinsohn, RICS chief economist, commented: “Delivering higher numbers of new homes is part of

the answer, but it is critical they are built in the areas where the shortfall is most visible.”

He adds: “It is also vital that the tenure mix of the supply pipeline is broadly based, helping to address the challenges both in the private rental market and in social housing.”

L&G research shows supply issues and price concerns

Research by L&G has revealed that the housing crisis is being exacerbated by rising prices and constrained supply, driving down consumer sentiment around the availability of starter homes, social housing and rental properties.

The report comes amid recent Government data showing that UK house prices have risen by an average of 13.2% over the previous 12 months. According to L&G, this indicates the housing market is failing to meet local needs across large parts of the UK showing deteriorating scores for house prices as a proportion of average income.

London, the South East and the South-West of England all recorded particularly low ‘housing index’ scores, says L&G with its research also showing that Cornwall, North Devon, East Devon and Chichester are facing acute housing issues. London scored only 50 (out of 100), with the South West on 51, and Cornwall at 39. North and East Devon were 41 and 42 respectively, and Chichester, West Sussex, scored 42.

The latest Legal & General Rebuilding Britain Index (RBI) “has underlined the scale of the housing challenges facing the UK,” said the firm, showing a second consecutive decline. Legal & General called for a “public and private partnership approach” to tackling the supply issues.

Nigel Wilson, CEO at Legal & General says: “Our research shows a mismatch between local housing supply and demand, but also shows that we cannot look at issues in isolation.

“The Prime Minister has set out ambitious plans to boost the UK’s regional economies,” he continued. “While this is obviously positive, realising this ambition will involve coordinated action at national and local level, with local partners in the

driving seat. If levelling-up is to work, it must also be bottom-up.”

Redrow sets out roadmap to net zero



As part of its climate change strategy, Redrow has released its “roadmap” to achieving net-zero emissions by “no later than 2050” across its own operations, the homes it builds, and operations within its supply chain.

The business has signed up to the Science Based Targets initiative’s highest ‘Business Ambition’ of pursuing efforts to limit warming to 1.5°C, and will establish interim science-based targets in line with SBTi criteria, as well as its recommendations in 2022.

According to Redrow, the business has made “solid progress in reducing its carbon footprint in recent years,” with more efficient use of diesel fuel onsite, recording a 14% reduction in emissions in the past year. From July 2021, the firm says that all of its plots, show homes and site compounds have been supplied by “100% green certificated electricity.”

The developer is “trialling the efficacy” of Hydrotreated Vegetable Oil (HVO), a biodegradable non-toxic fuel that it believes “has the potential to replace diesel across all of the company’s construction operations.”

Redrow has appointed the Carbon Trust to measure the baseline of its Scope 3 emissions, model its Science Based Targets and advise on potential solutions and changes to business practices.

Matthew Pratt, group chief executive at Redrow, comments: “Playing our part in tackling the climate emergency is a key priority and we will set ambitious science-based targets to reduce carbon emissions across our whole business.”

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Getting quality right first time

Global Home Warranties, a leading supplier of latent defects warranties for new homes, is calling on housebuilders to work more closely with them to not only improve quality and delivery times, but also significantly reduce the cost of snagging and other types of avoidable repairs.

The move follows recent re-confirmation that targets for new houses, particularly affordable homes, are still not being met, says the firm. Compounding the situation, many new build homes face a “raft of different repair issues from ill-fitting windows, poor finishing standards and much more.”

Global believes that the situation is serious enough that major housebuilders are setting aside millions of pounds every year to “put right what has already been built.” However the firm says it’s possible for contractors to achieve “massive cost savings” in this area if they are willing to work in partnership with warranty suppliers – while at the same time increasing productivity and delivering more new homes.

THE EXTENT OF THE DEFECTS PROBLEM

It is clear that there is a very real ongoing issue. In 2017/ 2018, the House Builders Federation reported that 34% of buyers claimed that their new home had more problems than they had been expecting. Some 42% of buyers said they had reported more than 10 problems to their builder and more than a quarter

(26%) stated that they had reported in excess of 16 problems – and the trend is worsening year on year. By 2019 the Federation was reporting that 91% of new homes had defects.

Other industry commentators reckon that only up to 25% of all new homes have defects – yet despite this not painting such a pessimistic picture as the House Builders Federation. It still demonstrates that the housebuilding business is facing significant difficulties.

According to Global, this is helping to delay the delivery of the new homes the nation needs to house its growing population. While builders are spending time on unnecessary repairs, they could be creating new homes.

Every new home requires a latent defects warranty to ensure consumer confidence – an insurance backed policy which kicks in after two years, by which time in theory all defects should have been corrected by the builder.

Suppliers such as Global work hard to identify potential defects during the build process however, but it is clear that not all companies are as stringent at the front end, which could mean that some builders are not getting the kind of service they should be receiving.

Jim Edwards, commercial director for Global Home Warranties, explains: “When we issue a latent defects warranty, we know that we have eliminated, where humanly possible, risk to the homeowner and the insurer.” However, he adds: “but

THE HOUSE BUILDERS FEDERATION REPORTED THAT 34% OF BUYERS CLAIMED THAT THEIR NEW HOME HAD MORE PROBLEMS THAN THEY HAD BEEN EXPECTING

it is clear that there is no common standard – and this is the problem.”

FIXING THE ISSUE

The key to making the changes needed on quality is a rigorous inspection regime at every stage of the build process, says Global, and surveyors working in collaboration with the contractor, from the moment that concrete is first poured into the footings until the building is finally delivered.

Jim Edwards, “It is like having another layer of quality control. An intensive multi-stage inspection process means we can work closely with contractors to ensure that survey teams are available at every major stage of the build process. It helps to reduce costly repairs and snagging.”

He continues: “The build process is not delayed in any way, and more importantly we can ensure that everything is done to the highest possible standard; It is all about getting it right the first time.” However he adds that “dealing with warranty suppliers that fail to provide an inspection process is just a false economy.”

Edwards adds: “We believe it is time for the entire warranty industry to partner with builders more closely, to ensure that everyone has a rigorous inspection regime to identify defects faster.”

Making this change, says Global, could save the industry millions of pounds each year in repairs while simultaneously elevating the construction industry’s image. It would also help eliminate from the marketplace those service providers offering what the firm calls “so-called low-cost warranties” without thorough inspections.

This is the compelling case for getting it right first time.



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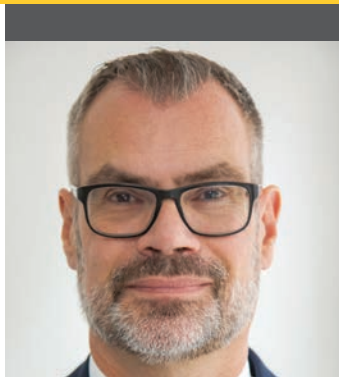
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Brian Berry, chief executive of the Federation of Master Builders

COMMENT

A TOUGH YEAR FOR SME BUILDERS

Brian Berry of the Federation of Master Builders (FMB), takes a look at the barriers SME housebuilders have overcome in 2021, and the challenges that face them moving forwards.

The industry closes out another year with enquiries still high and workloads doing well, and it appears that the nation's local housebuilders have tackled the pandemic head on. I should have expected no less as they've always been resilient in the face of adversity. It was 80 years ago that a small group of builders came together to create the Federation of Master Builders (FMB) as a means to give them a strong voice to win the contracts to repair and rebuild London's homes from the rubble left by the Blitz.

SME builders, despite their long-running resilience, face market barriers. Small, local housebuilders have been producing fewer and fewer homes for some decades. In the 1980s, 40% of new housing stock was delivered by SME housebuilders. Now only 12% of new build homes are delivered by them. This ultimately means the diversity of housing has dropped and that new homes often aren't reflective of their local area. I completely

acknowledge that large scale developers play an important role. But, if the barriers for SME builders are lifted, we will see the delivery of a wider range of better-quality homes.

THE MAJOR BARRIERS FOR SME HOUSEBUILDERS

Significant barriers remain for SME builders to start to climb back from the 12% of new housing stock delivery they sit at today. According to the FMB's latest House Builders' Survey 2021, lack of available land affected 63% of SME builders. Small housebuilders use small, underutilised sites, but are often left out of local plans. Many builders have reported being aware of sites ripe for organic development, especially on the edge of settlements. What we need to see is the relevant authorities working together with industry, to properly identify these sites and ensure they are included in local plans.

Closely following site availability as a barrier

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to entry for SME builders is the long-running problem of the planning system, with 62% of FMB members reporting it as an issue. The FMB have long called for greater investment in local authority planning teams. This would help add the capacity and enable faster turnaround times of applications. Small builders are often faced with long wait times that delay sites and put a strain on the finances and resources. Beyond resourcing, planning teams need to communicate more effectively – which may be helped by digitising the process. In the same way we can track parcels, so we should be able to track planning applications. Not only would this alleviate uncertainty, but it makes the planning system more transparent.

AN INDUSTRY PLAGUED BY DELAYS

Two issues at the top of the list as barriers for builders this year are a lack of materials and skilled labour. 62% were suffering from a lack of materials and 53% were struggling to find skilled labour. From our State of the Trade

Survey Q3 2021, we have seen 89% of builders delay work to accommodate for a shortfall in materials and skills. The number of builders facing delays is shocking, and will certainly hamper any effort to 'build back better'. What is needed is a comprehensive strategy to ensure our hauliers once again have the capabilities to move goods en masse, and transparent allocation of materials policies to help small builders access what they need.

Further exacerbating delays is the long running issue of skills shortages. It would be easy to see the exit of EU workers over the last few years and put two and two together. This does play a relatively significant role for some builders, who were reliant on EU labour. But also to blame is 'decades of neglect' to the UK's training programmes for apprentices. The Government needs to put more resources into training the next generation of builders, to deliver our much-needed homes. The industry also has a vital role to play. We need to make sure that it's an attractive and worthwhile career for

school leavers to take up by breaking down stereotypes and showing the value a career in construction can bring.

CAN GOVE SOLVE THE HOUSING CRISIS?

To tackle these obstacles, I'm optimistic that we may see pragmatic solutions from the new Secretary of State, Michael Gove, at the newly named Department for Levelling Up, Housing and Communities. Gove has long been seen as a 'big thinker,' known to Hoover up information to solve the larger problems the Government faces. I hope this level of strategic thinking will be quickly deployed to tackle the long-standing issue of a lack of housing.

We've had a constructive relationship with the Department and Ministers; the Housing Minister, Christopher Pincher, has been very accommodating to the FMB over the past year or so, and I hope to see this spirit of co-operation reflected by the new Secretary of State.

Brian Berry is chief executive officer of the Federation of Master Builders (FMB).



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THE ROAD TO 'LEVELLING UP'

Patrick Mooney says that the number of new homes needed across the North and Midlands to deliver the Government's 'levelling up' agenda runs to hundreds of thousands, every year.

The Government's housebuilding policies have been 'on hold' ever since the Chesham and Amersham by-election in June, when the Lib Dems surprisingly overturned a huge Conservative majority, with HS2 and a more permissive approach towards housebuilding in affluent areas of the South East being blamed in equal measure.

Responding to suggestions that his party's housebuilding plans had led to the by-election defeat, the Prime Minister said there had been a "wilful misunderstanding about the planning reforms" adding that the Government wanted to develop brownfield sites rather than "build all over the countryside."

Three months later we saw a cabinet reshuffle with Michael Gove replacing Robert Jenrick as Housing Secretary, accompanied by lots of briefing that the long awaited planning reforms to deliver a step change in housebuilding were being reviewed. Protests from Conservative MPs in the Home Counties had clearly hit the mark despite Boris Johnson's protests to the contrary.

Since then the housing sector has been patiently waiting to see the details of what has changed and what has not. This is of huge importance given that we are only a few years away from the Government's target date for delivering 300,000 new homes a year. There is a huge amount of lobbying going on right now, despite the public furore over the work of lobbyists and payments to MPs.

Among those hoping to influence Michael Gove is the Local Government Association which represents over 320 councils across England. It is calling for local authorities to be given the powers and funding to build as many as 100,000 new social homes for rent each year. The LGA says this would not only deliver a third of the Government's annual housing target, but it would also shorten council housing waiting lists, reduce homelessness and cut carbon emissions, while delivering a £24.5bn boost to the economy over the next 30 years.

WAITING LISTS COULD DOUBLE

To back up its case, the LGA is warning Ministers that one in 10 households currently in need of housing are stuck on councils' waiting lists for over five years as a result of the chronic shortage of affordable homes. It also claims that as a result of the pandemic, council housing waiting lists could almost double next year to as many as 2.1 million households, due to the impact of Covid-related support schemes winding down, and a potential increase in homelessness.

Councillor David Renard, the LGA's housing spokesman, commented: "Now is the time to reverse the decline in council housing over the past few decades. The benefits are clear – a programme of 100,000 social homes a year would shorten council housing waiting lists, reduce homelessness and cut carbon emissions, while delivering a multi-billion pound long-term boost to the economy."

The LGA claims the delivery of 100,000 new social homes a year would also bring a raft of significant environmental benefits that would support the country's net zero ambitions. For instance a family moving from an old, poorly insulated and fossil-fuel heated home into a modern home with a heat pump could save up to £500 a year.

For 1.6 million households, it says social rent is the most appropriate form of housing, as many of these families are either not ready or choose not to buy, while social housing gives these families the security and stability of a decent home. They also have a route into owning their own home through the Right to Buy, if and when they are ready to commit to a property purchase.

Meanwhile as civil servants work through the final changes to the draft planning reforms, some of the leading figures in UK housing have advised Ministers that a "radical rethink" on housing delivery is needed if the Government is to succeed in levelling up the country. They point towards new research which reveals that over the next 20 years as many as 140,000

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new homes will be required annually in the North and Midlands.

HELP WITH LEVELLING UP

The Building Back Britain Commission – an independent group comprising of business leaders from Barratt Developments, Legal & General, Mace, NHBC, The Riverside Group and Thakeham – has published a report which highlights how the Government's plans to level up the country will lead to a significant increase in demand for housing outside London and the south east, as well as reducing pressure on areas with a current high demand, such as the Home Counties.

The Commission's research assumes that over the next two decades employment levels will increase in areas the Government has identified as being most in need of levelling up, and which currently have rates below the national average. The jobs boost which will result from plans to boost regional growth, will lead to increased demand for housing (of different tenure types) for people who are already living in these areas, as well as those who will move to these towns and

cities in search of new jobs.

The Commission's key findings include:

- Over the next 20 years around 86,000 to 140,000 homes will be needed every year in the areas defined as most in need of levelling up – a third of this will be 'affordable housing';
- This is around an additional 13,000 to 67,000 homes every year compared to the Government's current estimates for those areas;
- Birmingham would require the largest increase in new homes. Currently, 4,829 homes a year have been earmarked under the standard way the Government assesses need. This would rise to 12,430 homes a year under a scenario based on future growth; and
- Manchester requires the second largest increase in new homes. Using the present housing assessment, 3,527 homes are needed a year. This more than doubles to 7,469 homes a year based on future growth.

The Building Back Britain Commission used the report to set out a Housing Strategy which includes a radical rethink in the way that housing demand is

calculated to a model which shifts from being based on historical growth to a new 'levelling up' model of future need. Their report also argues for the creation of at least one 'Construction Cluster' in every region of the UK by 2030 to foster innovation and help train up workers in the latest methods of construction, with the first of these located in Leeds. They also want to see at least 75,000 high quality MMC homes built a year by 2030.

Terrie Alafat, who chairs the Building Back Britain Commission, said: "Our results have profound implications for policy. The Government's current housing strategy simply does not fit the levelling up agenda. It is based on past growth trends and will not be dynamic enough to meet future demand. The increase in demand in levelling up areas should reduce the pressure for new homes in other areas that are already economically developed."

We should hear shortly from Michael Gove on which direction he is likely to take. I suspect the Building Back Britain Commission may have more reason to celebrate than members of the LGA.



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THE CLIMATE CHALLENGE

It's time for collective action on retrofit

Gail Scholes of Zenergi explores the challenge for builders and housing associations on retrofitting the UK's ageing housing stock to meet modern energy standards.

With 28.1 million homes in the UK, the challenge of reaching net zero is significant. We need a retrofit solution that decarbonises at scale and is affordable.

The cost of retrofit to net zero is estimated to be between £25,000 and £30,000, but in reality it is much higher. To bring this cost down, we need to invest at scale in the supply chain, emerging products and technologies, and drive a cultural change that leads us towards net zero.

The possible implications are vast, and they differ for each housing sector involved in the retrofit movement.

SOCIAL HOUSING

Housing associations provide around 5 million houses in the UK, meaning they have a critical role to play in the

decarbonisation of housing.

Many are just at the start of this journey, but early decisions are key to a successful strategy. It's important to develop the decarbonisation plan with not only the business values but also the right investment in practical and social terms.

ASSET-RICH, CASH-POOR

Elderly homeowners can often find themselves tied down to large family homes where rooms remain largely unoccupied, due to the financial strain of heating the whole property to a comfortable level.

These unoccupied rooms therefore become unkempt with a lack of maintenance leading to issues such as damp, mould and drafts. Conscious of the conditions but restricted by physical ability, the conditions remain untreated and continue to deteriorate.

Many of these properties will have been lived in for decades and will have collected many possessions in the loft. Assuming that the elderly homeowner is unable to sort these items, the loft is left cluttered, restricting the opportunity for retrofit operations. So, when considering retrofitting these homes, it is equally as important to consider practical aspects which will delay the process if not addressed.

HOUSING ASSOCIATIONS HAVE A CRITICAL ROLE TO PLAY IN THE DECARBONISATION OF HOUSING

ROGUE LANDLORDS

Another critical issue to consider is the rogue landlords operating in the private rental sector accommodating those that want to remain under the radar. Our most vulnerable in society become easy prey for living in some of our worst housing conditions, often in properties that are not registered and will not see any investment in improving living conditions.

Attempts to tackle this issue have been carried out before. Legislation such as The Homes (Fitness for Human Habitation)

Act 2018 have been enforced to keep this issue contained, however cases are still falling through the cracks.

With the decarbonisation rollout now in sight, further legislation will need to be introduced. To ensure this is carried out correctly, a push in recruitment will be needed to man the operation and carry out checks and surveys. Alternatively, financial incentives could potentially encourage these rogue landlords to invest in insulating homes and improving living conditions.

LEAVING THE CARE SYSTEM

For those who have gone through the care system, reaching the age of 18 is an overwhelming step. Having lived in sheltered accommodation their whole lives, they will have to quickly adapt to living alone and the responsibilities that come with it. In terms of energy usage and bills, this will be a foreign concept and the approach to net zero won't make this any clearer.

To resolve this issue and prepare young adults, practical education and awareness needs to be introduced. Similar to the elderly sector, organisations that specialise in looking after this particular social group, will need to also work with decarbonisation plans. With this support network at hand, young adults will become more climate conscious and will be able to contribute to the elimination of greenhouse gases.

LOOKING FORWARD

Achieving net zero targets is essential but there is a long way to go.

Unfortunately, the solution is not singular. Different sectors and social groups need different incentives and guidance to ensure the retrofitting of existing buildings.

For many groups this will revolve around financial aid and support, however, for others this will entail support networks and the correct education.

It is also difficult to help clients to understand what they should be proactively doing. When new Government schemes to part fund heat pumps are balanced against energy suppliers offering more affordable gas boiler replacements, further guidance and incentives should hope to resolve this.

Gail Scholes is head of public sector and housing at Zenergi





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NEW DEVELOPMENTS

Plans for 48 affordable homes submitted in Kidderminster

A full planning application has been submitted to Wyre Forest District Council for 48 new homes by Living Space Housing. Located on a 5.2-acre site off Husum Way on the outskirts of Kidderminster, the proposal is for all the homes to be designated for affordable housing, to meet local needs.

The plans for the new dwellings have been informed by the emerging Wyre Forest Local Plan (2016-2036), which is anticipated to be formally adopted during spring 2022.

The site is being allocated for residential development by the council, and the tenure split is expected to be a mix of affordable rent and intermediate affordable housing.

The development design is also intended to be tenure-blind, and local materials have been proposed to replicate nearby traditional dwellings. Gables, bays and window treatments, and steep roofscapes, for example, are some of the elements that define the design principles.

Reportedly, a large amount of Public Open Space is incorporated into the plans, with a total of 40% of the site designated as Green Infrastructure. As part of this, the developer also intends to enhance biodiversity and ecological habitats within the site. Further, the landscaping plans for the residential scheme allows for the retention and protection of the majority of existing hedgerows and trees, with the exception of providing for site access.

The new homes will be within easy reach of Offmore Primary School, a pub, convenience store, petrol station and local bus stops, while Kidderminster Train Station is only 1.5 miles away. Designated cycle parking will be provided within the garden shed to each new home to encourage cycle usage.

The architect for the scheme is Worcestershire-based Watkiss, Dawson & Ward. JPP Consulting is the transport consultant, Mucklow & Harris has advised on the flood-risk assessment and drainage plans, FPCR is the landscaping consultant, and Betts Ecology has advised on the ecological and arboricultural aspects.

"This well-located site could deliver a much-needed boost to the provision of quality affordable housing in Kidderminster," said Chris Loizou, land and partnerships director for Living Space Housing.

"There is a chronic shortage of the type of terraced and semi-detached family houses that we are proposing, which will feature the latest standards of eco-efficient insulation."

He added: "We look forward to working alongside Planning Officers, District Councillors, and additional consultees while the planning application is being considered."

Living Space has a total of 674 residential plots under control, representing a combined value in excess of £113m. The Solihull-based business is on track to deliver at least 20 developments over the next two years.

According to Living Space, the vast majority of the homes it builds are delivered to Registered Providers (RPs) for affordable rent and shared ownership. Five per cent of the plots currently being delivered are being sold on the open market, and the company reportedly sources the land, achieves Full Detailed Planning consent and builds the homes for the RP, enabling them to focus on "the funding and management of high-quality homes for their residents."

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CASE STUDY

Quintain wins at Wembley



The 743-home Canada Gardens development – the latest step in Wembley Park’s major regeneration journey – is now occupied. Julian Tollast at Quintain Ltd explores the lessons from the project so far with Jack Wooler, plus the wider benefits of the developer’s Build to Rent focus.

Anyone who hasn’t visited Wembley Park in north London over the last decade will likely be surprised by the huge changes it has undergone in recent years.

Arriving at Wembley Park tube station, visitors are still greeted by views of the iconic stadium, but the once (anecdotally) run-down Wembley Way and its surroundings are now almost unrecognisable.

Following a 15-year development process, the newly tree-lined, repaved, widened, pedestrianised route is surrounded by a range of new shops, event spaces and bars, with new and under-construction residential towers rising high above on either side all the way up to the stadium.

This widespread regeneration has



been spearheaded by Quintain Ltd, owner and operator of the 85-acre area. With a huge portion of the neighbourhood under its ownership, it has taken control of many of the area's functions – including not just the properties themselves, but also events, waste, cleanliness, and security.

Quintain Living has been incentivised to uphold high standards across the project, with its Built to Rent-focused business model less likely to keep residents tethered to their property than those owning their own homes. This has resulted in a genuine transformation of the area in a wide ranging masterplan that includes consent for a colossal 8.8 million ft² of development.

Following on from Quintain's purchase of exhibition land and car parks around the national stadium in 2002, ideas quickly developed and building consent for the project as a whole was granted, for a range of tenures and typologies. Reportedly widely accepted among locals and the council, the plans intended to create a '15-minute city' neighbourhood offering all residents' cultural, civic and everyday needs on their doorstep.

Quintain's latest and 'greatest' project, Canada Gardens, marks the completion of 65% of this masterplan, which, once finalised, will include 6,044 build to rent apartments (out of a total 8,500 homes) delivered in phases over the next six years.

CANADA GARDENS

Moving through Wembley Way from the station, and turning left at its end beneath the Olympic Steps leading up to the stadium, visitors can now find the developer's latest build-to-rent apartment stage.

Including 743 homes – the developer's

largest so far – Canada Gardens is intended to be Quintain's flagship, centred around a secure acre-large podium garden, and featuring a range of onsite amenities to lure-in city renters.

Forming part of the Eastern Lands section of the development – built over the stadium's old eastern car parks – the project joins its two counterparts in this section, Madison and The Robinson, all set around a public, seven-acre Union Park – also developed by Quintain.

One of multiple in the area built by Quintain, Union is reportedly the first major park to open in the neighborhood in 150 years, and offers a bandstand, children's play areas, sports zones, lawns, trees, wildflowers and fountains, providing a welcoming centre between the three developments.

Canada Gardens itself overlooks the southern end of this park. The project is home to 113 studios, 334 one-bedroom apartments, 225 two-beds and 71 three beds – including 303 homes let by Wembley Park Residential at discount market rent, 'peppered' throughout the development to ensure they are tenure blind, and all under Quintain Living's Management.

Approaching the project from the other side of this park, Julian Tollast, head of masterplanning and design at Quintain Ltd, tells me that the greatest opportunity that Canada Gardens brought to the team when it was first introduced was to demonstrate the company's developed expertise in the build to rent sector.

"As our flagship development," he says, "we were presented with the opportunity to showcase the best that the build to rent model has to offer."

He believes that this has been achieved, and has been most successfully manifested in the project's "extensive



THE PROJECT MADE USE OF PREFABRICATED FACADE ELEMENTS SUCH AS BALCONIES AND OFFSITE MANUFACTURED BATHROOM PODS



303 HOMES LET BY WEMBLEY PARK RESIDENTIAL AT DISCOUNT MARKET RENT ARE 'PEPPERED' THROUGHOUT THE DEVELOPMENT

array of shared facilities,” as well as its popularity among the locals.

HOMES & AMENITIES

With the stadium still looming behind us and Canada Gardens’ brick facade ahead, when moving through the park it is apparent the now completed and occupied project is already teeming with life.

Heading inside the building through sliding doors, visitors are first welcomed by its concierge and management team, who can direct users to the right, towards a coffee shop that’s open to the public, above, where a library resides, visible over the balcony in this double-floor space, and to the left, where the mail rooms and the lifts and stairs to the rest of the development are located.

Going up the stairs and out first into the air towards the shared podium gardens between Canada Garden’s multiple buildings, visitors can find a pirate themed children’s play area and water feature, an indoor playroom, outdoor kitchens and BBQs, “work-from-home sheds,” allotment beds, and a serviced ‘clubhouse,’ all available to residents and their families.

Influenced by Covid-induced lockdowns, Quintain believes the key to apartment-building success is in such readily available outdoors space; their belief in which is further evidenced at the very top of the building, where a roof terrace offers expansive views over the area, and a unique viewpoint over the stadium itself.

Between these exterior spaces are the apartment floors, the interiors of which – as in the residents’ amenities – have been designed alongside Fossey Arora, who developed a concept of ‘urban country,’ which Julian explains “means the apartments are very cosy and comfortable.”

“They have a contemporary country chic vibe that feels very welcoming,” he continues. “Think soft textures, warm colours, very natural tones and lots of natural materials; there’s wood everywhere, which brings a sense of warmth and comfort.”

In each apartment, which can be rented furnished or unfurnished, are appliances from Quintain’s partners, Samsung, as well as furniture from John Lewis & Partners, and all utilities arranged and WiFi set up and ready to connect to.

There is a general focus on ease of use in these apartments, with WIFI set up on a per-floor basis, and water heated outside the rooms to reduce maintenance access to the homes themselves. Beyond this, the apartments are also pet-friendly (rare in such buildings), with pet amenities onsite.

This easy, family sense of living has been well-developed by the company.

Inspired by its previous projects, the team glue this all together with regular resident events, both in-person and online, “from artisan bread-baking classes to MasterChef supper clubs,” helping to engender community spirit.

DELIVERY

While immediately successful – with many of its homes quickly occupied – such a project was of course not without its challenges. Despite this, Julian tells me that Quintain’s “significant experience” in the area has left them well prepared to rise to each and every hurdle.

Looking back to its earliest days, in the first instance, outline planning permission for Canada Gardens was secured as part of the previously mentioned wider masterplan. It was followed by the approval of the detailed design, which Julian tells me was “relatively straightforward,” and didn’t raise any significant objections from the council or any of the consultees.

Getting planning consent was perhaps the easiest part of the project, however – with Brent Council and the locals impressed with the range of public spaces and JVs Quintain brought to the table.

One of the first challenges presented was its sheer size. Canada Gardens was the largest construction contract Quintain had ever signed at Wembley Park, with a value of £211m, and involving a range of contributors including contractors John Sisk & Son lead designers PRP

Beyond the challenges of its size-induced complexities, Julian tells me that the delivery of the project in the midst of an already active residential neighbourhood proved “especially daunting.”

He says however that the site’s principal contractor, John Sisk & Son, aided this significantly with its use of digital technologies, from design through to delivery to improve efficiency, productivity and health and safety on site, including the use of drones for high-altitude quality checks and radical digitalisation.

Other technologies he praises, especially at Canada Gardens, was the continued use of prefabricated facade elements such as balconies and offsite manufactured bathroom pods, which he says encouraged “factory-controlled, consistent standards for the end user” at the pace necessary and in the tight spatial requirements.

Through “remarkable levels of collaboration” between contractors, he says, the team were able to utilise these new technologies and “work leaner and more efficiently than ever before,” minimising the impact on existing residents. “It took

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the impact on existing residents. “It took exceptional logistical management and collaboration!”

Beyond this, delivery of all three of the Eastern Land sites – which total 14 buildings – during the uncertainty of Brexit and against a backdrop of changing fire safety regulations and a global pandemic “has also been no mean feat,” says Julian.

“Despite the challenges,” he adds, “Canada Gardens was delivered on time and under budget – an incredible achievement for the team.”

ECOLOGY

Beyond and above such challenges, when explaining the project to me, Julian makes clear that throughout the planning, design and build processes behind Canada Gardens, minimising the environmental impact of the project was key.

During the construction process for example, the team recycled 91.7% of the waste from the site, as many materials as possible were sourced locally, and local workers were prioritised also. With over 6,500 workers employed, over 40% were local, and the project facilitated 42 opportunities for local, long-term unemployed workers and apprentices.

Another major contributor to the site’s sustainability – and one more immediately apparent from inside the building – is its waste management system, called Envac. The system vacuums waste that has been emptied into inlets on each storey of the building through a series of underground tunnels at speeds of up to 70 kph into a collection station, reducing the need for bin stores and significantly reducing the need for refuse lorry collections.

The development also includes an energy centre operating a district heating network to serve thousands of Wembley Park homes. “No individual Heat Interface Units are required in any of the Canada Gardens apartments,” adds Julian, “releasing much valued space back to the resident.”

Furthermore, visible from the roof terrace on the highest building at Canada Gardens, green and brown roofs are

included on the other six buildings to encourage biodiversity, alongside several acres of gardens with their vast array of flowers, shrubs and trees.

FEEDBACK

Discussing the time between its opening and the time of interview, Julian says the reaction to the project has “been really positive” so far, “particularly with families, who love the cosiness of the apartments and being surrounded by so much greenery.”

He says that the pirate ship-themed play park has been a particularly big hit during the summer months, and the ‘clubhouse’ is proving “very popular, no matter the weather.”

Indicating its success, there has been “huge demand” for the homes to rent at Wembley Park, with September seeing over 150% more leases signed than any of its previous top performing months, pre- or post-Covid.

Overall, Julian believes the project has achieved its lofty aims to be the “best of build to rent,” providing the company with a flagship development to be proud of, and contributing significantly to the vibrant neighborhood that now encompasses Wembley Park.

While many fans will come and go, oblivious to the deluge of residential spreading out around its central way, for those looking to stay, ‘going to Wembley’ is beginning to mean much more to a wide array of people. ■

PROJECT CONTRIBUTORS

- Architecture and lead design: PRP
- Employer’s agent and project management services: Stace
- Landscape architecture: PRP
- Interior design: Fossey Arora
- Planning consultant: Carney Sweeney
- Cost consulting: Faithful and Gould
- Infrastructure: Buro Happold
- Structural engineering services: Campbell Reith
- M&E engineering: HPF
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CASE STUDY

Cornish past and future



Intended to perfectly synthesise the historical and contemporary, The Nest is a boutique development that has just been launched in a picturesque Cornish village. Jack Wooler spoke to Paul Stephens of Stephens + Stephens on the design and restoration processes behind it.

The Nest is a collection of 15 unique (and thereby ‘boutique’) two, three and four bedroom homes which recently launched in the heart of a seaside village in Cornwall, Charlestown, which is a Unesco-listed World Heritage Site.

Heavily influenced by its surroundings – Charlestown’s natural valley – the project takes design cues from the area’s previous role as a seaport for the copper, clay and pilchard fishing industries. To this day it features tall ships, brightly-coloured fishermen’s cottages and time-worn cobblestones.

Paul Stephens, director of project developer Stephens + Stephens, tells me that the area’s “enigmatic aesthetic” also inspired film and TV location scouts, being most recently featured in drama series Poldark. This feel, he says, has been “baked into” the new homes, with old elements restored and refurbished, and



new elements providing a “subtle nod to its surroundings,” while delivering a “new, contemporary Cornish-driven lifestyle opportunity,” he says.

While heritage benefits have been harnessed all over the project, the main focal point of the development is the 21 metre high brick chimney, which was once used as part of the furnaces used to dry the clay slurry as it was poured onto the drying beds. The chimney will now sit within a public space, rather than within a privately owned industrial site, and can be enjoyed at closer proximity by residents of The Nest and by visitors to the area.

“The historical and the contemporary perfectly synthesise in Charlestown, and in The Nest,” continues Paul. Wherever you are in this beautiful harbour port, it packs a pretty punch.” He explains further, “Textural and layered, yet quiet and calming, its industrial features are comfortable bedfellows with the dramatic natural setting.”

DESIGN & INSPIRATION

Designed by multi-award-winning Charlestown-based architects, Alan Leather Associates, The Nest achieves its reflection of the locality with “meaning, depth and texture,” says Stephens.

According to the developer, the entire team were resolute that the project should “harness the history and atmosphere” of the World Heritage site, including hundreds of years of clay mining. “We took a design-driven approach to ensure a cutting-edge style

for today,” which also referenced the past, Paul adds. He continues, “concurrently paying appropriate homage to the original, industrial aesthetic of the area, rather than a ‘pastiche’ of the original properties.”

The housing for the former clay drying beds, formerly known as The Linhay, for example, has been “reincarnated” as a timber framed garage block. This outbuilding provides parking for all the homes’ cars; leaving the walkways and gardens vehicle-free.

“The development allowed Stephens + Stephens to take the original concept plans and transform these into 15 individual houses,” says Paul, “each offering a blend of materials sympathetic to the era when the clay loving was in full swing and Charlestown was a thriving busy port, exporting tin and clay around the world.”

THE PLANNING PROCESS

Before any of this could be achieved however, the early stages of the project were relatively straightforward, according to Paul, who says the site acquisition was “seamless,” the site being purchased with planning already approved, and an existing roadway to the site ensuring easy access and infrastructure.

“That said, however,” he continues, “we have needed to work closely with the heritage team at Cornwall Council to preserve any historical elements existing on the site, and site remediation proved challenging.”

With the plot having been derelict for

THE MAIN FOCAL POINT IS THE 21 METRE HIGH BRICK CHIMNEY, ONCE USED AS PART OF THE FURNACES



some time, it was well overgrown, and there was hundreds of tons of China clay on the site that had to be removed.

Another challenge was the restoration of the chimney, which, along with all of the retained stone walls in the development, has been extensively refurbished in line with Cornwall Council's Conservation requirements. This process involved teams of steeplejacks raking out and repointing and cleaning brickwork, while replacing any damaged structural straps and clearing out the excess vegetation that was growing inside and outside the chimney.

In addition, to further preserve the heritage, where possible, known and new features and artefacts discovered during the construction works are to be revealed and displayed publicly, giving residents and visitors the opportunity to experience the vital heritage that has been re-found and carefully collected during the build process.

EXTERIOR STYLE

The Nest will be accessed by a private road and is surrounded by a traditional stone wall on three sides, with large evergreen and deciduous trees forming a dense, natural screen between the neighbouring properties.

The Nest's houses feature an architectural scheme utilising elemental materials including stone, fittingly bound with traditional pointing techniques. "These historical flourishes are interspersed with huge sections of contemporary glass windows and glazed links, all merging with dark steels, providing sleek, seamless finishes," says Paul.

The homes are topped with living grass roofs and outside, 'rubble' stone walkways lead the way into "calming, sustainable gardens."

The green roofs extend the length of the houses, bringing a new natural life to what was previously a harsh industrial space, and tying in with the wildflower planting around the project's perimeter.

Each home also has two 'car ports' in the extended garaging space across from the properties, and an additional shared bike shed will be available, taking up to six cycles for residents.

To the rear of the Linhay car park building will be a tiered natural habitat designed and planted to encourage wildlife and flowers to grow with viewing areas for the residents to enjoy. There will also be discreet areas for cycle storage formed.

NATURAL FLOW

The houses themselves are based on a timber frame construction, with a combination of timber, slate and metals

used in the facades and roofs.

Inside this frame, Paul tells me that the turnkey interior design service from Absolute worked hand-in-hand with the Stephens + Stephens Home concierge service, "meaning buyers can literally walk right into your new home with every single detail and appliance already in place."

"The Absolute team was inspired by the industrial heritage of the surrounding area, rather than directed by it," says Paul. "As with the architecture, a clean, contemporary interior style is mixed with industrial hardware and surfaces, with on-trend muted colour palettes reflecting the landscape and elements."

"A natural flow of life, light, energy and the elements is evident throughout all of the houses," adds Stephen, noting the powder-coated aluminium windows and patio doors set into the profiled metal-clad sheeting, timber and 'rubble' external material mix, further tying the homes into their surroundings.

The homes incorporate air source heat pumps, which combined with the aforementioned green roofs provide "an attractive yet environmental complement" to many of the properties.

REACTION

Looking back on the project, Paul believes that Stephens + Stephens' design-driven approach to new developments has ensured that the same level of quality is experienced within each of the homes at The Nest.

The overarching design philosophy, while paying appropriate homage to the original, industrial aesthetic of the area, was also to "avoid a 'pastiche' of the original properties," says Stephens.

He admits that, "as with any development" there has been some "local community 'reaction'" in this much-loved location. However overall, Stephens says the project has been "positively received" by the community, reportedly receiving less opposition than most schemes where planning was achieved before the site was purchased.

A strong sign of the project's success so far, Paul says "there has been a rush for sales," with over 50% of the development having been sold already (subject to contract).

He believes that his firm has delivered a clear point difference, in the current busy development context. "With so many new build developments being commissioned these days," he concludes, "we like to think that our unique approach is a refreshing reminder of what can be achieved with the right minds involved." ■

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Gilberts rises to the (lofty) challenge

The ventilation strategy designed by **Gilberts (Blackpool)** has already proved its capability to deliver on massively-varying requirements for the 'ground-breaking' 143 m high Manhattan Loft Gardens in the heart of London. Within days of the 42-storey mixed use tower opening, temperatures outside reached 30°C in the shade, yet inside guests felt cool and fresh, whether in the restaurant, guest rooms, bar or the lofty mezzanine space. Gilberts was commissioned by Foreman Roberts building services consultant on behalf of ISG to develop a strategy for delivery of an energy-efficient air movement programme. Peter Vance of Foreman Roberts said: "We were delighted with Gilberts' performance throughout. They spend countless hours selecting the appropriate grilles, that delivered the high performance and aesthetics needed, and developed bespoke solutions where necessary. Even when external temperatures exceeded the norm, the grilles did their job."

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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

HiB welcomes Lord Lieutenant for Award



HiB welcomed Her Majesty's Lord-Lieutenant for Staffordshire, to its Inspire House, National Distribution Centre in Tamworth. The Lord Lieutenant made the special visit to present the company with the Queen's Award for Enterprise, a prestigious accolade that recognises companies

that are pioneering new innovations, technology and invention. The Lord Lieutenant Ian Dudson, said: "It was wonderful to present the Queen's Award for Enterprise to HiB and to meet all the team who have contributed to the company's success. It was fascinating to hear HiB's journey over the past 30 years and see the passion and dedication that the company has to continuing innovation and achieving even more in the years to come."

020 8441 0352 www.hib.co.uk

F. Ball crowned for 25th time



F. Ball and Co. Ltd. has reaffirmed its status as a leading manufacturer of adhesives for floorcoverings, after being named 'Adhesives Manufacturer of the Year' for a 25th consecutive year at the CFJ/CFA Flooring Industry Awards 2021. The Adhesives Manufacturer of the Year award recognises both the range and performance of

F. Ball's adhesives, which include products for decorative floorcoverings, including textile, resilient and wood, as well as specialist products, such as temperature tolerant, pressure sensitive and tackifier adhesives. The winner is voted for by readers of the Contract Flooring Journal, and F. Ball has won the accolade every year since 1997.

01538 361 633 www.f-ball.com

Vent-Axia leads the way at H&V News Awards



Vent-Axia is celebrating winning the 'Domestic Ventilation Product of the Year' award at the prestigious H&V News Awards for the second year running. The company scooped the award for its 'Lo-Carbon Multivent MEV Family' a new range of mechanical extract ventilation (MEV) and decen-

tralised MEV (dMEV) designed to provide a simple and effective solution to help housebuilders meet the Future Homes Standard. Demonstrating the company's design leadership in tackling the problems of indoor air pollution in the home, the company also won the category last year for its pioneering Lo-Carbon PoziDry Compact Pro, which offers an ideal solution for combating condensation and mould in problem properties without a loft.

0344 856 0590 www.vent-axia.com/multivent-mev-family

Helping the industry to help the environment



Simon Woods, European Sales, Marketing and Logistics Director explains how **West Fraser** is helping the construction industry to help the environment:

As the world becomes more and more aware of the effect it has on the planet, it is important for the

construction industry to realise how it affects the world

in ways it doesn't intend to. At West Fraser, their products are net carbon negative. This means that they lock up more carbon in the products than they emit in the end-to-end production and distribution of them (delivery to their customers' gates). Attaining net carbon negativity, as West Fraser have done, is a significant step and demonstrates the company's determination to be a market leader in sustainable, climate-friendly products.

uk.westfraser.com

Designer Contracts take top industry award



Designer Contracts has scooped a top industry prize for sustainability in a prestigious industry partnership awards scheme. Along with Texfelt, a world leading manufacturer of eco-engineered PU foam replacements, Designer Contracts took the Partners in Sustainability category title in the PFM Partnership Awards 2021. Designer Contracts and Texfelt have an exclusive arrangement to sell a unique, fully recyclable underlay made from single use plastic bottles to the new build sector. To date

Designer Contracts has diverted over 750,000 bottles from the environment through sales of Texfelt's ground-breaking SpringBond underlay.

01246 854577 www.designercontracts.com

STA responds to the Net Zero Strategy



The **Structural Timber Association (STA)** has welcomed the Government's Net Zero Strategy: Build Back Greener, which places a firm emphasis on reducing the embodied carbon of buildings by adopting more sustainable materials, such as timber. Andrew Orriss, chief operating officer of the STA,

commented: "Naturally, as the STA we believe that timber is an excellent building material when used in an appropriate context and our objective is – of course – to promote its many benefits. Our online library contains a wealth of documents, with information on all aspects of timber construction, from Building Regulations to best practice principles."

01259 272140 www.structuraltimber.co.uk

Now offering Secured by Design accreditation



Garador is now offering Secured by Design (SBD) accreditation across nearly all of its sectional garage door range. The highly regarded SBD status is being offered as a free upgrade on all Garador sectional garage doors that meet certain eligibility requirements, including being a 42 mm

Premium Insulated model and fitted with the electrically automated GaraMatic operator which is engineered with an anti-lift kit to prevent forced entry. Garador's Managing Director, Neil Discombe, said: "We've always been proud of the quality of our sectional garage doors. This new Secured by Design accreditation confirms that they are robust and secure and we expect this new feature to be well received by our customers."

01935 443722 www.garador.co.uk

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.

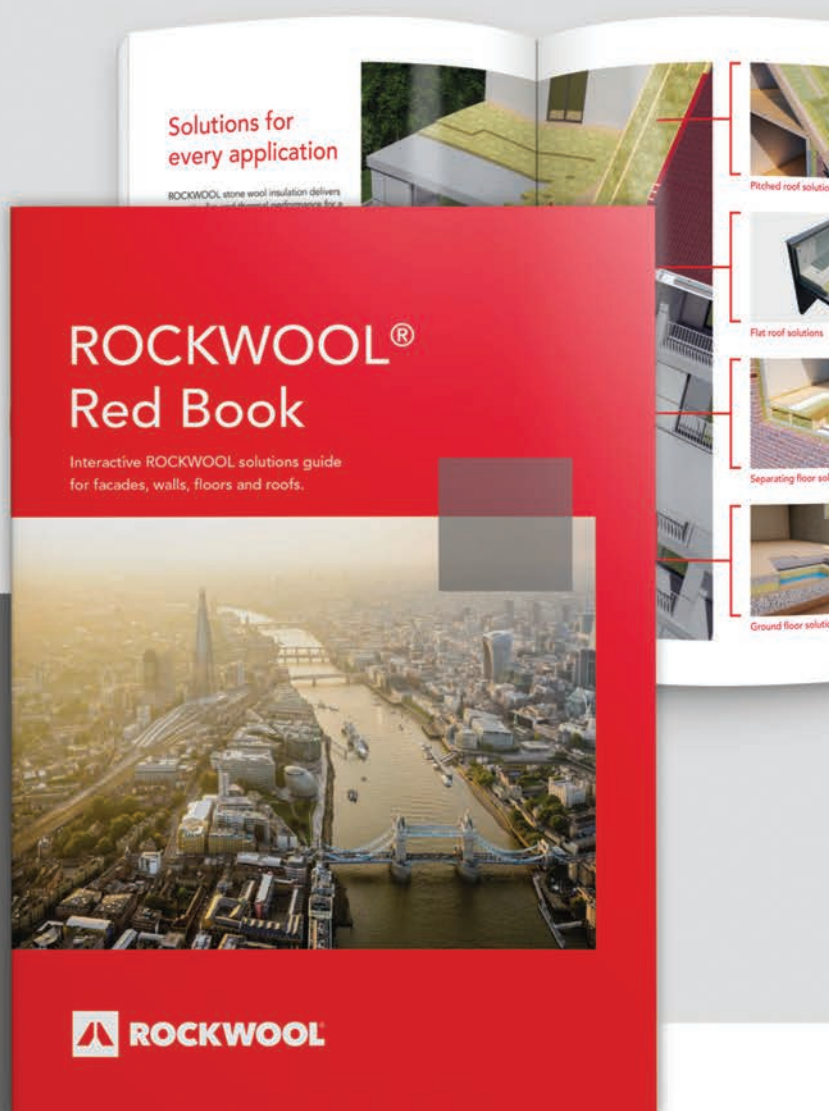
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FUTUREPROOFING WINDOWS AND DOORS

Adrian Pavey of Nationwide Windows and Doors discusses the importance of housebuilders and developers ensuring their properties' fenestration meets the standards of tomorrow as well as today.



It is a pivotal time for the construction industry at the moment, and one which is seeing a lot of change. There are several things that we need to do to improve how we operate, across many different areas, including environmental standards and workmanship quality, as well as meeting the demands of future homeowners.

With all this change looming over those in the housebuilding industry, and the Government already making changes to the regulations for new homes, it further highlights the importance of having one eye on the future and being prepared to adapt to the challenges of tomorrow.

FUTURE ENVIRONMENTAL STANDARDS

Without doubt, one of the biggest changes occurring in the world right now is a shift towards a more environmentally conscious planet. The emphasis on this has grown recently with a big focus on the COP26 event, and it is clear that the Government is taking positive steps in its commitment to reach net zero by 2050.

The construction and manufacturing industry has a big role to play in reducing the nation's carbon footprint, which is why we have already seen the Government act and outline its changes to the efficiency standards of newbuild developments.

The Government's Future Homes Standard set out plans to reduce carbon emissions for new homes and addresses Part L and Part F of the Building Regulations. It looks to improve the energy efficiency of new homes and ensure that those built from 2025 onwards will produce 75-80 percent less carbon emissions than homes built previously.

WHAT DOES THIS MEAN FOR HOMES' WINDOWS & DOORS?

As part of this, minimum U-values of windows and doors are set to drop by the spring of 2022, and again in 2025, meaning manufacturers will need to produce more energy efficient products and developers will also need to use

products which meet these regulations and reduce the nation's carbon footprint.

These products already exist, and there are various windows and doors on the market which offer the required energy efficiency to meet these changing regulations.

As well as the final products, developers and manufacturers also have a responsibility to commit to practices which are beneficial for the environment. This means choosing recyclable and sustainably sourced materials to ensure that homes are being built as efficiently as possible.

MAKING SMART WINDOWS & DOORS

Adapting to the demands of the future is not only about meeting environmental standards and regulations; one of the challenges of the future for housebuilders is being able to build homes which appeal to the modern homeowner.

The rise of smart technology in the home through various innovations and apps has meant that homeowners are

IT IS IMPORTANT TO
CONSIDER THE ROLE THAT
WINDOWS AND DOORS
PLAY IN HELPING
DEVELOPERS MEET
ENVIRONMENTAL
REGULATIONS

expecting homes which offer modern benefits. This also extends to windows and doors, and there is now an array of technology available to help homeowners improve the way they live, making life easier and homes safer.

Some systems allow residents to lock their doors through their phone - this is a great way of keeping up with the modern demands of tech-savvy homeowners.

So, it is important to keep up with changes in technology and to build homes which not only meet demand but also offer something different.

Smart technology can also be used to make the lives of housebuilders easier. For instance, certain apps can allow for greater traceability of windows and doors.

Users can scan a code to see all the certificates and standards that the window or door meets, making it easier to check if safe and compliant products are being used, something which is extremely important following the fallout from the Grenfell tragedy.

ENSURING HIGH QUALITY INSTALLATION

The performance of windows and doors is largely down to the quality of installation, so it is important that windows and doors are fitted properly to help newbuild developments meet new environmental standards. It is also important to pass on the high standards of installation to the next generation, which is crucial for protecting your long-term reputation, as well as ensuring you continue to build the most efficient homes in the future.

It is vital that organisations continue to move with change and bring through new talent to the industry, training them to work to best practice to guarantee that these new products are meeting the new regulations.

MAKING YOUR BUSINESS FUTUREPROOF


All of these things are about making sure that your business is prepared for the challenges that the future will bring.

As the whole industry needs to adapt




to this ever-changing landscape, it is important to consider the vital role that windows and doors play in helping developers meet environmental regulations and how working with trusted and innovative fenestration partners can help achieve these objectives.

Adrian Pavey is commercial director at Nationwide Windows and Doors







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01709 772600 www.seniorarchitecturalsystems.co.uk

Built for the future with Tata Steel



Given the clear push on sustainability and in light of the Future Homes Standard, **Tata Steel** is pleased to introduce a 'solar ready' enhancement to the Confidex® Home Guarantee, helping developers, contractors and self-builders deliver homes built for the future. Tata Steel's new 'solar

ready' Confidex® Home will help developers and contractors in their delivery of greener homes, with the roofs ready for future solar panel installations. What's more, the Guarantee enables developers to offer added peace of mind to prospective home buyers, with an additional 15 years on top of the 10-year NHBC guarantee.

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One of Britain's leading garage door and front door manufacturers **Garador** now offer top of the range front entrance doors which offer the highest levels of insulation and security to fit in with modern homes. Their FrontGuard 46 and 65 ranges offer exceptional thermal efficiency. The robust exteriors are filled with highly efficient insulation foam and the door frames and seals that have been specifically designed to minimise heat loss and to eliminate thermal bridges. Garador's FrontGuard front entrance doors are some of the most thermally insulated front entrance doors currently available in the UK and can help home owners achieve substantial energy savings. Garador's front entrance doors all come with 5 point high security locking systems and are available in a wide range of designs and colours which will also complement the designs of Garador's garage doors.

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THE CASE FOR SIPS

Jim Nolan at Hemsec Manufacturing discusses the case for adopting structural insulated panels (SIPs) to create more thermally-efficient superstructures in the housebuilding sector.



The superstructure of a building – the frame, or its load-bearing framework including walls, main floor and roof – is where the majority of heat loss occurs, and is the place where thermal efficiency starts.

While architects and builders are gradually adopting this ‘fabric first’ approach, it is hard to see why most industry players fail to use more energy-efficient building envelopes, particularly considering how they simplify construction. On a social level, homes with inefficient energy ratings are one of the key causes of fuel poverty in the UK, because of heat loss and the need to

keep replacing it by paying for more fuel.

Fuel prices are rising, and everyone in the industry should be working to mitigate the effects, particularly those involved in building for low-income families, such as social housing and build-to-rent, where fuel demands a greater proportion of lower incomes.

With COP26 came even greater awareness of the urgent need to control the rise in the earth’s temperature. A thermally-efficient superstructure is a major step towards decarbonisation, along with the ban on the installation of gas boilers in newbuild properties from 2025, for which a thermally-efficient envelope is ideal, because it obviates the need for this kind of heating.

Well before COP26, the UK government had already announced its 2025 introduction of the Future Homes Standard: changes to Parts L and F of the building regulations for new dwellings, which will require the industry to uplift the energy efficiency of new homes. These standards can be difficult to meet using traditional

methods of construction, so it’s a good idea for architects and builders to start the change process now.

One of the most cost-effective and thermally-efficient superstructures is created by using high-quality SIPs. Manufactured offsite, SIPs are thin but thermally efficient insulated panels. High quality, well-engineered SIPs of appropriate thickness, when used correctly for walls, floors and roofs, create airtight building envelopes that can deliver U values well below the current building regulation requirements. In addition, thermal conductivity in SIPs is $0.028 \lambda D$ (W/mK) for the foam core thickness greater or equal to 120mm, and panel joint air-tightness equals $0.01 \text{ m}^3/\text{m}^2/\text{hr}$ at 50 Pa when tested to EN 12114 in accordance with BS EN 14509:2013.

Many of the best-engineered SIPs can ‘exceed’ the Passivhaus standard when other energy-saving methods are adopted, such as solar panels, MHVR systems and storage batteries.

While thermal efficiency is one of the

**SIPS CREATE AN
EXTREMELY TOUGH,
DURABLE BARRIER,
CAPABLE OF RESISTING
EXTREME WEATHER**

most important benefits that SIPs bring to construction, there are a number of further, highly significant benefits.

IMPROVING QUALITY

Poor housing is costing the NHS in England £1.4bn a year, according to a report produced by the Building Research Establishment and highlighted by ITV News correspondent Dan Hewitt. While there are many factors which influence quality throughout a house, having a simple SIP superstructure gives major benefits:

Industrially manufactured, SIPs are not subject to the inconsistencies of man-made construction such as hand-built, hand-rendered walls, therefore the results are straighter and flatter walls.

There is less to go wrong with reduced requirements for onsite adjustments with fewer components; often 'Data Sheets v. Actual' as well as the inevitable user error, mean considerable additional work onsite. However, with precision-engineered SIPs from a reputable manufacturer delivered to site, what you order is what you receive.

High quality SIPs are very strong load-bearers, and come in a variety of thicknesses depending upon whether they are being used for the walls, floors or



roof. As well as having insulation built-in, even the thickest SIP is very narrow. This gives a significant amount of additional space, particularly in a property with a small footprint.

The strength of a SIP means that roof spans can be much larger than in a traditionally built property, allowing for additional living space and light.

A further benefit is that many SIPs have been fire tested to BS476-21 and can achieve a fire resistance of FR60 in a full build up. Hemsec SIPs also hold LPS 1208.

SIPs create an extremely tough, durable barrier, and a property built with a SIPs

envelope is capable of resisting extreme weather. For example, in Kobe, Japan in 1993, an earthquake devastated a large area of the city, but houses built with SIPs came through it virtually unscathed.

FURTHER BENEFITS

Positively, architects and construction workers are learning to design and build with SIPs, and are becoming increasingly skilled and creative in their use.

For the developer, the envelope is much quicker to install than the majority of other building methods, which means faster builds with fewer unforeseen delay costs and therefore a faster return on investment. For the builder, the speed of construction saves time, money and the need for highly paid skilled labour. With fewer components to cost, order and work with, there is less management and less to go wrong.

With so much positive change being driven in the construction industry, the pressure to attain a variety of new standards is getting stronger. SIPs are tried and tested, and are one of the best ways for the industry to meet this challenge.

Jim Nolan is operations director at Hemsec Manufacturing

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Schöck Isokorb for award winning 'Sky-House' scheme

Part of the 'Sky-House' development.
Image courtesy of CODA Architecture



The 'Sky-House' development, at Oughtibridge Mill to the north of Sheffield, comprises forty high-specification homes. The term 'Sky-House' being derived from the spacious feel of the properties, which benefit from unrivalled views and offer bright and airy living, complete with riverside balconies. Designed by CODA Architecture, it is built very much with sustainability in mind and minimising any risk of thermal bridging at the balcony detailing is critical. The load-bearing structural thermal break that easily achieves this; and most effectively helps the project meet compliance with the necessary Building Regulations (and the impending Future Homes Standard criteria) is the Schöck Isokorb. Specifically it is the Schöck Isokorb T type SK for concrete-to-steel connectivity that is incorporated at Oughtibridge Mill. This is a complete system thermal break. It is unique in being the only formally UK approved product that satisfies the load-bearing and thermal insulation requirements for this type of application, providing assurance to the end-user that the safest product has been selected for their building needs.

The avoidance of thermal bridging is extremely important for a number of reasons. Any local heat loss will result in more energy being required to maintain the internal temperature of the building. Also, low internal surface temperatures in the area of any thermal bridge can cause condensation and this in

turn is likely to result in structural integrity problems. Mould growth too is a possible risk, which in a residential situation can cause asthma and allergies.

AWARD WINNING SCHEME

Oughtibridge Mill 'Sky-House' is an award winning scheme – recipient of the Development of the Year (fewer than 50 homes) at the Insider Yorkshire Property Industry Awards 2021. It is part of a wider scheme for 320 new homes that will enable the regeneration of this former industrial mill site. It had been a flourishing paper mill from Victorian times until its closure in 2007 and renovation of the old mill building for use as a mixed-use food hall, community hub and leisure facility is underway. To reference the industrial history of the area, a sensitive contemporary design style features saw-toothed roofs on the three and four-bed townhouses.

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Graphic of the T type SK in position



factor requirement (fRSI) used to indicate condensation risk, which for residential buildings must be equal to, or greater than, 0.75 is also easily met by incorporating the Isokorb.

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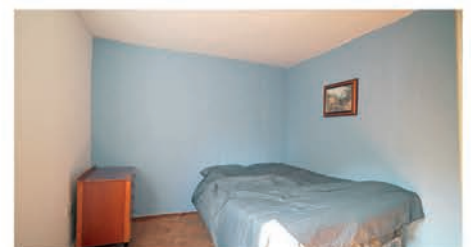
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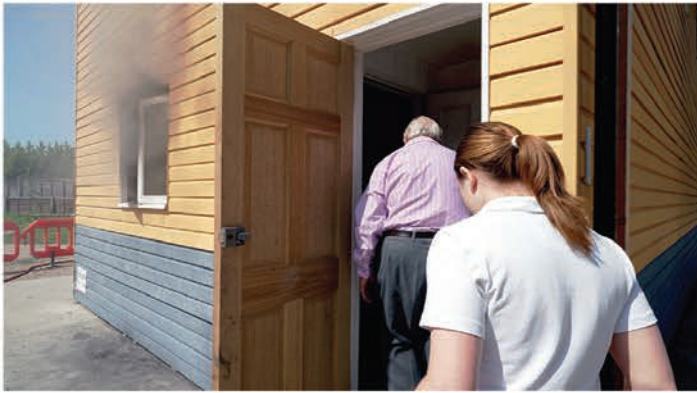
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On the right, rooms inside before the test was started.
See more details of the fire test and the results overleaf.*



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1: Observing the house on fire were architects, engineers, NHBC, surveyors, etc.



2: Structural engineer placing hand on fire wall and finding it cold to the touch.



3: Rapidly removing the fire-damaged furniture after the fire testing was concluded.



4: Removing burnt plasterboard, redecorating, fitting new electric sockets and new lights to existing cables.



5: One of the burnt rooms rapidly and fully restored and ready for occupancy. Removal and replacement of burnt plasterboard and replacement of electric fittings took about 2 hours and 40 minutes.



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A HEATED DEBATE

The Department for Business, Energy and Industrial Strategy has released a paper outlining how Britain can cost-effectively electrify its heating system. Nick Gander and Rod Davies of Energy Carbon argue that Ministers are missing a trick.

At the time of writing, the UK is on the brink of an energy crisis. The causes are, as ever, very complex.

First, fuel reserves in countries across the northern hemisphere were already running low after the cold winter of 2020-2021.

Chinese industry, one of the world's biggest energy consumers, is rapidly bouncing back from the initial impact of the pandemic. Other major manufacturing nations are following suit.

Meanwhile, Gazprom, Russia's government-owned gas giant, has refused to increase exports to Europe despite worsening shortages – a stance some are interpreting as a bargaining chip in its long-running attempt to get approval for its controversial Nord Stream 2 gas pipeline.

And none of this has been helped by developments closer to home – like the decision to close Rough, the UK's main gas storage facility, which took the country's reserves from 15 days' winter demand to less than five, and a severe post-Brexit shortage of HGV drivers.

But behind all that complexity, the short version is quite simple: as a country, and as a world, we are far too reliant on gas.

ELECTRIFICATION COSTS OVERESTIMATED

It is an extremely timely moment for the Department of Business, Energy and Industrial Strategy to release a report on how the country moves away from gas-powered heating, and develops an electrical heating network instead.

The study – released under the not especially catchy title of Cost-Optimal Domestic Electrification – seeks to find the most cost-effective way of converting the country's 29 million private dwellings to low-carbon electric heating.

It is an extremely long and detailed document, but there are a number of key takeaways that can be derived from its 140-plus pages.

The first is some good news – the authors' investigations show that "Great Britain's homes can convert to electric heating at a cost far lower than the accepted wisdom."

What's more, they argue, "this can be

achieved with no threat to comfort, and greenhouse gas emissions will fall very dramatically as a result."

The report then goes on to analyse twelve types of low-carbon heating technology, and consider how cost-effective they would be for homeowners to implement.

For those of us who have closely followed Government thinking on the topic of green heating for a while, the conclusions are not particularly surprising. For years, the Government has favoured air-source heat pump technology. That is the case here too.

We, and many others in the sector, have always felt this approach is very short-sighted – ignoring both some of the drawbacks of rolling them out on a national scale, and other promising alternative technologies.

HEAT PUMPS "ARE LIKELY TO NEED REPLACING"

The report's findings are based on calculations of how much it would cost homeowners to install different types of heating tech over the next 15 years.

So, even with an ambitious Government scheme to introduce heat pumps in every home in the country – assuming pumps will last 15 years – a product installed today would have to be replaced at least once between now and 2050.

Why the Government has chosen a period of 15 years to base their calculations on is not exactly clear, given their commitment to reaching net zero by 2050.

ALTERNATIVES

Far infrared heating has also been skimmed over. There is one sort of





infrared heating in their modelling, but only localised, high-temperature panel systems that are commonly installed on walls. These have the potential to be dangerous for children, older adults or anyone who accidentally falls against them given the heat they give off, and their effectiveness heavily depends on

where they are positioned around the home. Other kinds of far infrared heating can provide totally different benefits. Able to become part of the fabric of the building, leading infrared products can be vastly more safe than panel products – and by being plastered into the ceiling, or

THE AUTHORS' INVESTIGATIONS SHOW THAT "GREAT BRITAIN'S HOMES CAN CONVERT TO ELECTRIC HEATING AT A COST FAR LOWER THAN THE ACCEPTED WISDOM"

inserted behind the plasterboard, offer total coverage of a room. As such, the report has failed to recognise a product that is quick and simple to fit, helps householders achieve thermal comfort much quicker than alternative methods, is long lasting and requires zero maintenance, and could easily be rolled out at scale to help rapidly decarbonise Britain's environment. For the sake of the country and the environment, we hope the Government catches on quickly.

Nick Gander and Rod Davies are co-founders of infrared heating supplier Energy Carbon

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A photograph showing the wooden frame of a building under construction, with various beams and supports visible against a blue sky.

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The practical and logistical benefits, as well as the price competitiveness offered by **Circoflo's** range of underfloor heating solutions, have led to its ClipRail system being employed for a development of nine stylish dwellings in a beautiful rural location in West Yorkshire. As the sub-contractor's founder, Rob Jones confirms his decision to use ClipRail was based on the competitive quote given by Holmfirth based merchant, Holmebuild and the service support available through Circoflo, together with E Tupling, the underfloor heating specialist's main distributor across the north of England. The Plumbing Manager for Holmebuild, Darren, added: "We've been impressed with the direct contact we've had with Circoflo". In the first five houses completed, R. J. Jones' engineers have clipped the 12 mm pipe runs down across Jablite insulation ready for the flooring contractor to lay a conventional wet screed, and connecting each circuit back to the plot specific manifolds provided as part of the Circoflo package. The 133 mm pipe spacing and good thermal transmittance via the screed will help achieve very good occupant comfort while assisting the heating systems to run at optimum efficiency.

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STOVES AND CHIMNEYS WORKING AS ONE

Dennis Milligan of The British Flue & Chimney Manufacturers Association (BFCMA) explores the upcoming requirements for stoves, and the best design, installation and maintenance techniques to ensure their best performance.

Next year will see Defra introduce the requirement for Ecodesign stoves that have been designed to meet Defra's new stringent particulate (PM) emission limits. From 1st January only new stoves that meet the Ecodesign emission limits can be put on the market for sale in the UK and Ireland. However, it will still be possible to buy a stove that was manufactured and offered for sale before 1st January, but it is advisable to future proof your purchase and help the environment by buying an Ecodesign stove.

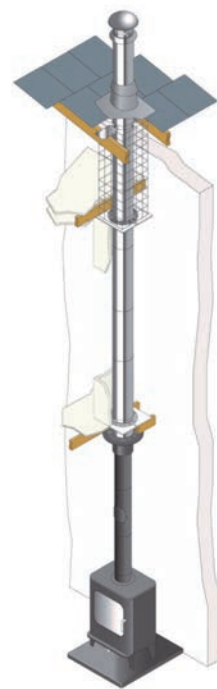
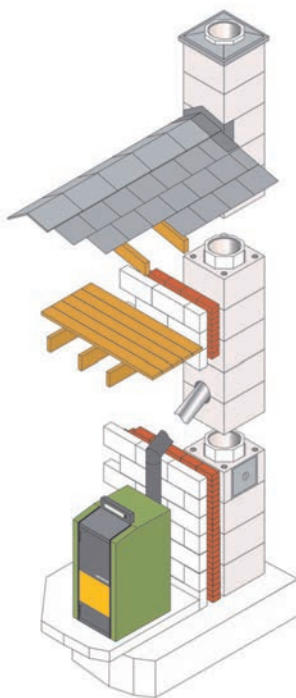
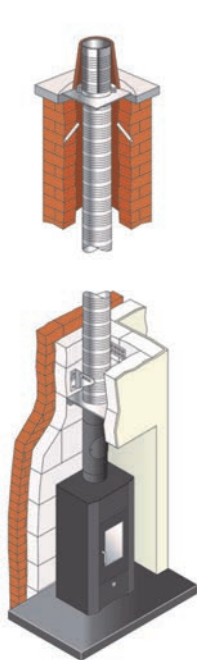
Defra is also making it easier for stove owners to buy dry wood. It has been long known that dry wood burns better than wet, but it is now known that dry wood gives off significantly fewer PM emissions. The small bags of wood that you can buy from supermarkets and petrol station forecourts must have a moisture content below 20%. This has been found to be the moisture limit required to keep down particulate emissions. It also helps to keep the flue cleaner. Look for the Ready to burn logo on the bag.

FLUES & CHIMNEYS

A stove requires a flue to conduct the products of combustion safely to the atmosphere. To work well the stove and flue must work together as a unified system. When a new stove or flue is installed, it is important that a draw test is carried out to prove that the stove/flue system is working properly. The installer should carry this out when he has installed the stove.

Most residential chimneys/flues rely on natural draft, the pressure difference between cold and hot air, to draw the flue





gases up the chimney to the atmosphere. A potential reduction in velocity and temperature could reduce the draw of the chimney or flue. A straight chimney is always the best solution but where this is not possible – due to the construction of the dwelling – the number of bends should be kept to a minimum and not exceed more than four. The angle of the bends should be no greater than 45° from the vertical.

The words chimney and flue are often used interchangeably here. A simplified way of looking at it is the inner tube that transports the flue gases is the flue. The chimney is the combined inner tube and the outer casing. A clear example is a brick chimney with a stainless steel liner. When constructing a new dwelling the route of the chimney should be thought about at the design stage.

FURTHER REDUCING EMISSIONS

Stove manufacturers have employed a number of design features to reduce PM emissions.

One of the ways in which they have reduced emissions is to retain the products of combustion in the fire chamber longer before releasing them into the flue. This needs to be factored into a chimney/flue design as this can reduce the velocity and temperature of the flue gases as they enter the flue. Some Ecodesign stoves may require more flue height.

It is always advisable to check with the stove manufacturer's recommendations and the chimney/flue company. BFCMA members can advise on chimney design and installation. This includes using industry standard software to check that

the flue design will create the required draw in the chimney.

INSULATION & SEALS

Consistent insulation along the complete length of the flue is important if the stove and flue are to work correctly. The last thing you want is for the temperature of the gases to fall below the dew point.

There are a number of different materials that can be used for chimneys and flues. Clay, concrete and pumice liners require insulation to be prepared and added on site. Stainless steel system chimneys are supplied with effective insulation. Double wall pumice chimney systems have an air gap between the walls of the inner and outer blocks. The air gap combined with the natural insulating properties of pumice provide effective insulation along the length of the chimney. Maintaining the flue gas temperature will enable the flue gases to freely escape to the atmosphere.

When re-opening an existing chimney, it is also important to check that the flue is sound and has no cracks or gaps. The most common way to create a sealed flue in a defective chimney is to reline the chimney with a flexible flue liner, stainless steel and plastic for gas appliances and stainless steel for solid fuel.

SAFETY

All mineral burning appliances need air to work efficiently and safely. It is essential that the appropriate air supply, as required by the appliance manufacturer and Building Regulations, is provided into the room where the appliance is situated.

ALL WOOD BURNING AND MULTI-FUEL APPLIANCES SHOULD HAVE A CARBON MONOXIDE ALARM FITTED WITHIN THE SAME ROOM AS THE APPLIANCE

An inadequate supply of combustion air can create problems. Never block air vents installed to provide combustion air. If the appliance does not get all the air it needs to burn the fuel efficiently, incomplete combustion can occur resulting in the production of carbon monoxide and, if badly deprived of air, volumes of soot.

All wood burning and multi-fuel appliances should have a carbon monoxide alarm fitted within the same room as the appliance. The carbon monoxide alarm should comply with BS EN 50291-1:2010, and must be installed to the manufacturers' installation instructions, and current Buildings Regulations. An alarm is required because carbon monoxide is a dangerous odourless and invisible gas.

Chimney/flues require little maintenance. The one essential job is to sweep the chimney/flue on a regular basis. The frequency of sweeping depends on the usage of the appliance. However, as a minimum the chimney should be swept at the start of the heating season.

Dennis Milligan is president of the British Flue and Chimney Manufacturers Association

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SHORT CHIMNEY = CHIMNEY FAN

Traditional chimney design required a minimum flue height of 4.5 m. In theory, this was enough to ensure sufficient natural flue draught to clear the products of combustion from a wood-burning stove.

Unfortunately, the chimney draught was never guaranteed and the provision often resulted in unsightly tall chimneys when appliances were installed in single-storey buildings and orangeries.

A recent change in chimney design (see source) states that a chimney can be designed using the calculation method in BS EN 13384-2005 which allows for the installation of shorter chimneys, provided sufficient chimney draught can be proved. A chimney fan will guarantee this chimney draught even on a shorter flue design.

[...] the calculation procedure within BS EN 13384-1:2005 can be used as the basis for deciding whether a chimney design will provide sufficient draught."

Source:
Document J Building Control
Combustion appliances and fuel storage systems
page 30 - §2.8 - "Height of flues"

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Geberit lifts the lid on....sustainability



With a greater focus on sustainability throughout supply chains and increased consumer awareness of eco performance from brands, it is more important than ever to support sustainability through innovation. Sophie Weston, channel marketing manager at Geberit, explores the role of global sustainability goals in shaping product innovation and reducing environmental impact.

Increased legislation and greater consumer awareness is changing the face of sustainability. What used to be a buzzword has now become a key pillar for businesses of all sizes; a way to stand out in competitive markets.

There is already legislation in place to drive sustainability, of course. However, whilst regulatory change and corporate initiatives such as the UN's Sustainable Development Goals have been in place for a number of years, the emphasis has shifted in recent times thanks to consumer pressure too.

Buoyed by major campaigns and television shows such as David Attenborough's Blue Planet, attitudes have intensified. Consumers are more aware and more proactive in their actions towards global waste and climate change – and those of their chosen brands. IBM research shows nearly six in ten of us are willing to change their shopping habits to reduce environmental impact and nearly eight in ten respondents said sustainability is important for them.

SUSTAINABILITY IN PRODUCT DESIGN

At Geberit, we believe that sustainability starts with product design. By placing sustainability at the heart of design, factoring in everything from raw materials and production processes to packaging and recyclability, manufacturers can help to drive sustainable performance throughout the entire supply chain.

All of our products are developed in line



with eco-design principles, ensuring that each product is better than its predecessor from an ecological perspective, without sacrificing on quality, functionality or durability. Eco-design covers all stages of the life cycle, taking into account the best raw materials, the right suppliers, local production and green logistics, in order to develop products that are made to last, repairable and recyclable.

In addition to selecting the most suitable materials and the continuous search for environmentally friendly alternatives and resource-saving design, we believe it is vital that products offer outstanding durability. Our solutions can be maintained, cleaned and repaired easily, but critically they are also backwards-compatible, which means older products can be enhanced with the addition of new components and functions.

These aspects play a decisive role in minimising the use of energy and resources, increasing the service life and useful life of the products, as well as closing material cycles. All key factors in driving more sustainable societies.

LONG-TERM LOOK

Good sustainable performance used to be a 'nice to do' but it is now a requirement of success, promoted by governments and demanded by consumers worldwide. Leading manufacturers should view product development process through the entire life-cycle – and we must all work in partnership to look beyond the obvious and consider the value of sustainable performance at every stage of the supply chain.

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www.geberit.co.uk/sustainability



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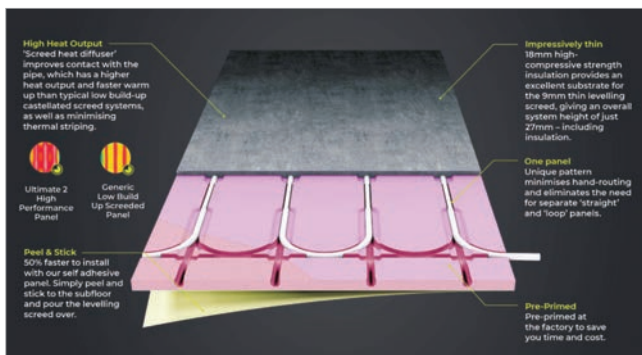
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OMNIE's new generation Ultimate2 system

Heating and renewables specialist **OMNIE** has once again developed an advanced solution to speed the installation of low build height underfloor heating (UFH), which also fits within its Tileover selection and offers significant cost savings. Further enhancing the established Ultimate system, the Ultimate2 board consists of XPS insulation – improving output while the unique 2-3 mm deep diffuser channel surrounding the multi-directional runs increases screed contact with the pipe, thus cutting the warm-up time. The overall installed depth of just 27 mm leaves plenty of room for tiles to be laid on top without the need to trim doors or skirting in retrofit situations. The upper surface is pre-primed so the RS Flex leveling screed can be directly applied to achieve a strong bond; while the pre-glued lower surface – with peel-off backing – ensures the panel can be rapidly installed across the subfloor without the need to apply additional adhesive. Together these features mean Ultimate2 is 50% faster to install than its predecessor and 35% cheaper overall than screeded systems featuring castellated plates.

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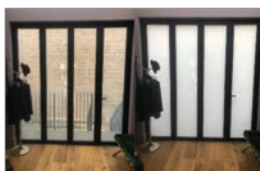


Making the environment a priority is nothing new to **Sidey**. They take their green responsibilities very seriously, for the benefit of their staff, customers, local communities, and the planet in general. The range of windows, doors and conservatory products that Sidey manufacture have been

designed to achieve impressive levels of thermal efficiency, cutting down on energy waste and reducing the carbon footprint of properties. In 2008, Sidey set two big targets. The first was to send zero waste to landfill and the second was to attain 100 percent recycling from their manufacturing waste – they gave themselves 10 years to achieve this. Sidey hit both targets in 2015 – three years early – and have maintained them ever since.

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ESG Switchable is an outstanding range of LCD privacy glass, from **ESG Group**, one of the UK's foremost independent glass processors. ESG Switchable transforms from optically clear to opaque, and back again, at the touch of a switch, and can be combined with sound

attenuation, high security and fire-resistant glazing solutions. New to the Switchable range is Secure Vue, a battery powered option which makes it possible to install LCD privacy door vision panels of up to 0.5 m² with no mains wiring. Also available are hard-wired wall switches, wireless wall switches and remotes. ESG Switchable can be interfaced with BMS systems.

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Garador's extra secure and highly insulated garage doors.



Garador's premium sectional garage doors offer high levels of insulation as well as security

Home security remains a high priority for homeowners throughout Britain and having extra security in place, from high security window and door locks to electronic surveillance, is a growing trend. But one area that is often neglected is the garage.

GARADOR'S PREMIUM SECTIONAL DOORS OFFER A NUMBER OF OUTSTANDING DESIGN FEATURES:

HIGH SECURITY

A garage door can be the first port of call for a burglar as it helps them gain access into the main house, but increasingly burglars also target garages for what they can find inside. With modern DIY and gardening equipment, home gyms, and now some being used as home offices, garages can provide valuable takings for a modern burglar.

Britain's leading garage door manufacturer, Garador, recognise the importance of high-security garage doors and recently introduced Secured by Design (SBD) accreditation to their fully insulated sectional garage door range. The

Secured by Design badge is a clear indication that the product has a much higher level of security and has undergone rigorous testing to withstand an attack from a burglar.

For full SBD accreditation, these doors also need to be fitted with a GaraMatic automatic operator. These operators transmit using 128-bit encryption that is used by many banks today for their online banking security, so no one can copy your signal but importantly, the system also has a mechanical locking mechanism built into the operator boom. This stops potential burglars from forcibly lifting the garage door and gaining access to the garage.

HIGH INSULATION

While security is today a vital element, Garador haven't forgotten insulation, another aspect that is essential in a modern home. Garador's exceptional premium sectional garage doors have been specifically designed to offer a high level of thermal insulation. Each section of the door is 42 mm thick and filled with PU foam. Additional features also include rubber seals on

all four sides, to ensure weather and drafts are kept outside. This thermally insulated design is ideal for keeping the garage warm and dry, especially when it is adjoining the main house when it can help to lower your heating bills.

CONTEMPORARY DESIGN

As with any major feature in a home, design is also key and Garador have ensured that while these garage doors offer outstanding security and insulation, they also excel in other facets to suit modern properties. A very minimalist modern appearance is perfectly suited to contemporary architecture characterised by individuality, but it is also practical with door sections that lift vertically and run on tracks back into the garage meaning there is no "kick-out" from the door and parking right up close is possible. Garador's range of Premium Sectional Doors are the way forward for any modern home.

01935 443722
www.garador.co.uk

Apartments meet BS 8629 Code of Practice with EvacGo



Two seven-storey residential apartment buildings in the cultural and social hot-spot of Cardiff Bay are now protected by evacuation alert systems from UK manufacturer, Advanced.

The EvacGo panels have been installed to meet the criteria set out in the BS 8629 Code of Practice for the design, installation, commissioning, and maintenance of evacuation alert systems for use by fire and rescue services in England and Wales.

Situated in Cardiff Bay's Tiger Quay development, Roath House and Queen Alexandra House are a mix of 73 social and market-rented one and two-bedroom apartments managed by Trivallis, one of Wales' largest housing associations. Trivallis appointed Cardiff-based, Tremorfa Ltd, to complete the installation, requesting that Advanced's EvacGo solutions be installed to ensure both residential buildings met the BS 8629 recommendations.

With all Advanced evacuation alert systems custom-manufactured to reflect each individual building's evacuation zones, Advanced supplied two EvacGo systems to Tremorfa complete with 1-loop card, expandable from four to eight evacuation zones. The two systems were installed alongside a combined total of 63 sounders to provide audible warning to building occupants in the event of an emergency.

Graham Smart, Fire & Security Installation Manager, at Tremorfa Ltd, said: "Having installed Advanced solutions for a number of years, we knew we could depend on its evacuation alert system to meet the requirements of the BS 8629 code of practice. The systems in both apartment buildings are now performing as required and we will be completing the installation of further EvacGo systems at Trivallis' properties."

Evacuation alert control and indicating

equipment (EACIE) is now strongly recommended in England and Wales for all new tall residential buildings – and is mandatory in Scotland. The EACIE must operate completely independently of fire detection systems and be designed to support any evacuation strategy chosen by the fire and rescue service.

Ken Bullock, Business Development Manager – Evacuation Alert Systems, said: "We are seeing a rapid growth in interest in evacuation alert systems from local housing authorities and private landlords eager to ensure that the safety measures installed in their tall residential buildings meet the latest regulations.

"EvacGo has been built using our industry-leading MxPro 5 fire panel technology and, in developing our solution to meet the BS 8629 Code of Practice, we have consulted with fire industry experts involved in developing the standard. Both Trivallis and the residents of Tiger Quay can now rest easy knowing that they have the latest and most sophisticated fire evacuation equipment installed in their homes."

BS 8629:2019 is the new Code of Practice for the design, installation, commissioning and maintenance of evacuation alert systems for use by fire and rescue services in England. In place since November 2019, this code of practice recommends the installation of a dedicated evacuation alert system intended for the sole use of the fire and rescue services and separate from the building's fire alarm system. New high-rise residential developments are among the buildings being prioritised for evacuation alert system installation. Although not yet a legal requirement in England, Wales and Northern Ireland, EACIE installation is already mandatory in new buildings containing flats over 18 metres in Scotland and considered best practice by a



number of fire and rescue services.

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 to Abu Dhabi International Airport and the Hong Kong – Zhuhai – Macau Bridge.

Advanced is a world leader in the development and manufacture of fire protection solutions. Advanced's reputation for performance, quality and ease of use sees 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, false alarm management and reduction systems as well as emergency lighting.

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.

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The Housebuilder & Developer (HBD) website is an online provider of past and present products and news items for the housebuilder and developer. hbdonline.co.uk is a one-stop source for all the latest press releases providing any visitor with access to information about products and services that they may require. From the website, you can find links to digital issues that have live

links to advertisers' sites, as well as daily email alerts to keep you as informed as possible.

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Sophisticated style with Reginox's Amur tap



Reginox UK, the sinks, taps and accessories manufacturer, unveils stunning tap – the Amur. Reginox's stylish Amur tap features a high-neck spout with a contemporary square and narrow profile that curves gracefully, exuding both elegance and sophistication. An unusual single side lever, which pulls away from the main body of the tap to operate water flow, adds a further sense of originality, ensuring that Amur would be a beautiful

and striking centrepiece for any modern stainless-steel sink. It is available in a choice of either sparkling chrome or brushed steel and comes with a 10-year guarantee. The Amur is also WRAS approved.

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Norcros Adhesives is the trusted solution for seaside properties

Norcros Adhesives has been involved in a project to construct a new development of houses and holiday lets in the popular seaside town of Whitstable, Kent. The project consists of seven houses for private sale and eight holiday lets. All are designed according to the local style to fit in with surrounding buildings and are finished to a luxury standard, offering spectacular views across the bay towards the Isle of Sheppey. The tiling contractor was Cerface of Gillingham, while the main contractor was Westridge Construction. The tiles were supplied by Plus 39 of Rochester and Solus Ceramics. Norcros Adhesives has had a long and successful partnership with Cerface, who prefer to use Norcros Adhesive products wherever possible. "Projects these days are challenging enough," says Chris Clark the director of Cerface, "so to be able to use products from suppliers that you know will work makes a lot of difference. On this project we had every confidence that the Norcros Adhesives products would work very well for the areas involved." All the products used on the project were specified by Cerface themselves and they included: Norcros Prime Bond; Norcros One Part Flexible White and Grey, Norcros Rapid Porcelain Grey, Norcros Porcelain & Stone Adhesive, Norcros S1 Standard Set White, Norcros S1 Rapid Porcelain & Stone White; Norcros 4 into 1 Grout in Jasmine and Silver Grey, with Slate Grey used externally.

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EDITION 90 SQUARE by KEUCO

The square is a pure, strong shape and forms the basis for EDITION 90 SQUARE's consistent and elegant design. The precise 90 degree angle, linear contours work extremely well in chrome; the shine on the surfaces with their defined edge, flat surfaces and exact dimensional accuracy are a special challenge where the production is concerned.

EDITION 90 SQUARE fittings and accessories by KEUCO make a striking addition to any bathroom, with their strong contours and continuous architectural lines, combined with a delicate, fine almost filigree design. Innovative technology is used in combination with traditional manual expertise; the art lies in the precisely detailed grinding and polishing of each individual element before they are electroplated.

The EDITION 90 SQUARE range includes three single-lever mixers in different sizes for washbasins, a wall-mounted spout mixer in various lengths and a bidet fitting. Alongside this are high-quality accessories including items such as towel rails and tumbler holders. With their highly polished reflective quality EDITION 90 SQUARE fittings and accessories bring an airy lightness to modern bathroom design.



The products in this series have been created to meld and blend with KEUCO'S EDITION 90 bathroom furnishing concept; which includes bathroom furniture, washbasins and illuminated mirrors. This makes it the ideal choice for those with a fondness for architectural and angular design elements within a minimalist interior.

01442 865 220 www.keuco.com



Stelrad CPDs now available online



Stelrad Radiators popular CIBSE and RIBA accredited CPD programmes are still available for face-to-face presentations, but they are now also available conveniently online. There are three CPDs available by heading for www.stelrad.com – “A guide to heating your home with heat emitters on low temperature systems”, “The evolution of the central heating radiator with a focus on safety radiators” and “The difference in tubular radiators, specifications and dimensions which impact the heat available.” They all take around an hour and they are all free. For more information or to book a CPD session at your place of work if you prefer that to working online, please call or email.

01709 578950 marketing@stelrad.com

Canto room dividers and wardrobes from Draks



Draks and **Troy Homes** are the perfect match when it comes to designing clever, space-enhancing, beautiful places to live. Troy Homes’ mission is to create homes that exceed customers’ expectations. And so, the natural choice for the Lawn Manor development in Elstree, London was Draks. A mixture

of Draks’ Canto room dividers, in black, Oxford walk-in dressing rooms or Canto mirrored wardrobes feature in the 16 apartments. The room dividers are made from solid timber and they were sprayed in Draks’ Oxfordshire factory to the precise colour; Troy Homes chose sleek Black for the frames, with clear laminated glass infills to create light throughout the room.

www.draks.co.uk

Domus Ventilation launches new D-dMEV units



Domus Ventilation has launched the new D-dMEV range of single flow, continuous running decentralised mechanical ventilation fans for small to medium size rooms, such as bathrooms and toilets. The D-dMEV, which can be fitted in a wall/panel, ceiling or window, extracts indoor stale air directly to the outside providing a more comfortable indoor living space. Its unique winglet-type impeller

provides enhanced air extraction for maximum effectiveness, yet remains very quiet in operation – down to 9 dba – and has a low power consumption. The Domus D-dMEV comes in 4” and 6” options, each with multi speed selection for flexibility and humidistat and timer.

vent.info@domusventilation.co.uk

Firm launches to shake up insurance and finance



Key members of the London Belgravia Group have set up their own insurance and financial advisory firm, **J3 Advisory**. Jack Bristow, Johnny Leadsom and James Mole, all well-known names in the latent defect insurance and property finance markets have gone it alone launching as J3

Advisory. The firm aims to bring together the property insurance and debt advisory markets, to make it quicker and more effective for property developers to get both the insurance and finance that they need. J3 Advisory has set out with the mission to enable regional developers, SMEs and property professionals across the country to make better decisions, faster.

0203 096 0718 www.j3advisory.co.uk

Immerse yourself in a sensory experience for doors

When we talk about interior doors in the context of sensory experience, the obvious topic is to think about looks and general appearance. However, in our hopefully soon to be, post-pandemic world, a more immersive experience is sought in our future daily lives.

Innovative door design can often be limited to visual perception. In other words, does it turn heads and stand out in its surroundings? A not unrealistic aspiration, although seldom achieved these days. This is especially true given the humdrum and quite frankly tired result presented by the ubiquitous white painted moulded skin doors you see at every turn. The use of colour and wood grain pattern can elevate interior doors immeasurably. This is something Vicaima have been perfecting for over 60 years, with their factory finished



decorative door portfolio. However, now they take us on a new journey of sensory experience with the introduction of doors that invite you to feel in every sense of the word.

Two of Vicaima’s very popular ranges have recently been extended to provide doors with something more than just great looks. Both ranges are from the Dekordor® collections and include: Dekordor 3D presenting a pronounced embossed grain effect finish, which although rippled to the touch; is very durable. The horizontal designs in Grey, Black, Washed Oak and Dark Cedar have been extended to encompass new vertical Oak inspiration with Glacier and Silver finishes. The second door range offering something more, is Dekordor SD Touch. Here its subtle grain effect foil and highly realistic wood look, blurs both the visual and textural line between technologically advanced materials and original real wood veneer. Available as a vertical grain pattern, in a rich hue of Coffee Oak or for the perfect alternative to plain white; Pearl Oak SD Touch offers a tactile head-turner that adds chic to any room without stretching the budget.

Both these sensory ranges are manufactured and suitable for a variety of applications and



sectors, be it homes, hotels, education, or commercial spaces. Products can be supplied as ‘door only’ or as part of a complete door kit for rapid assembly on site. All with UK tested and certified fire, security, and acoustic performance where applicable. Vicaima can even offer larger projects the option to select matching wardrobes or wall panels, for the complete room package.

Last but by no means least, is the attention to environmental responsibility. Dekordor 3D and SD Touch, like all Vicaima products, are manufactured to ISO 14001 standards and are FSC certified. So, you can be sure that your choice of doors is not only good for you, but also good for the planet.

Don’t just take our word for it, request a sample so you can see and feel for yourself.

01793 532 333

www.vicaima.com/en-gb/contacts



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Futurebuild is the home of innovation and the essential platform connecting specifiers, decision makers and disruptors in architectural technology with major brands and start-ups from across the built environment.

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MMC: THE ONLY WAY TO MEET DEMAND

With UK housing targets yet to be met, Chris Williams of Green Life Buildings (GLB) discusses how Modern Methods of Construction (MMC) are the smart solution to pick up the shortfall.



If we are going to hit the 300,000 properties a year that Britain is supposed to be building, doing it the traditional way is quite clearly failing.

One of the ways it can be done quicker and easier is through offsite construction and Modern Methods of Construction (MMC).

But, while MMC are increasingly falling under the spotlight thanks to them having a Champion in Mark Farmer and being used in several high-profile TV programmes, the reality is that most specifiers, architects, and quantity surveyors just don't understand them.

And, while we are seeing more contractors and large companies encouraged by

MMC, it is not happening quickly enough.

A GOLDEN OPPORTUNITY

Offsite construction allows projects to be built quicker, cheaper, and greener compared to traditional building methods.

The versatility and adaptability of MMC allows for greater design flexibility, which should appeal to a lot of markets.

Using MMC techniques can also mean difficult plots can be accessed and built on much easier, while buildings that would normally take months and months to put up can be built in a matter of weeks.

MMC Category 1 volumetric and Category 2 panelised systems for example can be highly versatile solutions, and can combine to suit a variety of opportunities.

Rather than competing, leading MMC manufacturers look to encourage open source platforms for building. Sharing a platform in the same way the car industry does can allow for greater choice and deliver more lower carbon developments

than any one company can alone.

CHALLENGING PRECONCEPTIONS

The speed at which MMC and offsite construction is adopted will depend on the rate at which planners and housing associations understand the reliability of these methods, instead of thinking a housing developer can throw them up and they will be good to go in a year or two's time.

We need to call on governments and agencies to improve clarity on funding and make it easier to access and secure for SMEs in the offsite construction supply chain. We also need to reach out and work collaboratively within the supply chain to secure projects to work on now.

Pre-conceptions of those feeling hesitant to join offsite construction need to be challenged. There is no reason why people should think homes built in a factory are not as good as those that are not. In a couple of years, offsite and

MANY STILL HAVE A RIGID VIEW OF OFFSITE CONSTRUCTION



modular will be seen as an alternative and a different way of doing things.

CHANGING PERCEPTIONS

Many still have a rigid view of offsite

construction; that of modules being made in an out-of-town factory, transported by road on an artic lorry and then craned into position and joined at a building site.

While this is true for the Mark 1

OFFSITE CONSTRUCTION ALLOWS PROJECTS TO BE BUILT QUICKER, CHEAPER, AND GREENER

MMC factories which in essence are semi traditional homes built in a factory, the second-generation volumetrics are innovative construction and manufacturing of homes. The spectrum of MMC options in the future will be much broader, with a range of safe, robust, and commercially viable solutions to choose from as one size doesn't fit all circumstances.

As well as volumetric, alternative offsite construction options include pop-up factories on larger sites which avoid the need to transport whole modules by road. Instead, temporary buildings create an onsite factory to assemble panelised MMC at the site, meaning little upfront spend, an easy way to instantly add value to each local economy, with much more design flexibility lost due to transport restrictions.

Chris Williams is managing director of Green Life Buildings

BLANCO's showroom training back on!



By Craig Condle, National Sales Manager, BLANCO

Now that most doors are back open again, **BLANCO** is running bespoke customer training programmes in the impressive showroom at the UK headquarters in St Albans. Of course, these programmes can also be held remotely, or at a customer's premises depending on requirements. BLANCO's bespoke sales and business development training programmes have always been popular with customers and

the past 18 months have proved no different – even though they were conducted remotely for obvious reasons.

www.blanco.co.uk

The Superplan Zero from Kaldewei



Superplan Zero, is the latest shower surface from **Kaldewei**, providing a completely floor-level finish. When creating Superplan Zero, Kaldewei took into account the customer requests which led to the creation of a product that is totally flat to the floor, with zero steps, zero edges, and zero

compromises. This makes it ideal for bathrooms in both the hotel and hospitality sector as well as for homebuilders. Developed by the award-winning Berlin product designer Werner Aisslinger the Superplan Zero maintains Kaldewei's green credentials with its luxurious steel enamel base it is both durable and 100% recyclable.

01480 498053 www.kaldewei.co.uk



A total outdoor tile solution

The **Parkside** Outdoor Collection helps designers, specifiers and developers to fully realise the potential of outside space. Whether a natural extension of internal bar and restaurant areas, or a seamless flow from indoor to outdoor living in housing, the Outdoor Collection provides porcelain tiles and supporting ancillaries designed to cope with the rigours of all-round external use. The collection features porcelain tiles that are ideally suited to outdoor use. Not only more durable than their ceramic counterparts, porcelain tiles are also UV and weather resistant. Delivering stability in sub-zero and high temperatures, they are the only tile option for prolonged external use on terraces, balconies and outside living spaces. In stone, wood, concrete, marble, terrazzo and slate effects, Vista can work to transform outside space. Whether a traditional stone effect or the modern look of terrazzo, Vista provides a finish that is hard-wearing frost, mould and stain resistant. Dawson is a modern concrete effect UV-resistant porcelain tile, available in five sizes to suit a range of outdoor floor requirements. In Smoke and Tarmac colour options, Dawson features a minimum 20% recycled content. The Outdoor Collection provides projects with a tile system that provides an attractive and durable finish capable of maintaining appearance throughout years of external use.

0116 276 2532 www.parkside.co.uk

Sika Demonstrates Extensive Fire Safety Compliance Using Extended Application Assessments

Sika Sarnafil single ply on OCL Facades Ltd New Head Office,
by Contour Roofing (Essex) Limited



Market-leading roofing manufacturer Sika has now completed Extended Application Assessments, testing to CEN/TS 1187:2012 Test method 4 for the entire Sika Sarnafil range of PVC single ply membranes. Subsequently, the most common Sika Sarnafil roof systems are now all classified under BSEN 13501-5 as BROOF(t4).

Working closely with independent global fire safety testing, inspection and certification company Warringtonfire – part of the Element Materials Technology Group – Sika has undertaken significant investment to attain the BROOF(t4) classification across all PVC membrane systems. This covers a range of permutations, including membrane type, thickness of PIR insulation, up to a 70-degree pitch and on any structural substrate.

A project spanning over two years' work, Sika has invested a substantial amount of time and resource, utilising the EXAP standard CEN/TS16459, which is available as a means of covering ranges of system permutations.

Dean Grady, project leader and Senior Product Engineer at Sika, comments on why Sika has opted to invest in this type of testing: "The market has become acutely aware of

fire safety and it is looking to industry leaders to help. We have seen for a while now that specifiers, architects, clients and building control are increasingly insisting on fire test certificates that directly reflect the exact system being installed. As it is very problematic to test every single permutation of a system, when you factor in multiple substrate types, insulation thickness and membrane type/thicknesses, EXAP testing through an independent body allows us to cover most variations of the system being installed. With Sika Sarnafil roof systems classified as BROOF(t4), we're able to demonstrate and facilitate regulatory compliance for fire safety and satisfy current market demand."

Continuing, he explains how the update will affect specifiers: "Having this comprehensive BROOF(t4) classification, which indicates the highest external fire performance for roofs, means that specifiers and other stakeholders can use Sika Sarnafil on their roofing projects with a very high degree of confidence, assured that they're complying with fire regulations."

The only people who are permitted to undertake any degree of desktop/extrapolation studies now are accredited, independent fire

test houses. This clearly removes the ability for anyone else to interpret or extrapolate the fire test data that may have been practiced in the past.

"We are not offering a view, we are offering wide-ranging test data and evidence that covers most permutations and situations – all with third-party verification, which is key. It's a clear way forward in terms of mitigating roof fire risk and helping support those with the heavy responsibility of ensuring people's safety," he adds.

The project involved taking a huge existing body of fire testing reports into consideration and conducting further, more extensive physical testing. On completion of the programme, Sika now has independent test reports readily available on request.

With plans to extend the initiative across the entire Sika roofing range, Sika looks forward to increasing the confidence and reassurance specifiers are looking for and strengthening its position as an expert and leader in testing and compliance.

01707 394444
www.sika.co.uk/roofing



Leading tanking solution, Vandex BB 75, available from Resapol

Vandex BB 75, available from **Resapol**, is a cementitious, efflorescence free waterproof tanking slurry with excellent hydrophobic properties. Manufactured specifically for concrete and masonry, BB 75 is best known for its excellent results when waterproofing basements, walls and floors. Ideal areas of application include basements, foundations, underground car parks, retaining walls, tanks, reservoirs, water treatment works, fishponds and water features. Once cured Vandex BB 75 can be employed against both passive and active water pressures up to 7 bar and is approved for use in contact with potable water. It is durable, resistant to frost and heat once set, while still remaining vapour permeable.

Manufactured by Vandex, with over 65 years' experience of providing superior waterproofing products, BB 75 is a BBA approved, offering a high quality solution that is easy to apply by either brush, trowel or spray. Available in 25kg bags in both grey and white.

Resapol are the UK's exclusive distributor for the Vandex range of products supplying the wide range of products to distribution, infrastructure and utilities markets.

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