

The Social Network: Patrick Mooney asks why social housing supply is drying up



Industry Advocate:
Brian Berry says the
Budget should have
focused on homebuilding



Building Control: Christian Hale asks whether the system is fit for purpose since privatisation

# HOUSEBUILDER & DEVELOPER

APRIL/MAY 2023



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residential renovation market. Durable and stylishly designed, this heat pump combines advanced features and new technologies to achieve hot water temperatures of up to 70°C1 for domestic heating purposes. It operates at noise levels as low as 35 d(BA)2 using a 4-step Quiet mode. It is also capable of reliably providing 100% heating performance\* even at temperatures as low as -25°C3). Installation and maintenance of the unit is easy and hassle-free, with its internal parts being accessible via a side panel which can be removed by simply undoing 3 screws.

- 1. Leaving water temperature, when the outdoor temperature is between -15°C 43°C. Results may vary depending on the actual usage conditions
- 2. Based on internal testing of the EHS Mono HT outdoor units. The noise level is measured 3m away from the front of the outdoor unit, in an anechoic room with an outside temperature of 7°C. Results may vary depending on environmental factors and individual use.
  \*Efficiency ratio of heating output (capacity) versus power input (electricity). Internally tested under lab conditions based on EN 14511, results may vary depending on the actual usage conditions.

Based on internal testing on an EHS Mono HT outdoor unit (AE120BXYDGG), compared to a conventional EHS outdoor unit (AE120RXYDGG). Results may vary depending on the actual usage conditions

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James Parker

# FROM THE EDITOR

A Government 'call for evidence' to try and discover what "successful" nutrient mitigation schemes look like (in areas where river phosphates and nitrates are too high) has reportedly been received "cautiously" by the industry.

Is the above paragraph leaving you scratching your head? I'm sure you're not the only one – the whole concept of nutrient neutrality is something new and a somewhat irksome one for the industry. But it's something that must be tackled, because right now regulations are proving a mammoth obstacle that is stopping hundreds of schemes – small and large – across the country.

Rivers are under threat from chemicals, with new developments as well as agriculture contributing nutrients like phosphorus and nitrates from wastewater, not to mention the run-off from construction itself. It's a complex issue about protecting water quality and thereby our ecology, too many nutrients in this case being a bad thing. Natural England believes it's serious enough for 120,000 homes to currently be held up in planning, effectively stalled until they resolve their nutrient contribution.

To the rescue again could be sustainable drainage approaches (SuDS), which will be mandatory in any case in 2024, if you're struggling with achieving nutrient neutrality on your scheme. Developers might well be resistant to making the necessary investment, particularly in our current inflation-plagued times, but they could be costs which can get a project off the ground.

As well as SuDS, mitigation strategies include the introduction of wetlands, and innovative planning devices, such as 'nitrate trading.' A recent example in the Solent region saw an auction platform set up to allow developers to buy 'phosphates credits' for their schemes.

The Government has introduced catchment-specific nutrient calculators to try and help developers work out exactly how much mitigation they need to apply in each development, which should help them size things correctly at least, before plans are put in.

Despite this increasing prominence of the issue for developments, it seems the wider industry isn't yet putting it at the top of the agenda. A recent reader survey that our sister title *Architects' Datafile* undertook of architects was somewhat surprising when it came to the drivers that respondents saw as most important for creating 'green infrastructure' like SuDS in developments. Nutrient neutrality was at the bottom of the list of 'very important' factors, below 'user amenity,' 'water purification and conservation,' biodiversity net gain and pollution control.

It's clearly time for everyone to grapple with nutrient neutrality as one of the major blocks stopping us building.

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#### CITB to invest over £100m to train construction workers



More than £100m in grants is being invested by the Construction Industry Training Board (CITB), to help construction workers train and get the skills they need.

On 1 April, CITB doubled its grant rates for short courses to help businesses offer more training and support employers delivering core skills training to their teams amid rising costs.

Grants of up to £240 have been made available to support employers with their training needs, including leadership and management courses. Last year, CITB paid over £15m in grants for short courses to employers, with mental health and asbestos awareness courses being the most popular.

In addition, CITB also increased the grant rates for specific supervision and management qualifications. This decision was made to "support individuals impacted by the Industry Accreditation card withdrawal," said CITB. "For Industry Accreditation card holders to continue to work onsite, completing a qualification might be needed and because of this, grants for supervision and management qualifications have been increased from £600 to £1,250 and £1,500 respectively."

The new rates follow last year's increases, where an additional £2,000 was made available for each dry lining apprentice, and rain screen cladding qualification grants were increased from £600 to £1,000.

CITB chief executive Tim Balcon said: "During this challenging time for the economy, the finances of businesses and workers are under pressure. Our increased grant rates address rising costs and support employers to secure high quality training to upskill their workforce."

#### Stanhope achieves B Corp Certification for sustainability



Stanhope announced in March that they have successfully achieved B Corporation (B Corp) certification, joining only a handful of other developers and asset managers who meet the rigorous requirements.

Certified B corporations are businesses that meet the "highest standard of verified social and environmental performance, public transparency, and legal accountability to balance profit and purpose." Applicants are required



to exceed a benchmark score of 80 out of 200, with Stanhope's total entry score sitting at 128.4, one of the highest scores received for businesses working in the

property and development industry.

Earlier this year, the developer published its ESG strategy which set out ambitious goals including targeting a 50% reduction in the "carbon intensity of their value chain by 2030 against their 2020 baseline." This covers indirect emissions arising from the construction of Stanhope developments as well as operational emissions from buildings managed and delivered.

Stanhope said it is "leading the way on major development projects which have ESG at their heart and setting new benchmarks for sustainability." These include the retrofit of the Woolgate building in the City of London which includes an "ambitious reuse and retention strategy," and will preserve 98% of the existing structure. The reimagined building, which received planning consent in January, will be all-electric, with no fossil fuel on site. Stanhope and the project team are also targeting a 4.5\* NABERS rating, and BREEAM Excellent.

David Camp, CEO at Stanhope said: "The B Corp certification is a testament to our brilliant team and the loyal partners who have provided us with the strong support and commitment required to achieve this certification."

He added: "Since the company started life nearly 30 years ago, we have sought to carry out all our activities fairly, honestly, and ethically. Our objective is to leave behind a positive legacy of sustainable buildings and urban places that are valued by their communities and to drive forward meaningful action on decarbonisation and social value."





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#### Hastings development to include 140 affordable properties



Modular housing pioneer ilke Homes has entered into a land led package deal with Orbit Homes to deliver 140 affordable homes in Harrow Lane, Hastings. Out of the 140 homes being delivered, 84 are to be delivered as 'zero carbon' and will be fitted with an air source heat pump (ASHP) and solar panels which, when combined, will provide "clean energy."

The entire scheme - which will deliver a mix of apartments and houses, ranging from one to four-bed homes - will be gas-free, running on renewable power generated from the ASHPs and solar panels, which will combine to help heat the home more sustainably.

Once complete, Orbit Homes will own or manage all 140 homes. The homes will be delivered as 100% affordable tenure, comprising 70 shared ownership and 70 affordable rent homes.

ilke Homes commented: "House prices in Hastings have reached record highs in recent months, so ramping up the delivery of more affordable homes is deemed vital by both the council and local stakeholders." Overall, sold prices in Hastings over the last year were up 4% on the previous year and 22% from the 2019 peak of £241,129.

"Precision-engineering techniques mean that ilke will be able to deliver the 140 homes in half the time of traditional methods, thanks to most of the construction stage taking place offsite." "By manufacturing offsite, the homes will be of the highest quality, as ilke Homes is able to benchmark standards at numerous stages of the build cycle."

The first homes will be installed in Summer 2023. Completion of the scheme is expected in 2024.

Matt Suggit, development director at ilke Homes, said: "We have enjoyed working closely with Hastings Borough Council's estates team and the local

authority's planning department to bring forward our proposals for the site at Harrow Lane. ilke Homes is proud to be delivering an entirely gas-free scheme, with 84 of the homes to be delivered as zero carbon for Orbit Homes."

He added: "As a company, we continue to pioneer a sustainable and future proofed housing typology in response to the climate crisis.'

Helen Moore, group director of Orbit Homes, added: "We are delighted to be working in partnership with ilke Homes, to deliver a mix of affordable rent and shared ownership properties in Hastings; which is a core area of operation for us. The delivery of offsite modular homes, which boast energy-efficient and environmentally friendly credentials, aligns with our 2025 strategy to increase the number of affordable homes we deliver utilising Modern Methods of Construction. The 84 net carbon zero homes will not only support our Orbit Earth initiative which seeks to minimise the impact of our activities but will also allow us to fully evaluate and then articulate the benefits to our customers of living in a net zero carbon new build home."

#### Women share **HVAC** sector gender equity experiences



With the theme of International Women's Day this year being 'Embrace Equity,' Herpreet Panesar, pre sales engineer and Aimee Holloran, business development manager for Samsung have shared their experience working in the HVAC industry.

Herpreet found her way into building services in a unique way, through being inquisitive and learning on her feet. She commented: "Ever since I can remember, I've always wanted to figure out how things work, but it wasn't until I found an unrelated job in the construction industry that I realised I loved finding out how



buildings were constructed and all the parts that go into this. I was just really curious and kept asking questions, and through that was able to learn new things and build on my skills. Six years later I'm now leading the Smart Things and Internet of Things projects for my team, and love applying that curiosity to the new world of smart homes and connectivity."

Aimee began her career path with a plumbing apprenticeship, winning BBC Young Plumber of the Year in 2010 before also spending some time in the air conditioning sector. From this experience she discovered her "true passion" in business development and particularly, low carbon heating, and is now a successful business development manager for air source heat pumps at Samsung.

Aimee commented: "In my time on the tools I'd often get asked if I could lift a boiler, or questioned if I could do what the men on my course or team could. To that I'd say of course I can, but in actual fact a lot of the job is down to technique not pure strength, and anybody can learn that. It's a wonderful industry for anyone to get involved in, and this isn't restricted for women. As the renewable and low carbon industry grows, there's huge growth opportunities for women looking for purpose in their job. One of my biggest satisfactions is delivering training presentations and sales pitches to convert people to this low carbon technology."

Herpreet added: "There's no such thing as a silly question, and the best way to get involved is get stuck in! Sometimes people are surprised that I'm a woman when they meet me for the first time after working together over email, but it's important to change this and break down those barriers so that anyone truly believes they can enter whatever job they're passionate about."





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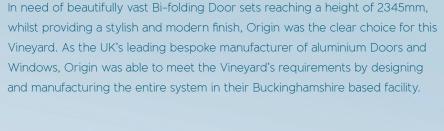
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# Making a big splash: The home products to help attract buyers

The Origin Home Range has helped housebuilders catch the attention of potential buyers since the company's founding in 2002. Created by cousins, Neil Ginger and Victoria Brocklesby, Origin was founded with a mission to produce the UK's best quality doors. It started with the original Origin Bi-fold Door (OB-72) and throughout the years, has expanded to include products for the whole home. Whether your project is a single build or a multi-plot site, there are Origin products that will help you make a statement.

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#### The Origin Bi-fold Door

The Origin Bi-fold Door is available in two sightline options – the original 72mm (OB-72) and the slimline 49mm (OB-49). The design features a unique free-glide running system, offers two threshold options, can achieve U-Values as low as 1.1 W/(m<sup>2</sup>K), and boasts a collection of unique security features such as an ultra-secure 8-point locking system.









#### The Origin Window

AEROGEL [INSIDE]

In 2014, 12 years after launching its first Bi-fold Door, Origin launched its first window. Thermally efficient and with ultra-high levels of security, the OW-80 (the Premium Window) is the first of its kind to feature an internal and external flush casement. The bespoke window can be specified in fixed or sashed casement configurations, bays, gables, and French windows. Plus, it can be manufactured to fit almost any size and configuration. The slimline window – the OW-70 – is now also available and meets the growing trend for even slimmer sightlines and bigger expanses of glazing.

#### LEADING THERMAL EFFICIENCY

Origin has designed its products to meet and exceed thermal efficiency standards in current building regulations using a combination of sophisticated weathertight seals and thermal breaks, which helps keep bills to a minimum for house buyers. Its windows can even make use of space-age technology. The OW-80 is the first window to be able to include Aerogel as an optional upgrade; a super-insulating material originally developed for use in space shuttles and astronauts' space suits.

Using it significantly boosts thermal performance. The OW-80 Premium Window with Aerogel has a certified U-value of just 0.8 W/(m²K).





#### The Origin Residential Door

Keen to offer a whole-house solution, Origin designed its Residential Door in 2016 using high-grade aluminium. Like all Origin products, the door is made completely bespoke. There are 10-panel choices available and can be specified in over 150 colours. The Residential Door has been created with heightened security, strong kerb appeal, and thermal efficiency in mind. It is available as a single door, French door, or can even be used as a garage door.

#### SUPERB SECURITY

Origin products are engineered to include a combination of secure locking systems and a collection of safety features, all of which have been designed to keep homes safe and secure. Additionally, Origin Bi-fold Doors, Windows, Residential Doors, and Sliding Doors (OS-29 and OS-77) also comply to PAS:24 2016. For ultimate peace of mind, Origin Bi-fold Doors, Windows, and Residential Doors achieve the police-approved Secured by Design accreditation.









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#### The Origin Sliding Door

There has always been a big debate about which is best to go for — bi-fold doors or sliding doors. To ensure that Origin is able to cater for every taste, it created its stellar line-up of sliding doors — the Artisan Slider and the Patio Slider. Across these two systems, there are four different sightline options available. The Artisan Slider (OS-20) has the slimmest sightlines of just 20mm, to offer panoramic views. The Patio Slider offers a modern, architecturally striking variation on the traditional patio door system and is available in three sightline options; 77mm (OS-77), 44mm (OS-44), and 29mm (OS-29).









## The Origin Internal Door

Origin's latest innovation is its internal door and wall system – the OI-30. Made bespoke from premium-grade aluminium, the OI-30 is completely customisable, with the option to add as many horizontal or vertical bars as desired. Its flexibility allows housebuilders to achieve the broken plan layout that's become so popular with modern homeowners who need functional rooms to accommodate living, working, and socialising, that don't compromise on natural light.

It's available as either a single door, a French door, or a fixed screen. It can even be used to create entire rooms by coupling a combination of doors and screens with a corner post.

#### ASSURED QUALITY AND SERVICE

High-quality finishings are becoming increasingly important for potential house buyers looking at new build properties. Origin's products are manufactured in the UK from premium grade aluminium to not only offer a sleek aesthetic, but also to guarantee quality. As a British manufacturer, Origin has complete control over its operations, from sourcing materials, to design, manufacture, and delivery. Rigorous quality testing at every stage of the manufacturing process means that everything that leaves its state-of-the-art factory in Buckinghamshire is at a consistently high standard. Having its own factory in the UK also means that the company can offer unbeatable lead times which is important for anyone co-ordinating dozens of trades on a project site to ensure timelines remain on track.





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Brian Berry

#### COMMENT

## **BUDGET CONCERNS**

Brian Berry, CEO of the Federation of Master Builders (FMB), gives his review of a disappointing spring Budget

he first few months of 2023 have been a relatively quiet period politically, far from the ups and downs of last year, and this reserved approach seemingly filtered into the Spring Budget delivered in mid-March. The Budget did support the house building industry in part, but failed to tackle the big issues.

Beyond the Budget, there has been little progress on easing the housing crisis, especially for those of us on the SME side of the housing fence. We had a strong engagement in January with the former Housing Minister, Lucy Frazer, but unfortunately a February reshuffle meant she was whisked away to pastures new.

The larger house builders are facing plenty of battles with Michael Gove, the energetic Secretary of State at the Department for Levelling-Up, Housing and Communities, with the recent news some will be banned from developing if they don't sign up to the new Building Safety Contract. I just hope this doesn't boil over into an overall anti-development mood from the Government. We simply must get on with building more homes.

#### A TAME BUDGET

It was one of the tamer Budgets of the last few years and certainly a country mile away from the one delivered by Kwasi Kwarteng in September of last year. It continued the current Chancellor's push to steady the ship, but disappointingly, it didn't tackle the big issues the country is facing. No mention of housing, no mention of energy efficiency, although labour shortages were tackled in detail, through changes to the Shortage Occupation List, thereby easing migration rules for key trades. The FMB fought for, and has welcomed, this element.

We all know that Government coffers are not bottomless, but housing and retrofitting homes represent a huge job and growth opportunity. Beyond this, it would get the next generation on the housing ladder and where retrofit is concerned, it would lower energy bills.

As we know, small local builders are delivering a mere 10% of new housing, and England could end up delivering the lowest number of homes since the Second World

War according to recent research from the Home Builders Federation. Consequently, housing should have been front and centre of the Spring Budget. This may well turn into an existential crisis for the incumbent Government, with fewer homeowners, the traditional Conservative voter base may ebb away. As things stand the Party that sorts out the housing crisis would be well on its way to election victory.

While there were some minor changes for housing buried in the detail, concerning improving housing delivery from those affected by nutrient neutrality issues through a new call for evidence from local authorities and a commitment to fund local mitigation schemes, there is very little that will comfort small local house builders. If the Government is to deliver its own aims of building more beautiful, diverse, and locally focussed housing, then they must back the nation's local housebuilders and remove the barriers like planning, skills shortages and land that stand in their way.

#### **BUILDING SAFETY LEVY**

Since my last article there have been a number of consultations, including proposed changes to the National Policy Planning Framework, which sets out planning rules, and the introduction of the Building Safety Levy. The Building Safety Levy plans to mitigate cladding issues, but this has been extended to all sizes of housebuilders and this seems misjudged. I commend the Levy for protecting consumers against the steep costs of cladding remediation, but we don't feel the Levy is appropriate for smaller builders.

Small, local housebuilders have no connection to high rise buildings or cladding issues and could end up paying for mistakes that are not of their doing. They are an industry delivering less and less housing, but are asked to pay more, either directly or through increased administration from regulation. This Levy penalises small housebuilders for building homes, and does little to turn around SME housebuilders. The Government needs to consider the impact on small, local firms, as the most vulnerable part of the sector, and alter their plans.

THE BUDGET DID SUPPORT THE HOUSE BUILDING INDUSTRY IN PART, BUT FAILED TO TACKLE THE BIG ISSUES



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Mains Leak

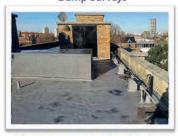
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# BUILDING CONTROL: WHAT'S THE POINT IF THEY AREN'T ACCOUNTABLE?

Christian Hale, founder of contractor Hale shares his recent lived experience of – and frustration with – the variable service from Building Control Bodies, and proposes some solutions for the urgent improvement needed.



A TOOTHLESS
SYSTEM IS ONLY
DRIVING
INNOVATION
TO FIND MORE
CUNNING WAYS
TO GET ROUND
REGULATION

ow can Building Control expect to improve standards and apply regulation if they have no legal accountability? They simply advise and assist their client to meet the standard, so is the process even worthwhile? And where can the industry innovate to improve standards?

Since privatisation in 1997, I've noticed gradual changes in the Building Control process and service. Now I'm witnessing issues with increasing frequency, and increasing levels of frustration.

At Hale, we engage with Building Control Bodies (BCBs) at all stages, not simply to tick a box but to add value for clients and fulfil our mission to build lasting quality, ensuring the wellbeing of our end users. A goal which, I believe, the whole construction industry should share.

However, the process for enforcing regulations means that this goal has shifted. A toothless system is only driving innovation to find more cunning ways to 'get round' regulation, with some viewing them as a guide to be manipulated for their own benefit.

#### **RECENT MISGIVINGS**

The industry is still reeling from the Grenfell disaster, but, as the inquiry continues, we still aren't any further forward. The situation highlighted this very issue of accountability, but why is all the attention only on high-rise







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buildings? It affects every building.

In theory, Building Control should be a simple procedure – BCBs approve detailed drawings, then site visits confirm the build matches the drawings. However, we're witnessing tremendous levels of disparity between BCBs and their inspectors: some are much more lenient, there's substantial variation in interpretation, and limited site visits. We've requested site inspections to check progress, or revised drawings from onsite mitigation work, but the BCB has refused to visit because it was out of their allotted spend.

#### PRIVATISATION CREATED TOO MUCH CHOICE & SCOPE FOR MANIPULATION

Since privatisation, the market has grown significantly, leading to extensive competition, which typically drives innovation and efficiency. However, being able to choose a BCB has wider ramifications, as president of the London District Surveyors Association (LDSA) detailed to the Hackitt review, in 2018: "It becomes extremely easy for the 'regulated person' to apply financial and commercial pressure to the person who is supposed to be upholding the standards. No other sphere of activity is regulated in this way...I don't think anyone would countenance a restaurant employing their own food hygiene inspector."

I appreciate that as commercial enterprises BCBs have to perform as efficiently as they can to keep afloat and make a profit – but at the same time, they must uphold standards. As they don't have ultimate responsibility for the end results, it appears profit margins are more important, leaving the building owner at risk, despite having paid for and gained Building Control approval.

I've experienced BCBs offering discounted work to secure further contracts. I even have anecdotal evidence of inspectors certifying sub-standard works in a quid pro quo situation to



guarantee future income.

In one dramatic example, Hale took over a project (following insolvency of the previous contractor) with Building Control certified shell and core, but there were major defects in the structure. We worked closely with architects, structural engineers and a BCB to remedy and ensure a safe build for the client, but they had to invest extra money to do so. The client should never have been in such a risky position.

#### A RADICAL RETHINK NEEDED

As Dame Judith Hackitt identified in her review, if you set minimum standards, they may well be the maximum you ever get: "Some of those who construct buildings treat the minimum standards in the Approved Documents as a high bar to be negotiated down, rather than genuinely owning the principles of a safe building and meeting the outcomes set out in regulations...there is a need for a radical rethink of the whole system and how it works."

Solving this issue demands a complex and long-term process, but I believe there are some actions which will help: collaboration, regulation and mandatory obligation.

#### NOT QUITE CUTTING IT

Build Warranty programmes, like NHBC, seem to work well. It is recognised countrywide and provides warranties for 80% of new homes. But do warranty schemes offer sufficient cover?

Apart from being a mortgage prerequisite, they're all voluntary schemes. Costs can alienate many private construction projects, so they fail in their aim to drive up quality across the industry. And without universal standards, other warranty providers are racing to the bottom to provide the least amount of cover, making the paper it's printed on the only enduring element of the agreement.



Extending Building Control approval to provide an NHBC style warranty, with high standards of minimum requirements, could be the most efficient, fair and serviceable solution for all. BCBs will then perform a key role in driving up standards across the industry, driven by the demands of warranty underwriters.

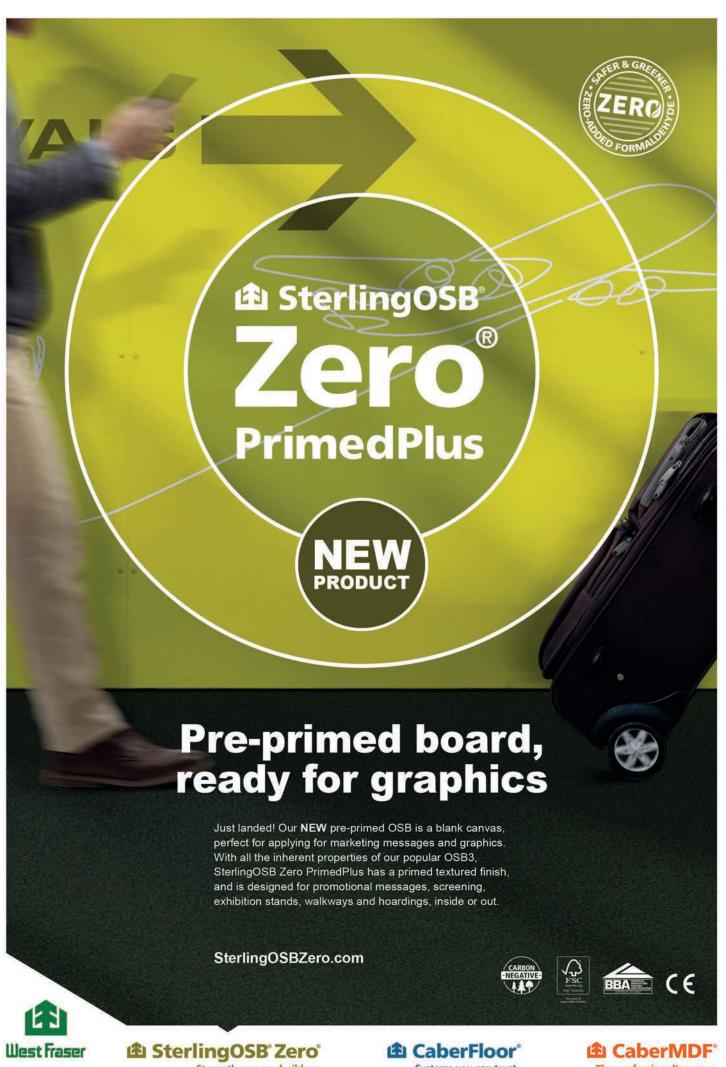
The process, including warranties, will be more expensive for the client, but the finished product will be of a higher standard with guarantees for building owners and occupants long into the future. By encompassing a warranty system, relationships between builders and the providers will have to be closer and more collaborative – encouraging innovation from all parties to meet the goal of high-quality and enduring buildings.

Buildings will last longer, be more efficient and have reduced lifetime costs. Standards of warranty cover would increase through regulation, and competition would then drive efficiency to make it more cost-effective.

A tiered scheme like BREEAM could go even further to incentivise higher standards and improve the entire construction industry. Higher ratings would garner higher confidence, assurances, and ultimately, higher resale prices and profits.

Building Control needs improving, but better accountability is possible. The change will demand careful consideration, time, resource and expertise from all areas of the building community. Meanwhile, I'll continue striving for the highest standards with my team at Hale, working closely and collaboratively with the client team, architects, and developers. At Hale, we build lasting quality, constructing homes we're proud of, that the owner can enjoy for generations.

Christian Hale is managing director of 'fine building' company Hale













Patrick Mooney

**COMMENT** 

# SOCIAL RENT IN DECLINE

Patrick Mooney, housing consultant and news editor of Housing, Management & Maintenance magazine discusses how homes available for social rent appear to be in terminal decline – at a time when they are needed the most



By some strange irony, at a time when the country is witnessing its worst cost of living crisis in decades, we also happen to be building fewer and fewer homes for social rent. Indeed without significant intervention from the central Government, this worrying trend could continue for many more years to come.

Affordability is the key issue here as the cost of housing plays such a vital part in determining the quality of life for millions of people across the country. It can make the difference between thriving and just about surviving.

In the more extreme cases, it can see people forced into unsuitable accommodation, or onto the streets. This is evidenced by the rising tide of temporary housing, evictions, homelessness and rough sleeping in official statistics. All are increasing at alarming rates at present and making a powerful case for action given their impact on people's education, employment and health.

Social rent homes are an essential part of the solution to our current housing crisis, particularly for lower income households because social rents are pegged at about 50% of market rents, compared to the 80% figure associated with 'so-called' affordable rents.

But in the last financial year that we have figures for (2021/22), there was a net loss of 14,100 social homes across England as 21,600 social homes were either sold (mostly through the Right to Buy scheme) or demolished and only 7,500 new social homes were built to replace them.

The vast majority of new homes currently being built by housing associations are Shared Ownership for sale properties or the higher cost 'affordable rent' homes, which many of their new occupants struggle to afford.

In fact over the past decade, there has been a total net loss of 165,000 social homes. At the same time there are roughly 1.3 million households on local authority waiting lists, waiting to be allocated a home which they desperately need and can afford.

#### THE IMPACT OF RIGHT TO BUY

The role played by the Right to Buy scheme in creating the current crisis is a controversial one and it is difficult to reconcile the many

IN FACT OVER
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conflicting views on it. But since 1980 when council tenants were first given a legal right to buy their home (with the benefit of a large cash discount) at least 1.5 million council homes have been sold.

Back in 1980, social landlords managed to build 94,140 new social homes, which makes the 2021/22 new build figure of 7,500 look so paltry. In fact since 1980 construction rates of social homes have progressively tumbled.

The number of properties sold through the RTB is not itself a problem. The current crisis lies in the fact that political commitments to replace the sold properties on a like-for-like basis have never been delivered and many of the sold properties have ended up in the hands of private landlords, who are now letting them out at considerably higher rents in the private rented sector.

It is estimated that as few as one in seven RTB sales has resulted in a new property being provided by a social landlord and many of these new homes are let at the higher 'affordable rents', rather than on social rents.

Looking forward to the end of the decade, it is being forecast that nearly another 60,000 social homes will be sold and not replaced, as councils continue to be starved of the resources needed to build replacement housing.

A report from Savills for the Local Government Association, Association of Retained Council Housing (ARCH) and National Federation of ALMOs, estimates that 100,000 homes are likely to be sold through the RTB scheme by 2030, with just 43,000 of them being replaced.

The analysis warns that there will be no region of the country or local authority with the capability to provide one-for-one replacements of homes sold under RTB over this period.

The size of the discounts (available to tenants purchasing their homes) were increased in April 2012, and as a result the average discount has increased by 150% to nearly £68,000 in 2021/22. At the same time, this has led to a quadrupling in the number of RTB sales.

With RTB discounts set to increase by a further 10.1% from April this year, in line with last September's rate of inflation, the LGA says it will become even harder for councils to deliver replacement properties.

#### CLEARING THE SOCIAL HOUSING SHORTAGE

The current problem has been neatly summarised by Polly Neate, chief executive of the housing charity Shelter, who said: "We are firmly in the red when it comes to social housing. We lose far more homes than we build every year and the losses are mounting up."

She continued: "The social housing deficit is at the heart of the housing emergency. The fundamental lack of genuinely affordable homes has pushed millions of people into insecure, expensive and often discriminatory private renting. It is why we have over a million households waiting for a decent social home, and thousands of homeless

children are growing up in temporary accommodation."

"The solution is simple: build more social housing. The Government can't afford to allow this decline to stretch into another decade if it has any hopes of meaningfully levelling up. Instead, it must invest in a new generation of the homes we really need – secure, genuinely social housing."

The need for action is underlined by the revelation that more than half of England's housing associations have recently reduced their house building plans, due to a combination of economic uncertainty and the soaring cost of building new housing.

The figure was revealed in the Regulator of Social Housing's latest quarterly financial review of the sector. This showed the sector is forecasting £16.8bn in development spend over the next 12 months, down from its previous forecast of £17.3bn.

It means forecast development expenditure is at its lowest level for two years, which the regulator said "reflects the ongoing challenges in the sector and economic uncertainty going forward". The cost of retrofitting energy efficiency and fire safety into existing properties, as well as higher costs in both day to day and planned maintenance is putting a huge strain on social landlords' budgets.

One possible solution might be for the Government to allow councils and housing associations to convert tens of thousands of existing affordable rents to social rents, but that would require an enormous amount of investment into subsidising rents which politicians would probably prefer to see going into building new homes.

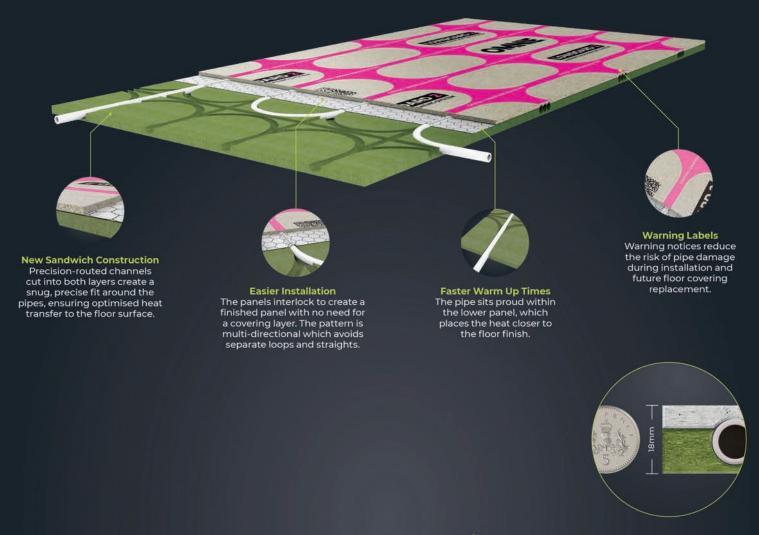
Another possibility would be to follow the example of the Scottish and Welsh Governments in ending the Right to Buy in their countries, but that does not appear to appeal to political leaders in Westminster.

In the absence of other solutions the most obvious action would therefore appear to be pushing ahead with investment in building homes for social rent and at a scale big enough to make a real difference.

This has been achieved in the past, but significantly it required house building to be a national priority and for councils to be heavily involved in their delivery and construction. Will today's politicians be as brave as their predecessors in tackling this issue head on?

ONE POSSIBLE SOLUTION MIGHT BE FOR THE GOVERNMENT TO ALLOW COUNCILS AND HOUSING ASSOCIATIONS TO CONVERT TENS OF THOUSANDS OF EXISTING AFFORDABLE RENTS TO SOCIAL RENTS





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#### THE CLIMATE CHALLENGE

### Taking cement '2 Zero'

Will Lavelle of Atkins and Dr Philippa Horton from University of Cambridge discuss the world's first zero emissions cement trial and the aim of developing net-zero cement for the construction industry.

he decarbonisation of the built environment presents a phenomenal challenge to the construction industry, as the global 2050 deadline looms large. And with an estimated 80% of 2050's buildings already in use today, there has rightly been considerable political and public attention given to the operational decarbonisation of existing UK homes through improved insulation, installation of heat pumps and the rapid shift towards a renewable domestic electricity supply.

But there is also a keen focus on the carbon footprint of construction itself and a real need to ensure 'embodied carbon' is not left behind. Which is why the recent launch of zero-emissions cement trials is such an important step in the construction industry's net zero journey.

Cement 2 Zero (C2Z) is a UK-based demonstrator project to trial the world's first zero-emissions cement on an industrial scale. This innovative project, which secured £6.5m of Government funding from UKRI as part of the Transforming Foundation Industries Challenge, aims to further advance the construction, cement and steel sectors' decarbonisation journey to net zero industries of the future, to help meet the UK Government's commitment of achieving Net Zero by 2050.

Led by the Materials Processing Institute, supported by the University of Cambridge, and in collaboration with key players in the supply chain, Cement 2 Zero is the first collaborative trial of its kind, to address the global construction industry's biggest challenge of decarbonisation, in response to the climate emergency.

Concrete is the most widely used material on earth, after water, and it is fundamental to our way of life, our economy and shaping our world. However, the chemical and thermal combustion processes involved in the production of cement are a significant



source of  $\mathrm{CO}_2$  emissions – with more than four billion tonnes of cement produced each year – accounting for around 7% of global  $\mathrm{CO}_2$  emissions, according to the Global Cement and Concrete Association (GCCA).

Cement-based products can easily contribute more than 50% of the CO<sub>2</sub>e emitted during construction of a traditional new-build home and is found in many of the key elements including foundations, mortar and screed, but also blockwork and plasterboard.

In the UK, concrete and cement account for 1.5% of  $\mathrm{CO}_2$  emissions and the Cement 2 Zero project will investigate both the technical and commercial aspects of upscaling the production of Cambridge Electric Cement (CEC) to produce 20 tonnes of what's thought to be the world's first zero emissions cement.

The first phase of trial melts is being carried out by the Materials Processing Institute, initially in a 250 kg induction furnace, before being scaled up to 6T in an Electric Arc Furnace (EAF). Once the process has been substantially trialled, developed and de-risked effectively, industrial scale melts will follow in CELSA's EAF in Cardiff.

The two-year industrial trial will test each stage of the production process and brings together the expertise of the Materials Processing Institute, the University of Cambridge and key supply chain partners – Atkins, Balfour Beatty, CELSA, Day Aggregates and Tarmac – before using the innovative product in a live UK construction project.

If successful, it could not only further advance the cement, steel and construction industries, but influence how we recycle, construct and maintain our built environment and transport infrastructure, shaping the future of towns and cities, while simultaneously boosting economic development, and most importantly, reducing  $\mathrm{CO}_2$  emissions to help tackle global warming.

If Cambridge Electric Cement lives up to the promise it has shown in early laboratory trials, when combined with other innovative technologies, it could be a pivotal point in the journey to a zero-emissions society. The Cement 2 Zero project is an invaluable opportunity to collaborate across the entire construction supply chain, to expand CEC from the laboratory to its first commercial application.

It also has the potential to make a significant contribution to achieving a zero-carbon society, secure and increase jobs in the UK cement and steel sectors and challenge conventional production processes, creating high-value materials from demolition waste.

The science behind Cambridge Electric Cement (CEC) is truly innovative. Three researchers at the University of Cambridge, Dr Cyrille Dunant and Professor Julian Allwood along with Dr



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#### THE CEMENT 2 ZERO **PROJECT IS AN INVALUABLE OPPORTUNITY TO COLLABORATE ACROSS THE ENTIRE CONSTRUCTION SUPPLY CHAIN**

Philippa Horton, invented a process that converts construction and demolition waste to cement over molten steel, using an EAF used to recycle scrap steel.

The Cement 2 Zero project aims to demonstrate that concrete can be recycled to create a Slag Forming addition which could, when cooled rapidly, replace Portland cement.

Dr Dunant has discovered that the chemical composition of used cement is virtually identical to that of the limeflux used in the conventional EAF steel recycling process.

Traditional Portland clinker, one of the main ingredients in cement, is produced by firing limestone and other minerals in a kiln at extremely high temperatures

(1,450°C), which is the process accounting for more than 50% of the cement sectors' emissions.

By contrast, Cement 2 Zero will use recycled cement as the flux in the electric steel recycling process (EAF powered by renewables), the by-product of which, when cooled and ground, produces Portland cement clinker, which is then blended to make 'zero-emissions' cement.

Therefore, this innovative cement product (CEC) could be made in a virtuous recycling loop, that not only eliminates the significant emissions of cement and steel production, but also saves raw materials.

It is a project that aims to be transformational for the cement and steel industries, creating a zero-emission supply chain from demolition to construction.

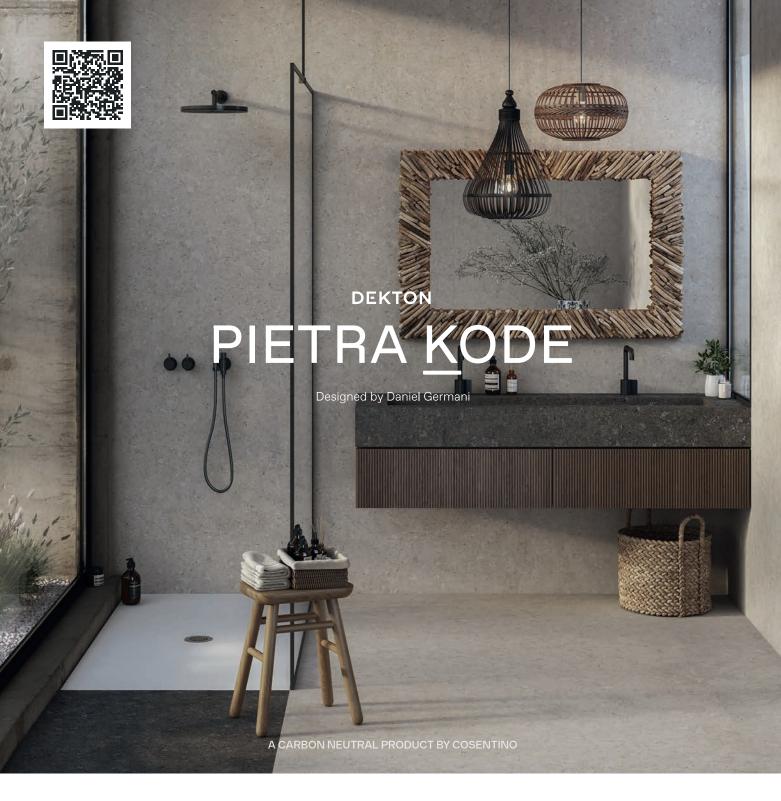
So, when it comes to housebuilding, CEC represents a huge opportunity to massively reduce the impact of our industry. And when you combine this with the lower carbon steel technology which is also enabled by this trial, there is a real sense that we're well on our way to real net-zero homes.

Will Lavelle is Atkins' embodied carbon lead & Dr Philippa Horton is Use Less group business manager at University of Cambridge









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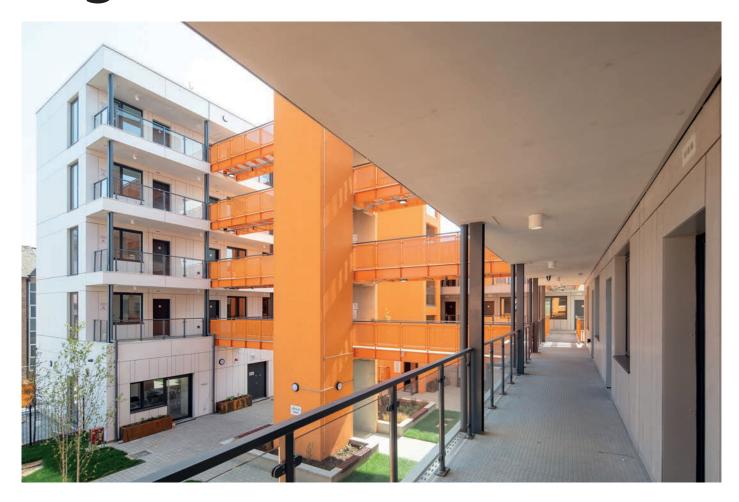
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#### PROJECT REPORT: MODULAR CONSTRUCTION

# Fast response to an urgent need



James Parker reports on a project which harnessed fully volumetric offsite methods to provide a quality and cost-effective social housing solution in Buckinghamshire. Buckinghamshire Council contracted Premier Modular, a manufacturer and designer of a range of modular building solutions, to provide 58 apartments for people in High Wycombe. They were fulfilling a key need for the local authority to create more social housing.

This unusual and brightly coloured scheme designed by Rogers Stirk Harbour and Partners was devised to harness all of the benefits of fully volumetric construction. However the key reasons were speed and efficiency in assembling a substantial development to support people in urgent need.

One of the unusual features of the Bridge Court Apartments project was the innovative nature of the partnership between Premier Modular as the principal



contractor, and delivery partner Claritas Group, as well as the high level of sustainability for a scheme of this nature. Also unusual was the involvement of this top-flight architectural practice in what is a modest project by their standards.

The build was completed in early 2022 creating a space ready for individuals and families to move into. The building comprises a series of fully volumetric modules housing one-bedroom apartments, manufactured and completely fitted out at Premier Modular's factory in Driffield, East Yorkshire. They arrived onsite complete with shower rooms, kitchens and their respective plumbing connections pre-installed.

The modular apartments, which each weigh around 10 tonnes, were installed using a crane in a very short two-week period. The building is not only modular however – the hybrid solution also includes in situ concrete lift and staircase cores, and circulation links.

#### **PROCUREMENT**

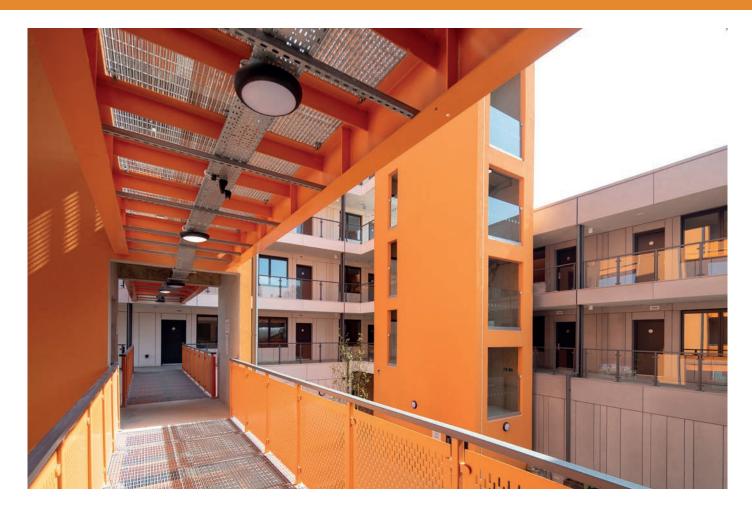
Natalie Meunier, national business development director at Premier Modular, explains to Housebuilder & Developer that she was the lead contact with the client, "leading the front end and coordinating the liaison."

The council did a "soft market test" to establish the interest of different manufacturers, says Meunier. "They approached it in two stages; firstly to establish the appetite of the market, and the companies' capabilities." Following this prequalification, the council shortlisted five companies to propose a full Design & Build solution.

The contract was for a fully volumetric offsite approach from the very outset, says Meunier. This was "because the site is so tight that they wanted to minimise disruption, as well as offering the speed, quality and other benefits of offsite."

The client team included AECOM as project manager and engineer, and RSHP – the Stirling-Prize winning architectural practice founded by the late Lord Rogers - as lead architect and landscape architect. The cost consultant and employer's agent Cast was retained from Stage 3, but, says Meunier "completely took it from there."

She adds: "The client didn't want to completely novate the team to us, "TRANSPARENCY IS A **GOOD WAY TO DELIVER THE BEST VALUE**" NATALIE MEUNIER, PREMIER MODULAR



they wanted to keep them on their side (including the architects)." RSHP looked after the concept, but their role up to Stage 3 was to "develop a design that could fit any modular system." Meunier says they had "quite an agnostic view," although it was "designed for volumetric."

Premier Modular tweaked some of the design details, for example reducing the height of units to make the project "more cost-effective," and to mitigate some transport issues. Structural engineering firm Peter Dann did a review (at Stage 2) to check the M&E aspects were meeting the client's needs.

Did the architects' design pose any particular structural hurdles for the volumetric system chosen? Meunier asserts that it "wasn't particularly challenging, although during the later value engineering (VE) process the floor-to-ceiling heights were reduced slightly to a "perfectly acceptable" 2.4 metres.

Another reason for this was, says Neil, the fact the original design raised issues for a full volumetric build as it would require a "double-layer of structure at intermediate floors" which wasn't reflected in the design, which was "more akin to a traditional panelised system." There were also rights of light issues which constrained the overall building height, meaning the parapet had to be reduced slightly.

Meunier adds that there were further plusses within the design from a volumetric standpoint: "The kitchen wasn't between two units, and the window arrangement was already well thought-out." Meunier says that the challenge for Premier to address was more about staying within the client's budget, given that it was "quite a striking design, and there were still questions around whether it was really what the planners wanted, and what the client wanted to pay for."

#### **ACHIEVING VALUE**

In terms of maintaining the scheme within budget and achieving 'best value' for the client, Meunier says the council retained another provider alongside Premier Modular in a rigorous exercise to establish that "it was really the best building that can be delivered within the budget." During this "really involved" six week value engineering (VE) process to fine tune the design, the firm "reviewed absolutely every detail about the kitchens from the brand to the feel, the cost benefit ratio of bathroom pods, and the overall building maintenance."

The VE had a "minimal impact" on the design, says Neil Patience, design manager at Premier Modular, but adds that the architects' original door specification was one area that would have raised issues in terms of replacement costs in a building





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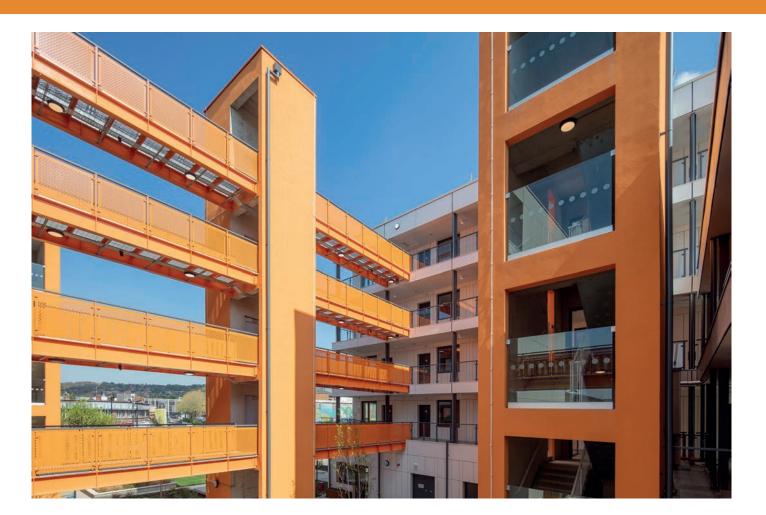
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of this nature, but also presented an opportunity for cost savings. "There was some very high-end detailing that wasn't necessarily warranted."

However there was something of a battle in terms of planning through the VE process, he adds, "certainly externally there was a high quality of finish and material that made it quite contentious, and there was little room for manoeuvre."

The clients' budgetary expectations for the external finishes in particular "weren't aligned" with those of the design team, says Meunier, and so the VE process identified where savings could be made; encompassing 23 separate areas within the scheme.

The transparent, collaborative approach was in full effect here, with Premier "working hand in hand" with Claritas. Meunier says that as every option was proposed, they would provide the potential savings from the supply chain, and share that with the client. "Transparency is a good way to deliver the best value."

#### **SOLUTION**

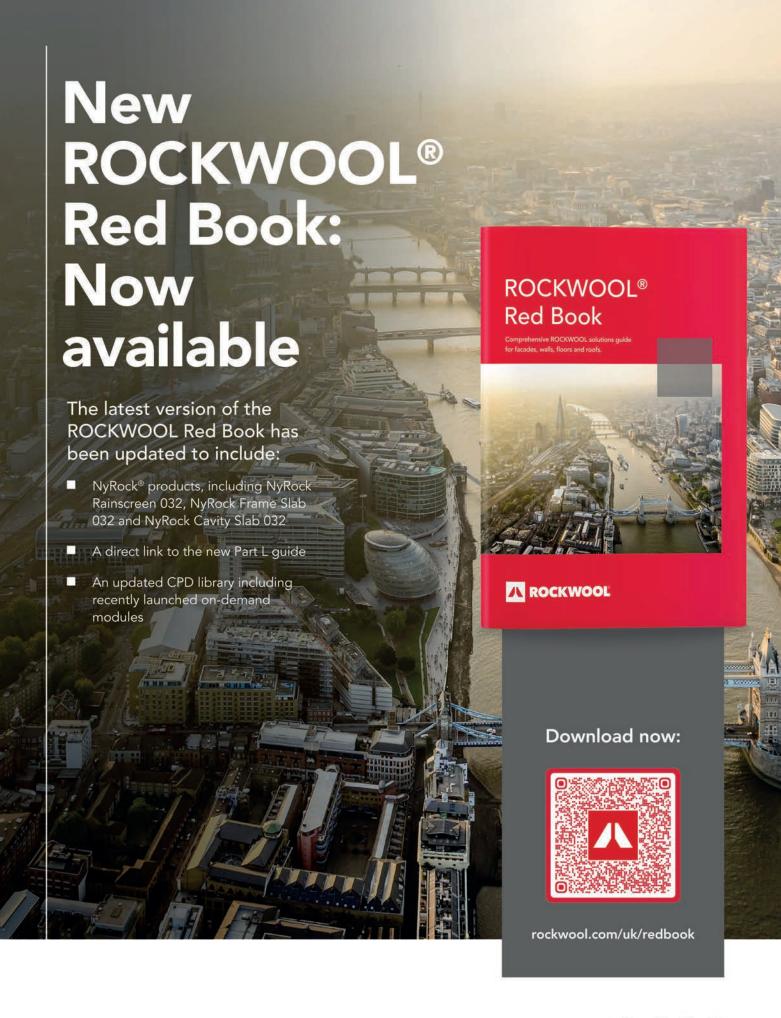
The offsite solution was particularly helpful in combating the site's considerable constraints. The overall site was 2000 m<sup>2</sup>, including an outdated former office used by the British Red Cross which was ultimately demolished. However the building itself was located on a small plot which formerly housed a car park, and Premier Modular's brief required it to "maximise the footprint of the building for housing."

The residents will be living there typically between six and nine months, but it's a permanent building for temporary use for the council.

There's a row of terraced houses adjoining the site, and a church and community buildings, and on the other side is another apartment development. These neighbours were a further factor meaning that a fast volumetric solution, minimising disruption, was a must for the client.

As well as achieving a robust overall result, the team wanted to give the tenants low-cost living, which was a "difficult balance to find," says Meunier. The supply chain relationship between Premier and Claritas was "more of a partnership, approaching it intelligently and going beyond just margins, to show the council we were the best people for this job."

She adds that openness on the scope











of the project was a further key element that made this work, and that Claritas shared a similar approach, that "construction can be different."

#### **OFFSITE BENEFITS**

The project was designed to Cat 1 modular volumetric standards, meaning a fully systemised approach producing full units in the factory to be bolted together – and their services connected – onsite. "Working out what's best for the site is a balance between time, cost and quality control," says Meunier, adding "we always try to maximise volumetric where we can, because that's where we have most control."

As Meunier asserts, the "process-driven" nature of offsite construction allows quality control to be brought to the fore at all stages. She sums up the benefits: "You can check the quality at every turn." Of course, an added benefit is that weather is not an obstacle to time and quality of delivery either.

To accredit its processes, everything Premier Modular does follows ISO9001/14001/5001, and the company also has the now industry-standard BOPAS accreditation. The highly engineered steel-framed volumetric modules are designed for a 60 year life, and each

manufactured unit has its own quality control manager in the factory, checking factors from the alignment of the structure to ensuring the insulation is correctly installed.

The frames are always designed "somewhat bespoke," says Patience. They are "fundamentally a pair of hot-rolled end frames with a cold-rolled floor, wall and ceiling chassis," which they then infill with whatever is required in each case in the factory – in this case light gauge steel wall panels, although they have also used timber in other projects. He says the firm's ethos is to "respond to client requirements rather than try and impose solutions on them."

#### **EFFICIENT SPACES**

The unit encompasses 58 self-contained single-bedded apartments, each with a bathroom and kitchen. There are two accessible apartments, each with a parking space, and eight further non-residential units which are offices relocated from the Red Cross building.

The two concrete cores are linked by external walkways to a traditionally-constructed balcony that is attached to the volumetric modules. The central courtyard forms a communal space with benches that allows tenants to meet,



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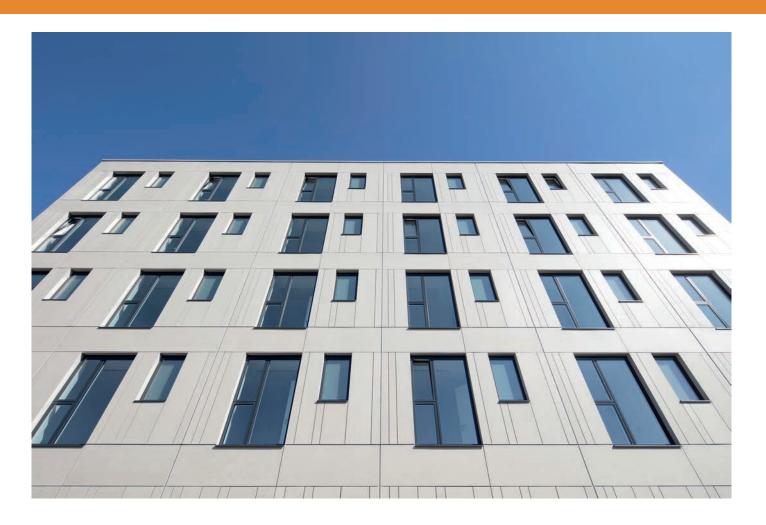








**SCAN ME** 





interact and develop a "vital sense of community," said Premier Modular.

The ground floor also includes a housing management office and a laundry, and adjacent to these are cycle storage as well as refuse stores. Eight of the flats have interconnecting doors, so flexible provision can be made for families, with two bathrooms and kitchens. Bathroom pods were specified for the standard apartments, even though Patience says they offer "potentially less benefit" to Premier as a provider, because they are able to build everything required into the volumetric modules in their factory.

Bedroom windows are full-height, providing good views of the surroundings, and a large amount of the glazing is triple glazed. This was "as much as a response to the site's acoustics as for sustainability," says Patience, adding that it was a further 'red line' within the VE process that couldn't be compromised.

The three and five-storey scheme is finished in a striking palette of colours including a strong terracotta for the balustrades and cladding to the internal courtyard. Offset by subtle slate grey and white to external facades, this warmth complements as well as helps to "rejuvenate" the surrounding locality, says Meunier.

#### CONCLUSION

Premier Modular concludes on the importance of this project for the residents: "There is an urgent need across the UK to find homes for people, who, often through no fault of their own, have become homeless."

"Offsite construction is very well suited to building this type of accommodation. As well as meeting the required standards for quality and sustainability, this construction solution can reduce the completion time to deliver new temporary homes more quickly for people on emergency housing waiting lists.

With fabrication and fitting out of the apartments taking place in a controlled factory environment, offsite manufacturing also achieves a higher and more consistent quality of finish."

Councillor Mark Winn, Cabinet Member for Homelessness and Regulatory Services at Buckinghamshire Council, commented: "This project has increased the number of temporary homes in High Wycombe by 65%, enabling us to meet the growing local need. The new accommodation brings people closer to local amenities as well as other support services. Having visited it, I was pleased to see a modern, light and airy building which is a real step change from the temporary homes we currently have in the area."

#### Offering single, double pocket door systems



**ECLISSE** pocket doors are the perfect option to create more usable space, increase accessibility, improve flow, and add a touch of class. The door panel is top-hung from a sliding track that allows the door to slide into a cavity in the wall.

They are simple to install and can be used where space is at a premium such as in apartments. They can be used anywhere in the home and are an excellent choice for smaller rooms such as utility rooms, bathrooms and ensuites. "There's no reason not to use pocket door systems. I believe everyone will install them in the future. Even though they're a little more expensive than a hinged door, the benefits are evident to anyone who uses them." Developer - Andrew McMillian, Fountainhead Ventures.

0333 5770828 www.eclisse.co.uk

#### Meadfleet – Delivering Biodiversity Net Gain



Biodiversity Net Gain (BNG) regulations effective from November will affect all new planning applications. Key challenges for the industry include the requirement of 10% biodiversity enhancement and the delivery of this onsite, offsite or via BNG

credits. A minimum of 30-year management and monitoring of these enhancements will be required. With a lifetime adoption model, over 25 years of award-winning open space management experience and BNG trained in-house ecologists, Meadfleet are already delivering the principles of Biodiversity Net Gain across their portfolio and are here to help developers through the process.

01438 890780 enquiries@meadfleet.co.uk



#### Magply makes its mark at Futurebuild

The five foot high flame billowing from a fan unit on the corner of IPP's stand at Futurebuild ensured the 16,000 specifiers who toured the exhibition (Excel London, 5-7th March) were left in little doubt regarding one of the key benefits to its high performance board brand, Magply.

The BBA approved magnesium oxide based alternative to plywood and other panel products is increasingly being specified as an external sheathing for steel and timber frames as well as to form pattresses for the internal fixtures in high rise construction. In fact Magply's excellent weather resistance, pull-out strength and all round robustness are seeing it used in multiple applications including as a render substrate in the most exposed locations. Also on show were the manufacturer's Durawall and Cemgold products, both of which provide consultants and contractors with key performance benefits over the competition. The latter is a multipurpose board produced using Portland cement, high purity silica and cellulose reinforcing fibres. With a Class 0 rating for fire, the 10 and 12mm thick Cemgold sheets typically feature in rainscreen and other cladding build-ups where robustness and fire resistance are paramount.

01621 776252 www.magply.co.uk



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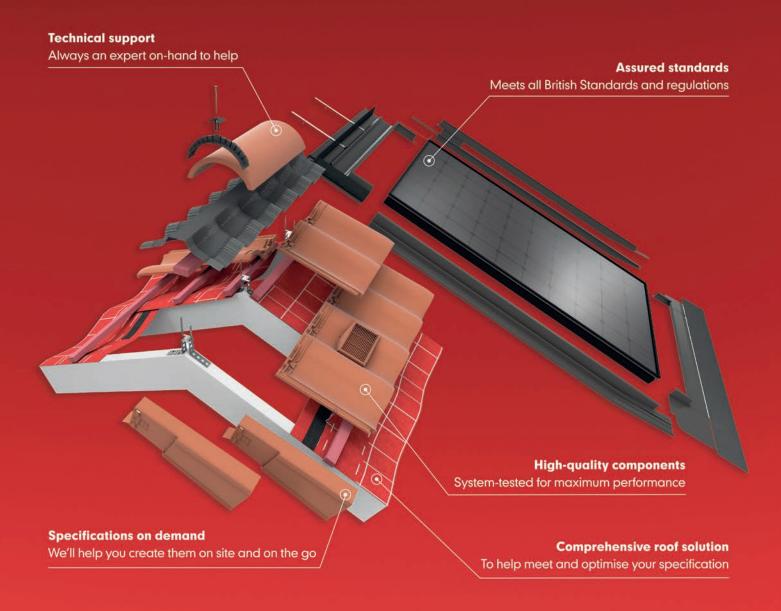
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With all elements brought together from a single source, you can be confident that everything will work together perfectly – and that high performance is all backed up with a 15-year system guarantee. Find your peace of mind.





## HOUSING 2023

#### Scan here to register for your free\* visitor pass today!



#### SHOW PREVIEW

#### 27 - 29 JUNE MANCHESTER CENTRAL

## THE HOME FRONT

**T**hroughout the UK, the housing sector is facing unprecedented challenges. From uncertainty in government funding, incoming new regulations, and the pressing need for more homes, to the equally pressing need to maintain and improve the homes we have while modernising procedures and services to meet the expectations and needs of tenants and residents. And that's without mentioning external pressures such as the continuing cost of living crisis and the pressure on all other public sector services.

That's why, for Housing 2023, we have put together a fantastic programme of content that packs in lots of learning. With an abundance of thought-leaders and expert-thinkers joining us across three days, the event is an opportunity to come together with peers from across the sector to network and innovate. And through all of this, we'll make sure improving professionalism is at the heart of every discussion, to ensure you continue to provide the best outcomes for your tenants and residents.

#### WHY ATTEND HOUSING 2023

Learn from over 150 hours of CPD accredited sessions across six stages on the showfloor – the award-winning Fringe stage, Unlock Net Zero Live stage, Tenant and Resident Engagement stage, Knowledge and Insight stages and PfH Live.

Engage with the Government at Housing 2023 and hear essential updates and guidance from leaders across housing including DESNZ, DLUHC, Homes England and RSH.

Hear from over 450 speakers covering topics including net zero challenge, the cost of living crisis, building safety, affordability, funding, housing delivery, tenant engagement, specialist housing, data, mental health and wellbeing, innovation and much more.

Plus, network with over 8000 housing professionals and find the whole supply chain under one roof, from the main procurement frameworks to government bodies, from development and asset management experts to green home suppliers and engagement specialists, Housing covers the entire supply chainx! Discover a show floor packed with over 350 exhibitors and discover new and innovative solutions that will help you deliver better quality homes.

#### THE HOUSING EXPERIENCE

Housing is not just about the award-winning content, it is an opportunity to meet, share, collaborate and take the opportunities on offer back to your teams and organisations. This year, there are more tangible outcomes and takeaways than ever before, including a programme of events and activities for you and your teams to take part in:

- Celebrating Brunswick: An anniversary tour (26 June) – join our study tour to see the Brunswick Village development showcasing great community spirit, regeneration and extra-care living.
- Women in Housing/Housing Heroes Awards (26 June) - the opening ceremony at Housing 2023. Celebrate the leaders, innovators and changemakers across the sector, shining a light on the incredible work carried out by teams and individuals in the past 12 months.
- Attend the Unlock Net Zero Live Awards (27 June) – recognising and championing progress on the journey to decarbonisation for the UK housing sector and the supply chain that supports it.
- Take part in our charity walk to Castlefield Viaduct (28 June) – details to be confirmed, but keep your diary free, this is one not to be missed and a great chance to give something back to the local community.
- Housing Rocks, charity fundraiser (28 June) - join up to 900 people at Housing Rocks and raise as much for charity as possible. Submit 'bands' for 'rock-a-oke' followed by a true Mancunian DJ!
- Housing jobs fair (29 June) in partnership with GMCA Careers Hub, GM Housing Providers, Manchester City Council, Manchester Evening News, Inside Housing and supported by Cllr Bev Craig, leader, Manchester City Council. For all those looking for a career with purpose, the housing jobs fair will bring together the largest recruiters in the region and those looking for opportunities to join a long term career in a sector that supports local communities.

Housing is the biggest event in the housing calendar and absolutely the place for you and your teams to be. This year, there is a more compelling case than ever before for the industry to attend. In short, Housing 2023 has something for everyone!

Article supplied by Housing 2023







## Complete Window & Door Solution for the Housebuilder & Developer

The Duraflex Diamond Suite is one of the most comprehensive product portfolios on the market.

A versatile and proven window and door system, where exceptional performance combines with stunning aesthetics. Easy to fabricate and install, Duraflex windows and doors offer the perfect solution for the new build and commercial sector.

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## onstruction 2-4 MAY 2023 | EXCEL

#### **SHOW PREVIEW**

2 - 4 May ExCeL, London

## UK CONSTRUCTION VEEK COMES BACK TO LONDON

host of famous faces, interactive demos, new features and ground-breaking products await visitors to the UK's largest event for the built environment, UK Construction Week (UKCW), which makes a welcome return to London's ExCeL from 2-4 May 2023. Registration is now live!

TV architect and education campaigner George Clarke, BBC News business editor Simon Jack, and BBC presenter Victoria Derbyshire are set to chair the Main Stage at UK Construction Week and will join the 25,000+ visitors who will head to UKCW London, which debuted in the capital in 2022. UKCW London is co-located with Concrete Expo and The Offsite Show as well as the UK's premier event for the self-build sector, Grand Designs Live.

With over 10,000 products on display from over 300 exciting exhibitors including Rointe Kingspan, Google, Sevadis, HP, Celsa UK, Houzz Pro, Hanson Plywood and many more, the multi award-winning show attracts a wealth of overseas exhibitors from as far afield as Australia, China, India, Norway, Turkey and the UAE.

UKCW London will also feature sessions and seminars led by industry experts across the show's six stages, as well as a total of 300 speakers, with over 150 hours of CPD seminars available.

#### SHOW HIGHLIGHTS

Highlights of UKCW London 2023 include:

- The ZERO feature, which will include a full-scale build by Natural Building Systems, demonstrating how combining low embodiedcarbon materials with modern construction methods can transform the industry. The ZERO Playbook workshops will enable contributors to share and learn how as an industry we can get to net zero as fast as possible.
- The Culture Change Hub will focus on improving inclusivity within the built environment, wellbeing and mental health, and professional development. Daily programmes will be delivered by The National Federation of

Builders, Building People and The Women in Construction Awards.

- A programme of high-profile thought leadership speakers, including Mark Thurston, CEO of HS2, and Sadie Morgan, co-founding director of dRMM Architects and youngest and only third ever-female president of the Architectural Association, as well as design chair for HS2, and founder of the Quality of Life Foundation.
- An expanded networking zone, allowing visitors more space and time to catch up with colleagues and contacts, with over 20 different networking events planned by partner organisations.
- A new tunnel entrance and easier to navigate floor plan which will allow delegates to pinpoint their areas of interest and plan their time efficiently.

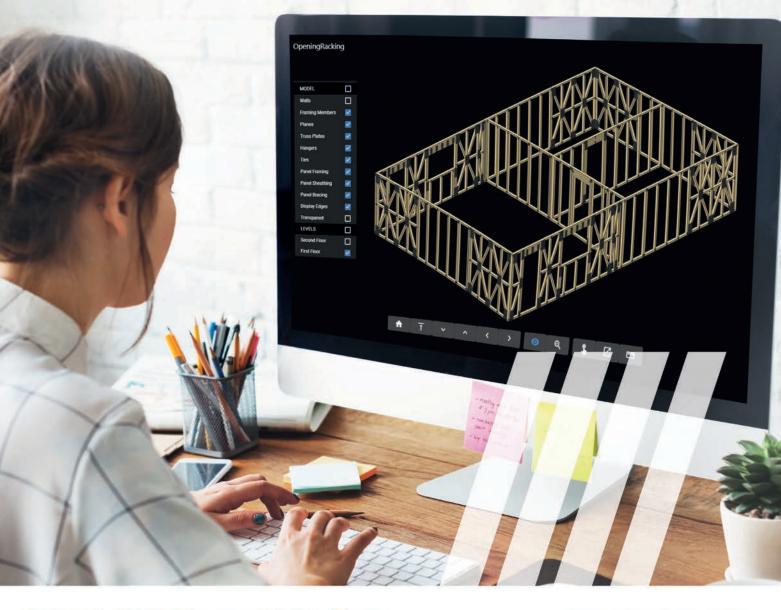
Nathan Garnett, UKCW event director, commented: "UK Construction Week London got off to the best start we could ever have imagined in 2022, and this year's second edition will be bigger and better. The amount of innovation we see at each event is proof this is an industry changing fast, and this May, UKCW at London ExCeL will be the best interactive showcase for a sector that should be optimistic about the future as we continue to embrace culture change."

Scan the QR Code to register for free.



Article supplied by UK Construction Week London

**UKCW LONDON WILL FEATURE SESSIONS AND** SEMINARS LED BY INDUSTRY **EXPERTS ACROSS** THE SHOW'S SIX STAGES











Brands for the offsite industry

# **NEW** Gang-Nail iPanel timber frame software

With the introduction of Gang-Nail's new iPanel software, timber frame panel designers can now take their drafting to the next level. iPanel provides new tools to ensure maximum efficiency and accuracy for timber frame panel designers. iPanel is a robust panel design tool that manages all the information needed to draft, estimate, manufacture and install wall panels.

Using iPanel and STITCHER® in conjunction with ITW Construction Products Offsite's new award-winning Gang-Nail Truss Frame walls, timber frame panel designers can now get a complete panel solution.

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## the Natural Show 2023

#### **SHOW PREVIEW**

6 - 8 June ExCeL, London

## SHOWING HOW TO **BUILD WITH STONE**



any homeowners dream of including natural stone somewhere in the home. Whether it is limestone floors, granite worktops, marble in the bathroom, a sandstone patio or a slate roof, the chances are there will be natural stone somewhere.

Simply put, aesthetically there is nothing that compares to natural stone. The fact that it is resilient and improves with age as it develops a natural patina is part of its attraction.

But it can also help reduce a house's carbon footprint! And now more than ever this is becoming increasingly important, with the Future Homes Standard (FHS) now only two

The Future Homes Standard requires all new homes to be built without gas central heating and to deliver a 75-80% reduction in carbon emissions compared with the current standards. Stone can help...

Natural Stone is simply dug out of the ground as a product ready to be sawn, shaped and polished. There is none of the high energy heating required for the production of materials such as steel and cement, where the heat is still usually produced by burning fuels that put a lot of CO<sub>2</sub> into the atmosphere.

It is true the machines for cutting and shaping stone use electricity, but the electricity is increasingly likely to be renewable, much of it already being produced by photovoltaic cells on the roofs of the stone industry's factories. And although stone does come to the UK from all over the world, it is transported by huge container ships, so the CO<sub>2</sub> per tonne of freight delivered is low.

In use, the thermal mass of stone makes an ideal accompaniment to underfloor or behind tiling heating to make the most of energy from heat pumps. Underfloor heating radiates heat into a room in the same way the sun does, so a comfortable temperature can be achieved with half the heating temperature of wall mounted radiators.

With global warming, as much of a problem in the future will be cooling a building, and here again, the thermal mass of stone has its benefits by helping to keep spaces cool.

Not all stones are the same, though, and choosing the right stone for any particular use is as important as choosing the right product for any other part of your build. To get a handle on stone, there is no quicker or easier way than by visiting the Natural Stone Show at ExCeL London, from 6-8 June.

At the show, you will be able to talk to producers and suppliers of natural stone and if you want to dig a bit deeper, the associated seminar programme will offer more in-depth discussions.

You can plan your visit to the show upfront, and see which seminar sessions might be of interest to you by scanning the QR Code below, where the exhibitors are listed and the seminar programme will be posted.

If you prefer man-made quartz, sintered stone or porcelains, you can visit the Hard Surfaces exhibition that is also being held at ExCeL in conjunction with the Stone Show.

Producers of these products are also working towards net zero to reduce their carbon footprints by using renewable electricity and incorporating recycled materials in their surfaces. The Stone Show even includes some incredible new surfaces from unlikely materials, some still in experimental stages, in its Material District feature, which visitors will find fascinating to explore.

Article supplied by the Natural Stone Show



SIMPLY PUT, **AESTHETICALLY** THERE IS **NOTHING THAT COMPARES TO NATURAL STONE** 





#### Marmox Slicedstone Veneer Sheets on display at the Natural Stone Show

Marmox will be displaying its range of NEW Slicedstone Veneers at the Natural Stone Show, held at the ExCeL, London on the 6th – 8th June on stand G48. For architects and interior designers looking for reliability coupled with visual appeal, the Marmox Slicedstone Veneers range is the perfect solution in areas that need dependable and durable performance. Ideal for bathrooms, wetrooms and any other room in the building or as an external cladding. Slicedstone Veneers are also ideal for coating doors & furniture, including garden furniture. The Sales and Marketing team will be on hand throughout the three days at ExCeL, showcasing all 13 flavours that are currently in the range. Displaying the beautiful colour variations of natural Indian stone, the new Slicedstone Large Format Veneer Sheets are available in three sizes - 1,220 x 610 mm, 2,100 x 1,050 mm & 2,400 x 1,050 mm.

The Marketing Manager for Marmox, Grant Terry, commented: "We at Marmox are very excited by the interest customers have shown in this new product, as well as its many design possibilities. It offers the beauty of natural Indian stone, in a practical, easy to install solution. Weighing just 2.5 - 3.0kg per square metre, they are flexible, easy to cut and they fit well into Marmox UK's growing range of products!"

sales@marmox.co.uk www.marmox.co.uk



#### Wraptite® partners with Hadley Frame for an airtight performance

The Wraptite external air barrier system from the A. Proctor Group has enhanced the performance of a considerate inner city development of retirement living apartments working in partnership with the market leading Hadley Group. The Lichfield's Bonds retirement living development for Pegasus Life consists of three apartment blocks in the heart of the cathedral city. Constructing on a compact site and nestled against local residents and businesses required a sensitive building approach and a considerate program design. An essential requirement for the client was ensuring that traffic was not disrupted and that the project positively contributed to the city. The Wraptite external air barrier system from A. Proctor Group was installed in combination with the innovative, unique prepanelised and fully load-bearing Hadley Frame offsite system, which is ideal for developments of low to medium rise structures. Adam Salt, Business Development Manager of the A. Proctor Group explained, "one of the key benefits of installing the Wraptite air barrier system in the factory for the Hadley Group was minimal on-site disruption. Minimising disruption on site provides significant benefits to local residents, particularly in the case of compact inner city sites like the one at Lichfield."

01250 872 261 www.proctorgroup.com



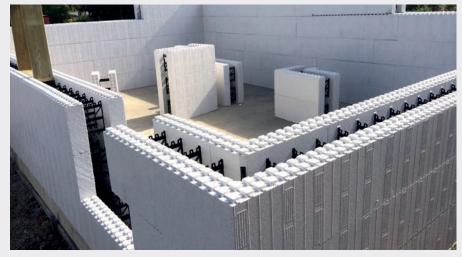
#### Air Tightness and Building Efficiency made easy with THERMOMUR® ICF and Atlas Foundation Systems

Construction Week and find out how to quickly and effectively build air tight houses surpassing current building regs. JACKON by BEWI'S two building systems - JACKODUR® Atlas and THERMOMUR® Insulated Concrete Formwork (ICF) - are revolutionizing UK house construction. This technology is growing at a time when the Future Homes Standard is set to be a key feature of the construction industry going forward, underpinning the green development of the housebuilding market.

isit JACKON by BEWI'S stand at UK

JACKON by BEWI'S building systems help developers meet and surpass the requirements of all the latest regulations, including the recent changes to the Part L regulations, which mean that all new homes must produce 31% less CO<sub>2</sub> emissions, compared to what was acceptable under the previous Part L regulations. This puts the responsibility for achieving improved energy performance on to the developers of new dwellings.

By using THERMOMUR® ICF moulded expanded polystyrene (EPS) to create the formwork and JACKODUR® ATLAS extruded polystyrene (XPS) to create an insulated floor slab, as well as JACKOBOARD® insulated tile backerboard for internal tiling in bathrooms, wetrooms and other areas, developers can ensure that their projects are sustainable and



JACKON by BEWI THERMOMUR® achieves a u-value of 0.15 for walls with no added materials, and the JACKODUR® ATLAS system can be designed to achieve 0.11. ICF integrates insulation materials into the concrete formwork, totally revolutionising the way a house is constructed. As well as being easier and quicker to build, an ICF house provides considerable advantages during the life of a building. The benefits include: dramatically

improved insulation and air tightness leading to reduced expenditure on heating and cooling; excellent acoustic performance; fire resistance; enhanced resilience to flood, extreme weather and seismic activity; rot and vermin resistance; versatility with regard to remodelling; minimal maintenance requirement; mortgage, insurance and planning acceptance.

01204 221089 www.jackon.co.uk



#### LEVATO MONOTM

## Raised access Porcelain paver system

With a vast choice of finishes available for any Design scheme, including larger formats and co-ordinating internal benefits include; high slip resistance & load bearing, fade & wear resistance – so low cost ongoing maintenance. Both of our self-levelling support pedestals promote a fast cost-effective installation process for use on delicate waterproofing or covering tired slabs. The tilting head adjustment compensates slopes up to 5% even with multiple falls. If a Fire rated pedestal is specified then the FRSL range has Class A1 classification or the SL polypropylene type which have their own key features; secure height locking, non-slip acoustic dampening pads

and large height range (28 to 550mm).

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#### Garador introduces improved garage door range



Garador has introduced a new and improved range of side-hinged garage doors, specifically designed and engineered for modern homes where garages are often used for storing gardening items, bicycles and other tools and equipment. The Garador side-hinged range includes two outward opening

door leaves with a lever handle plus an upgraded 2-point locking system for extra security. They come pre-framed for a quick installation and are available in a wide range of designs, colours and materials.

01935 443722 www.garador.co.uk

#### The Impacts of the Amended Parts L & F



As of 15th June 2022, new homes starting construction must produce at least 31% less carbon than under the previous regulations, legislated under changes to Part L and F of the Building Regulations. Intended to perform as a stepping stone towards the wider Future Homes Standard, the new Building Regulations will eventually evolve to a target of 75% less carbon by 2025, and net zero by 2050. In this research, Housebuilder & Developer intends to find out

how their readers are adapting to these changes, how well these and future changes are understood, and the impacts they will have on their businesses. Request your free copy of the report today.

https://bit.ly/3z4sLmD



#### Yeoman Rainguard launches new brochures

Yeoman Rainguard, renowned throughout the industry for the manufacturer, supply, and installation of quality rainwater products, has launched two new product brochures.

The aluminium brochure showcases the highly commended XL and SL range of Aluminium gutters and downpipes and introduces, new to the market, Yeoman Rainguard Aluminium Flush Fit Downpipes and Aluminium Security Downpipes. Another new addition is the Squareline range of Aluminium Fascia Soffits, Copings, and Cills, already proving popular in the commercial market.

Yeoman Rainguard's Heritage brochure contains a wide choice of systems and materials that perfectly suit heritage and listed building renovation projects and those that prefer the more traditional feel. A printed version of the new brochures are available on request or can be downloaded from the website.

As always Yeoman Rainguard takes great pride in the expertise gained over 40 years in the market and customer services provided, such as free site surveys and samples, help clients make the right choice of rainwater systems for their construction projects.

0113 279 5854 www.rainguard.co.uk

#### Senior expands its work in the capital

y increasing its UK manufacturing capacity and building on its strong partnerships within the supply chain, Senior Architectural Systems has seen an increase in work secured across London and the South East.

The UK's largest privately owned aluminium fenestration systems manufacturer has recently invested in both its manufacturing and storage facilities to increase production and better meet demand for its thermally-efficient and Part L compliant aluminium windows, doors and curtain walling. As a nationwide supplier, Senior is taking on larger and more complex jobs, including several mixed-use developments in London.



One recent project that Senior provided the full aluminium fenestration package for is the Royal Arsenal Riverside residential development in Woolwich, with the manufacturer working alongside supply chain partner Soundcraft for Berkeley Homes. Senior's products were also installed by Soundcraft on Berkeley Homes' large scale mixed use Kidbrooke Village scheme in Greenwich.

Senior's growing presence in the London market has seen the manufacturer supply its aluminium fenestration products for both large contracts and smaller bespoke applications, such as the new Lidl store at The Waterline development, formerly known as Minavil House, in Alperton. Here Senior's thermally-enhanced SF52 aluminium curtain wall system has been used to create the stylish facade design which incorporates feature fins and sloped glazing elements.

Working on a bigger scale, Senior is currently involved in a new mixed-used regeneration scheme which is being developed on the former Homebase and B & Q retail site on Swandon Way in Wandsworth. This complex contract for Vistry Partnerships, which is currently on site, has required Senior to provide detailed technical support to ensure that the specified products can successfully meet the required U-values and acoustic requirements. Senior is also working closely with the glazing supplier to conduct the necessary tests and meet the strict G-values to reduce overheating and solar gain across the multi-storey, residential led



mixed use development.

As part of Senior's commitment to providing specification support to its customers on a regional level, the company's team of architectural advisors is on hand to provide assistance both on and off site.

For more information about Senior's work in London and the South East, or to discuss your individual project's fenestration requirements, please contact Jon Molton on 07843817490 or via email at jonm@sasmail.co.uk

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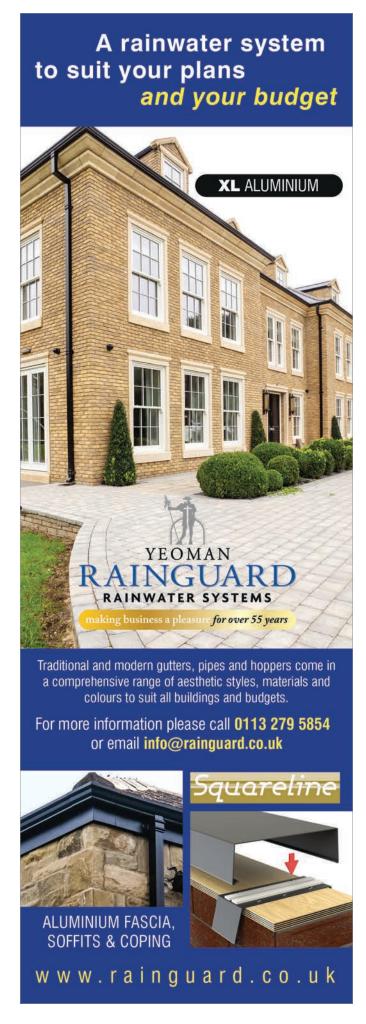
## MaxiCharger

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- Compact and stylish design
- ✓ PME device built-in
- Easy to install and configure
- Free-to-use app for the occupier
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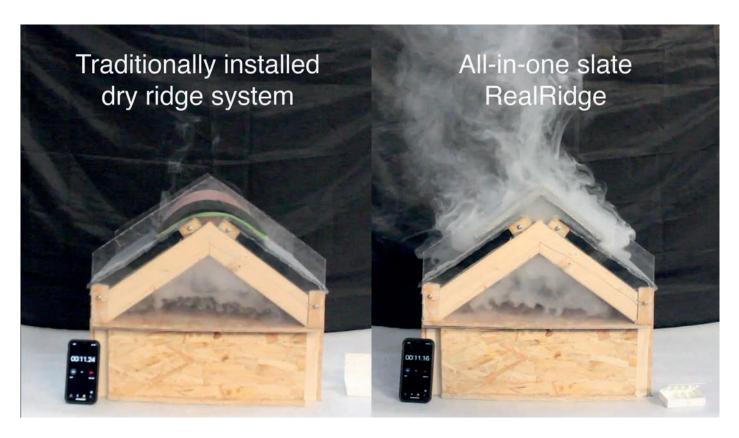
\*On orders placed before 1pm

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## THE CHANGING FACE OF ROOFING

Stephen Makin of Mayan Roofing Systems discusses the changes at the forefront of roofing development which are helping specifiers drive building performance



espite advancements in technology and construction materials, the methods and practices of pitched roofing have remained relatively unchanged over the years, as traditional techniques and materials have proven to be effective and reliable.

Over the years many changes have involved the imposition of regulations to set quality standards, such as wind uplift for membranes, the quality of roofing battens and the introduction of BS 8612 that regulates dry fix verge and ridge systems.

However, considerable recent changes to regulations will dramatically change the face of pitched roofing moving forward. The significant increase in the conservation of fuel and power regulations (Part L) as well as the new Building Safety Act 2022 (in light of Grenfell) are set to bring about the most dramatic changes to the way roofs are installed in the future.

Since June 2022 all new homes now

must reduce CO<sub>2</sub> emissions by 31%. This dramatic increase in efficiency can only be met through substantial design changes such as passive style details and the use of built-up structures (to eliminate thermal bridges) or by using products such as SIPs

Alternatively, inefficiencies can be offset by using products with a lower carbon footprint or by installing solar energy systems. These changes, alongside the energy crisis, have re-ignited the solar PV market. Without consideration to future changes, few doubt that solar PV is set to be an integral part of the roofing industry.

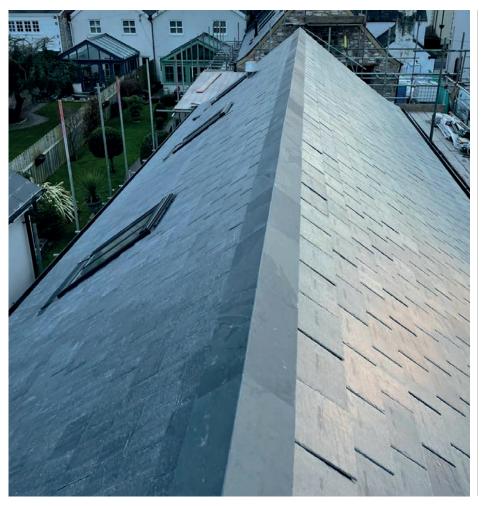
The further increases in the requirement for insulation will provide an even greater need to properly ventilate the home, and in particular the roof space. Breather membranes have a limited capability to ventilate; established and shown in their Moisture Vapour Transfer Rate (MVTR) on their Declaration of Performance (DoP). 'Free air ventilation' provides the best method of releasing

moist air that is trapped in the roof space. High level, 'free air' ridge systems have been shown to perform dramatically better than low cost woven polyester systems to provide sufficient ventilation for modern homes.

#### **TESTING HIGH LEVEL VENTILATION** CAPACITY OF DRY RIDGE SYSTEMS

Introduced in July 2021, the Building Safety Act 2022 became law in April 2023 in conjunction with The Fire Safety Regulations 2022 that became law in January 2023. This legislation will introduce duties and responsibilities that a 'Responsible Person' (landlord, manager, specifier, designer etc) must ensure that a building is constructed using the appropriate materials and properly assessed for fire safety. This responsible person must establish a 'Golden Thread' of data and information about the building that will be permanently stored electronically for the life of the building.

The consequences of failure to comply



# THE METHODS AND PRACTICES OF PITCHED ROOFING HAVE REMAINED RELATIVELY UNCHANGED OVER THE YEARS

with these changes are severe, with unlimited fines and custodial sentences.

The requirement to ensure fire safety will place a much greater emphasis on the types of materials used in roofing as well as installation methods and the correct installation of any additional systems such as party walls and fire prevention systems. All products that are used should be compliant and be able to provide the appropriate documentation (DoP) or testing certificates that will be used to form the Golden Thread. With an emphasis being placed upon the very important requirement of establishing the document trail, it will be considerably harder for contractors to change a design specification without first complying, and then altering the paper trail that is now legally required.

Stephen Makin is technical consultant at Mayan Roofing Systems



## A. Proctor Group introduces new U-value calculator and members area

he A. Proctor Group, synonymous with technically advanced thermal, airtightness and condensation control membrane solutions for the construction industry, has introduced a new online U-value calculator, Condensation Risk Analysis and members area with an impressive range of technical support available to architects, contractors, and customers.

The changes to 'Conservation of fuel and power: Approved Document L', which came into effect in June 2022, are intended to increase further the standards for the energy performance of new and existing buildings. In addition to the focus on the target of reducing carbon emissions, further performance improvements impact the approach to airtightness, thermal bridging, and insulation.

#### **NEW U-VALUE ASSESSMENT TOOL**

To assist architects, designers, developers, and contractors to accurately carry out assessments to ensure compliance with the latest requirements of the Part L building regulations the A. Proctor Group has introduced dedicated U-value and Condensation Risk Analysis software that will help. The software is an essential online tool for meeting the new standards and improving the energy performance of new and existing buildings.

U-value calculations are carried out in

accordance with BRE443:Conventions for U-value Calculations and can be submitted with your building control applications to demonstrate compliance. The key features of the U-value and Condensation Risk Analysis tool are detailed below.

#### **FEATURES**

- U-values calculated to BS6946 2017 including Annex C (Surface Resistances), Annex D.1 & D.2 (Thermal Resistance of Airspaces), Annex F (Correction to thermal transmittance).
- U-values calculated to ISO 13370 2017 -Thermal performance of buildings - Heat transfer via the ground.
- U-values for light steel-frame construction calculated to BRE Digest 465.
- Condensation Risk Analysis calculated to ISO 13788 (Glaser method), supporting infinite condensation planes. Automated external environment corrections for Suspended Floors & Slab on Ground Floor element types.
- Postcode Specific Climate Data The condensation risk will be calculated based on up to date (pulled at time of project creation) 20-year average temperature & humidity data for the project's postcode. Local climate data is a requirement of both BS5250 & ISO 13788.



- Print full project to PDF.
- Custom air layers with low emissivity and ventilation.
- · Custom fixing profiles.
- Adjustable return periods, external and internal environments.

#### **NEW MEMBERS AREA**

In addition to this new assessment tool, a new Members Area has been introduced to the A. Proctor Group website that enables architects, designers, contractors, and clients to access a comprehensive range of technical resources. Registered members will have access to highquality webinars on critical topics, with personalised CPD certification for each. A full suite of brochures and product documents including technical properties and characteristics is available for download from the Members Area.

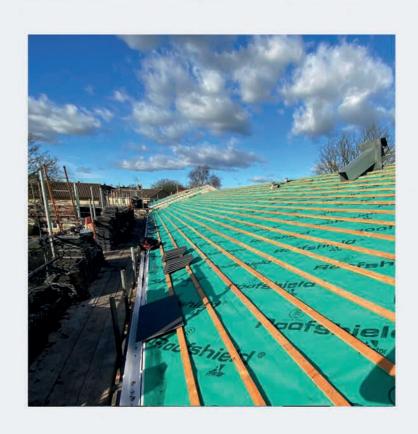
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#### PRODUCTS IN FOCUS





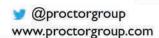


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development project, but we're also here to help you pick the right solution for your build while maximising your profits. Contact us today to learn more about our financing options and let us help you achieve your goals.

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#### The versatile 'Elite' retractable ladder



For 20 years, the 'Elite' retractable ladder remains one of Premier Loft Ladders most popular products. The reason is simple its versatility. The industry-proven, heavyduty retractable ladder is supplied without a hatch. It also features a sophisticated counter-balance system that makes it very easy to use. As such, the Elite can be used in a wide range of projects and applications. In fact, it is so versatile that one has even

been used on a small cargo aircraft. Visit Premier Loft Ladders website to learn more about the Elite.

0345 9000 195 www.premierloftladders.co.uk/elite

#### **Building Safety Into Law**



Five years after the Grenfell Tower tragedy, the Government introduced the Building Safety Bill, to attempt to address many of the construction industry issues which have been blamed for the devastating fire. While the Bill was progressing through Parliament, Housebuilder & Developer conducted a survey of its audience on their knowledge of, and opinions of, the changes it brings. The results contain a variety of sometimes concerning findings,

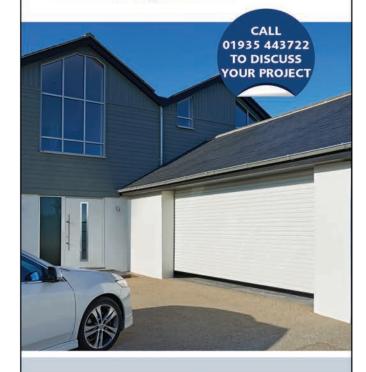
such as on the lack of information currently received from the Government on the Bill/Act. The Industry Viewfinder white paper report is a unique insight into housebuilders' readiness to tackle the new safety regime, and safeguard future developments. Request your free copy in the link below.

https://bit.ly/3M7ZZqx



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### **Unfinished Project Funding**



## Do you need funding to complete your current Housing Project or to simply refinance your completed scheme?

It is not uncommon for developers such as yourself to require funding to finish a 'part built' housing scheme or to refinance an already completed development. This typically happens for the following reasons.

- 1. You have run out of time with your existing lender and they don't wish to extend the loan
- 2. Your existing lender is looking to charge exorbitant finance costs for extending your loan facility with them
- 3. Like everyone else, your construction costs have increased substantially from your initial budget and your existing lender will not fund them
- 4. You may have completed the development but want to refinance it to raise funds

Whatever the reason, if you find yourself needing extra funding then we can probably assist you.

We are brokers of development finance and specialise solely in sourcing finance for the Property Developer / Housebuilder.

## MAKE A SHARP EXIT

If a particular development isn't proceeding as planned, a developer exit loan could get you back on track. Roma Finance's Steve Smith explains what the loans entail and how they could help you.

Thether you're a first-time developer or highly experienced, you'll know that property developments don't always run smoothly.

From unforeseen delays impacting your timeline to increasing costs, it's not always possible to complete the project and redeem your original loan on time.

But what happens when your lender can't offer you 'forbearance,' and an extension? And what happens if you're using your own money, and it simply runs out before you can complete your project.

This is when developer exit finance could save your project.

#### WHAT IS IT?

A developer exit loan is used when a borrower needs more funds to finish their project.

This could be because your original funder has pulled the plug on your finance before you have finished the build, or you are self-funding and have run out of money part-way through.

#### WHICH LENDERS OFFER IT?

You may not have heard of developer exit finance because not every property finance lender offers it.

It tends to be provided by lenders with more flexible and diverse funding lines, which allows them to support a wider range of borrower circumstances.

These loans are also usually provided by lenders with strong expertise in the development sector, rather than pure 'bridging-only' lenders.

That's because the lender needs to understand how to structure more complex cases and have the development experience to assess the build and offer support to complete it.

#### WHO USES DEVELOPMENT EXIT LOANS?

They can be first-time developers who don't have experience with how long

A DEVELOPER EXIT LOAN
PROVIDES EXTRA MONEY,
EXTRA TIME, OR BOTH, SO
YOU CAN FINISH A PROJECT



builds can take. This has been more prevalent over the last few years, where we've seen long delays in sourcing materials and a higher number of builders being off sick through the pandemic and beyond.

However, it's important to know that these loans are also required by very experienced developers. Sometimes things go wrong through no fault of your own – bad weather halts progress, or the cost of materials spirals after the original estimates; many other unforeseen issues can crop up.

There is also the simple benefit of switching to developer exit finance to finish off the build cheaper.

The wider factors impacting the development sector and causing potential delays include Covid, Brexit and the war in Ukraine, alongside high inflation. There are still delays in getting materials, and huge fluctuations in costs that make it difficult for even the most experienced builders and developers to estimate correctly.

#### WHY IS IT USED?

A developer exit loan is used to provide extra money, extra time, or both, enabling

you to finish the project.

The end goal is to complete the development so you can exit the loan and still make some profit.

Whether the project has fallen off track because the original funder was too relaxed and didn't build in a sufficient contingency, events occurred out of everyone's control, or you've made a miscalculation, you can still find help.

We have seen a 50% rise in developer exit loan business in the last year. This is mainly because people have run out of their own funds but also because the original lender cannot extend the term if the project isn't completed (sometimes their funder won't let them).

#### IS IT WIND & WATERTIGHT?

If the property is wind and watertight, a developer exit loan is straightforward, with minimal risk. It works like a standard bridging loan and can be available at the same rates and terms, with up to 75% loan to value. That's because the property has already been built and valuations at this stage are very accurate.

If the property is not wind and watertight, it's more complicated, but



#### **WE HAVE SEEN A 50% RISE IN DEVELOPER EXIT LOAN BUSINESS IN THE LAST YEAR**

some lenders can still help. This sort of case would sit within providers developer funding range and requires more bespoke underwriting and development expertise. But it's still possible.

If you're worried that you can't complete your project and need to extend your borrowing, a developer exit loan could be the answer you are looking for.

It will allow you to get back on track, rescue your development project and still allow you to create wealth.

Steve Smith is sales director at Roma Finance

#### FIVE KEY TAKEAWAYS ON DEVELOPER EXIT LOANS

- 1. Developer exit loans can save your project if you run out of funds, or if your original loan term is up and your lender can't or won't extend it.
- 2. Your project may have gone off track for a wide range of reasons, many of which could be out of your control.
- If the build is already wind and watertight, getting a developer exit loan should be straightforward. Even if it isn't, it's possible for a lender to structure a new funding deal for you.
- A loan can give you additional time and funds to complete the project, pay off the loan and still potentially make a profit.
- Not all bridging lenders offer developer exit loans. They tend to be offered by those with specific development expertise and multiple funding lines.

### **BLG**

#### DEVELOPMENT FINANCE FROM BLG

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\*British Business Bank's eligibility criteria to be met for projects supported by the Recovery Loan Scheme across all funding types





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If you've found your next project, but still waiting for the sale of your previous one, we can help ensure you don't miss out.

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Experience Beyond Finance

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#### **Avonmouth Headwalls**



Althon have recently supplied several of their precast concrete headwalls fitted with Kee Klamp® handrails and a mesh infill.

The mesh infill helps to provide extra security in the handrail and Althon can add this to any of their existing galvanised handrail options.

For more information on the different types of headwalls Althon offer please visit their website, email or call and they will be happy to help.

01603 488700 www.althon.co.uk/products/headwalls

#### X-size Sanifos pumps for large buildings



The Sanifos 1600/2100/3100 underground lifting stations from Saniflo can be tailor-made to any projects' requirements. With over 90 configurations possible, there is an option to efficiently discharge black and grey water waste from any domestic and commercial application, whether one large public building or several smaller buildings. Three differing tank sizes hold 1,300, 1,600 or 3,100 litres respectively and can be specified with either

one or two cast iron Sanipump displacement pumps in single-phase or three-phase and in five power options. When twin pumps are chosen, these operate alternately to ensure continuity of service. In the unlikely event that one fails, the other will take over its operation. Installed below ground near the building they service, these Sanifos pumps lift waste water to sewage level.

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The latest addition to REHAU's Rio
Flush fit range comes the introduction
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Available as a single open-out door and
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This brand new door range with its appealing bespoke look, also provides the durability, outstanding energy efficiency and security benefits which is already associated with the Rio flush fit window frames. Get in touch today to find out more.

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# FUTUREPROOF YOUR FOUNDATIONS

The NHBC's Richard Smith shares some of the key learnings from its latest report, which looks at how to future proof foundations against climate change.

The NHBC Foundation is committed to providing high quality research and practical guidance to support the house-building industry, with particular focus on the challenges faced by the modern developer. As climate change continues to be of interest across all sectors, the NHBC Foundation identified new homes foundationsplanning for climate resilience as a key concern for the sector.

The Foundation Solutions report 'Future Proofing Against Climate Change' explores the increasingly important issue of foundation design in housebuilding and its application in making new homes more resilient to the effects of extreme weather caused by climate change. The report concentrates on challenges in three important areas:

- highlighting potential risk factors associated with climate change
- recognising government policies aimed at promoting an increase in tree/canopy cover within new developments
- understanding the carbon footprint of foundation systems and how these can be assessed and reduced.

Building Foundation Solutions – Future Proofing Against Climate Change provides an overview of what we currently know, including relevant legislation and policy drivers for change, the major risks to building structures and their foundations from climate effects and, of course, how to mitigate them.

#### UNDERSTANDING THE RISK OF CLIMATE CHANGE TO FOUNDATIONS

Foundation planning is a vital aspect of any build and getting this right contributes to the integrity, resilience and longevity of a new home.

In June 2021 the UK Climate Change Committee published a report titled 'Independent Assessment of UK Climate Risk' which looked at climate change risks and opportunities in the UK, alongside statutory adaptation advice for the UK government. It concluded, for a 2°C increase by 2100, annual damage from flooding for non-residential properties



## FOUNDATION PLANNING IS A VITAL ASPECT OF ANY BUILD AND GETTING THIS RIGHT CONTRIBUTES TO THE INTEGRITY, RESILIENCE AND LONGEVITY OF A NEW HOME

across the UK is expected to increase by 27% by 2050 and 40% by 2080. For a 4°C increase, this rises to 44% and 75% respectively over the same timescales.

In addition, 'risks to building fabric' are identified in the same report as one of 20 risks assessed as requiring further investigation at a UK-wide level. The magnitude of the risks to building fabric are categorised as 'High' (defined as hundreds of millions of pounds per annum) in the 2050s and 'Very High' (defined as over £1bn per annum) in the 2080s. These sobering predictions alone should be enough for developers to consider the long-term viability of the homes being built considering climate change and were key factors in the NHBC Foundation identifying foundation design as a significant area of interest.

#### THE IMPACT OF TREE/CANOPY COVER

Tree canopy, which includes the area of leaves, branches and stems of trees, is not

necessarily an immediate consideration when it comes to the design of housing foundations.

Although both newly planted and established trees pose direct and indirect risks to building foundations, trees are often a welcome inclusion in a development for both environmental and aesthetic reasons. Developers should also be considering the wider impact increased canopy cover can have as research suggests even moderate increases in canopy cover within cities can aid adaptation to the adverse effects projected under a changing climate.

Correctly managed trees contribute to the planning, design and organisation of sustainable, resilient landscapes, as they help make developments safer and more attractive. However, the impacts of increasing canopy cover on building foundations need to be considered as canopy cover within new development layouts should be designed to ensure



space for future growth of roots, stems and canopies to maturity, mitigating risk of direct contact to structures, causing obstruction of access, light or nuisance as noted in BS 5837:2012 the aim should be to "achieve a harmonious relationship between trees and structures that can be sustained in the long term."

#### REDUCING THE CARBON FOOTPRINT

The first step in being able to reduce the carbon footprint of foundation systems is to recognise that foundations represent a substantial component of carbon

emissions relating to construction and can therefore make a significant impact in the drive towards net zero.

The Building Foundation Solutions report examines the range of low carbon foundation solutions that are currently available, including the use of lower carbon cement products or alternatives to cement that could result in a carbon reduction of up to 50% compared to standard concrete. Reducing carbon within foundations can be achieved in a variety of other ways, including using Modern Methods of Construction (MMC),

the increased use of timber both in the substructure and superstructure, as well as potentially retaining and reusing existing foundations where appropriate.

The report also looks at the interactions between low carbon design, construction solutions and climate change resilience. And, to help illustrate the issues and solutions covered, case studies are included throughout.

The report is available to download for free now from NHBC Foundations website or by scanning this code:



Richard Smith is head of standards, research and technical competency at NHBC



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#### Designed with personalisation in mind



The new iRange Slimline range, from Charlton and Jenrick, takes the format of the extremely successful iRange Deep fires, but with a slimmer form factor. There are six models to choose from, ranging from 560 mm to 2,000 mm across, providing an option for every home. Media wall, feature wall, and fireplace installations are

all possible with this range. The iRange Slimline range has three different flame colours, nine different fuel bed colours, and optional LED lighting with thirteen colours. There is also app control, enhancing the usability of the fire and allowing you to create your own fire pre-sets.

01952 200 444 www.charltonandjenrick.co.uk

#### Domus at Specifi Mechanical Services events



Domus Ventilation will be exhibiting at Specifi Mechanical Services events throughout the UK and Ireland in 2023, working with specifiers to identify effective ventilation solutions for their projects. Russell Beardsworth, Domus Ventilation's Specification Sales Manager who will be attending the Specifi shows, comments: "We take a different approach to specification,

working closely with specifiers on the ventilation system as a whole, not just selling product. We examine the project and recommend a ventilation system solution. Ultimately, it's about right product, right environment."

www.domusventilation.co.uk

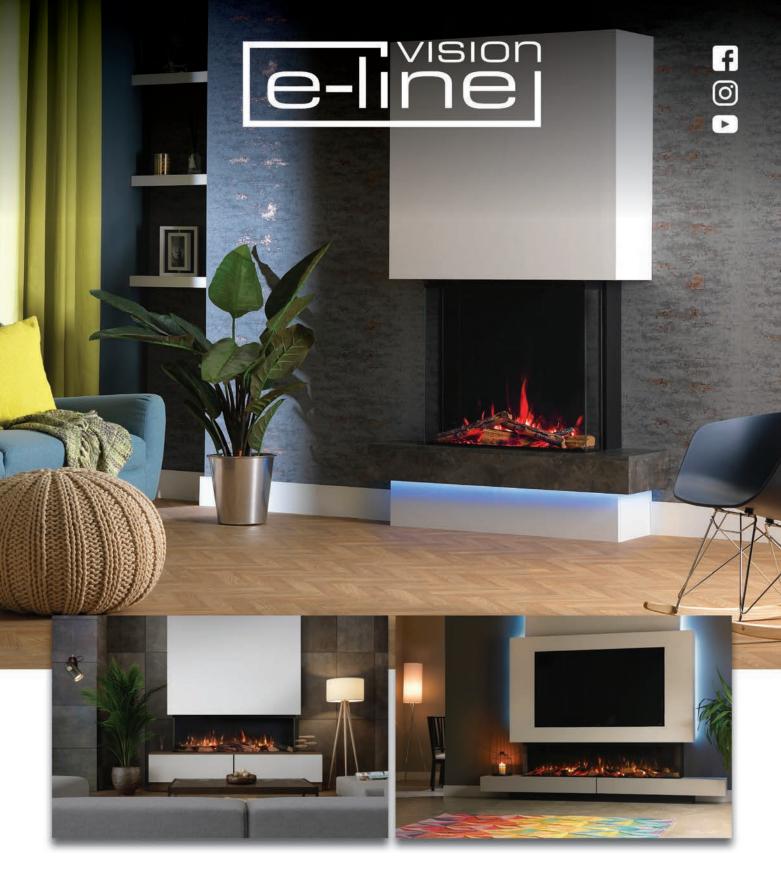


#### New LowBoard 2 underfloor heating overlay: Thin just got thinner

OMNIE, an award-winning UK underfloor heating specialist, has launched a new, low profile, overlay panel, LowBoard 2, the latest upgrade to its industry-leading LowBoard panel which transformed the overlay market when it was launched in 2012. LowBoard 2 consists of routed lower and upper panels with a combined profile of just 18 mm, making it the thinnest overlay system on the market. Its predecessor, LowBoard, had a lower panel profile of 15 mm but, like other overlays, LowBoard also required a ply upper layer which can add at least 6 mm to its overall depth. LowBoard 2 is quick and easy to install and offers outstanding heat performance thanks to its innovative design. It has a 15% higher heat output than its predecessor and a 40% higher heat output than other unfoiled low build-up systems or alternative overlay solutions. "We're very excited by how LowBoard 2 could help transform home heating and the requirement for low-carbon energy systems in the future," says Brendan Hourican, Managing Director at OMNIE. "It's important that heat pump performance is optimised if we're to see its widespread uptake across the UK. This will help ensure that running costs are kept low and that homes are comfortably warm in winter."

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#### Ventilation for the built environment



**Vectaire** now has two sizes of Purge-Boxes designed for rapid purge ventilation (required by Building Regulations, Part F 2010, Appendix B). They are powerful, low energy solutions to creating a healthier ambient removing humidity, pollutants, and stale odours QUICKLY,

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01494 522333 www.vectaire.co.uk

#### Nautical Navy elegance from Keller



Keller Kitchens has embraced the freedom of the seas with a new Nautical Navy scheme. The island in navy blue, combined with the tall wall units in the new Ribbonwood grooved veneer in warm walnut, give the design contrast while the T-shape of the composite top

complements the layout of the open units in the rear wall. The wine cabinet in smoked glass with LED lighting, and appliances, provides the luxurious finishing touch. Keller is well known for offering the widest range of colours (2,050 NCS) and finishes in the kitchen furniture market – along with a vast range of cabinet options, all produced by the most sustainable means possible. The company is proud to be a Carbon Neutral kitchen manufacturer since 2017 and is now on the way to becoming Carbon Negative.

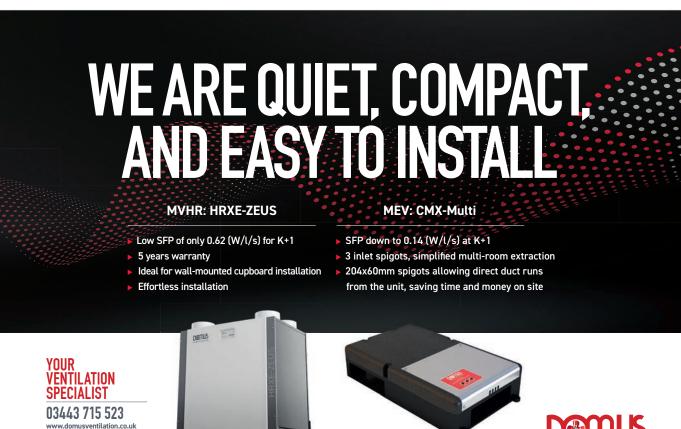
www.kellerkitchens.com



#### Housebuilder specifying Marmox Showerlay<sup>360</sup> across its developments

A Kent based housebuilder has specified the versatile Showerlay<sup>360</sup> trays for its latest development, located near Tunbridge Wells in the Weald, continuing to employ a design solution which has featured across many of its timber framed and traditionally built properties in recent years. Maidstone based Clarendon Homes is currently nearing completion on nine high specification private homes – together with five affordable homes for a major social housing provider – on a site in the town of Cranbrook. The work is making use of both the 1,500 x 800 mm and 1,850 x 900 mm Showerlay bases, together with the manufacturer's infinitely adjustable, 360 degree outlets, as the housebuilder's own plumbers fit out the master en-suites and main bathrooms; with the design of the trays creating the necessary falls within the shower enclosures. The 3600 swivelling outlets can be aligned at any angle for total flexibility in the positioning of the waste connection, simplifying the installation for both new-build and refurbishment applications, while being compliant with all relevant standards. Showerlay can be installed over timber or concrete sub-floors and, as with other trays in the **Marmox** range, are often used in combination with the company's widely specified Multiboard panels.

01634 835290 www.marmox.co.uk



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2 | CONCEPT



























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# MANAGE MOISTURE & AVOID FLOOR FAILURE

Excess subfloor moisture causes floor failure and costly delays to projects. Stephen Boulton of F Ball & Co provides some crucial advice for developers to help them guard against the problem when installing floorcoverings.



Digital hygrometers are affixed to the subfloor at regular intervals to accurately measure subfloor relative humidity (RH) levels



Application of a liquid waterproof surface membrane with a roller



A fast-track liquid waterproof surface membrane can be used to create a barrier against residual construction moisture where relative humidity levels are up to 95%

Inchecked subfloor moisture, whether residual construction moisture or rising damp, can attack flooring adhesives and floorcoverings, causing wood to warp and damaging textile floorcoverings by promoting mould and bacterial growth. Not only can this ruin the finished appearance of a flooring installation, but it can potentially cause floorcoverings to de-bond, resulting in complete floor failure, and present a health hazard.

Technical service departments frequently receive enquiries from contractors who have been contacted to rectify a recent flooring installation where floorcoverings have begun to lift as a result of unmanaged excess subfloor moisture.

To prevent floor failure due to excess subfloor moisture, it is important to take time to determine subfloor moisture levels and deploy an appropriate moisture

management solution, where necessary, prior to installing floorcoverings.

#### **TESTING**

It is recommended that a moisture test is undertaken as part of any flooring installation, having first prepared the subfloor so that it is suitably smooth, sound and free of contaminants. If the subfloor Relative Humidity (RH) levels exceed 75% (65% if wood floorcoverings are to be installed), a moisture management solution will be required to prevent excess subfloor moisture attacking adhesives and damaging floorcoverings.

A quick, non-intrusive way to identify the presence of subfloor moisture is to use a handheld radio frequency moisture meter. If the device indicates the presence of moisture in the subfloor, further testing will be required to determine the precise subfloor relative humidity levels and if a moisture management solution is required.

The only method of measuring subfloor relative humidity levels with certainty, and the method advocated by British Standards, is to use a calibrated hygrometer. These devices measure the relative humidity of a small volume of confined air in equilibrium with the subfloor, taking into account the ambient temperature.

The device is affixed to the subfloor using butyl tape to create an airtight seal around the base of the instrument. It is then left for a sufficient amount of time to allow trapped air to reach moisture equilibrium with the screed or base before the unit is switched on. Equilibrium can generally be assumed after leaving the instrument overnight and readings taken four hours apart are identical. It is recommended that multiple digital hygrometers are placed at regular intervals across the entire subfloor area

TO PREVENT FLOOR FAILURE DUE TO EXCESS SUBFLOOR MOISTURE, IT IS IMPORTANT TO TAKE TIME TO DETERMINE SUBFLOOR MOISTURE LEVELS AND DEPLOY AN APPROPRIATE MOISTURE MANAGEMENT SOLUTION



According to F Ball & Co, the only method of measuring subfloor relative humidity levels with certainty – and the method advocated by British Standards – is to use a calibrated hygrometer

to avoid the prospect of localised excess moisture not being detected.

#### WATERPROOF SURFACE MEMBRANES

There are a number of options available to contractors for creating a barrier to protect the floorcovering from high levels of moisture detected within the subfloor.

The application of a liquid waterproof surface membrane is the usual solution for effectively controlling damp. The best-performing epoxy waterproof surface membranes will isolate excess subfloor moisture where relative humidity values are up to 98%, with a single coat

application, which will fully cure in as little as three hours.

Quicker, two-coat, water-based systems are also available that will create an effective barrier against residual construction moisture where relative humidity values are up to 95%. The first coat cures in 15-20 minutes. A further 30 minutes curing time is required for the second coat.

#### AN ALTERNATIVE SOLUTION

An alternative solution for dealing with damp is available for where a waterproof surface membrane cannot be applied. This may be the case where flooring installations are part of a refurbishment project and screeds are contaminated with oil, other chemicals or old adhesive residues. It is also useful in heritage settings where the subfloor must be preserved.

In these situations, a loose-lay isolator membrane can be laid directly onto the subfloor, without the requirement for an adhesive, to provide a barrier to stop excess subfloor moisture causing floor failure.

These membranes typically have nodules on the underside, creating an airspace to allow water vapour to travel to the edge of a room, into a dry wall or ventilated area, where it can safely escape. A wide range of floorcoverings can be adhered to its upper surface. This enables new floors to be installed and easily removed at a later date, allowing buildings to be returned to their original state and offering a solution for temporary flooring installations.

#### **NEXT STEPS**

When a suitable moisture management solution is in place, contractors can proceed with preparing the subfloor for the installation of new floorcoverings. Where an isolator membrane has not been used, this should include the application of a levelling compound to create a perfectly smooth base for the receipt of floorcoverings, remembering to prime beforehand if necessary.

Contractors can proceed to install floorcoverings using an appropriate adhesive once the levelling compound has cured. At this stage, the compatibility of particular floorcoverings and adhesives should be checked to further ensure against floor failure. To do this, contractors can consult the adhesive manufacturer's Recommended Adhesives Guide or see the floorcovering manufacturers' instructions.

Stephen Boulton is technical service manager at F Ball & Co



## The Root of Easy Bathroom Design from VitrA

itrA's Root collection offers a wide range of product sizes and styles in mix-and-match colour and wood unit combinations with complementing handle styles, Root brassware and the choice of three washbasins to suit.

Root brassware and furniture combine to create one of the market's most flexible and customisable bathroom collections. The range comprises three key furniture designs: flat, groove and classic. Flat – a simple style for those with a minimalist taste; Groove - a contemporary option with a panelled style; and





Classic - a modern take on shaker design. The furniture joins the recently launched brassware collections Root Round and Root Square, available in five colours (chrome, brushed nickel, copper, matt black and gold) across the array of basin, bath, and shower mixers.

The Root furniture units are available in seventeen assorted colours with three types of finish – gloss, matt, or wood. Colours include white, anthracite, Sahara beige, pearl grey, dark blue, fjord green, etc. Handle options include matt black, chrome and matt white, with two distinct styles to suit the different furniture designs. The wood options include walnut and natural oak finishes.

Straight-forward design, soft lines and smooth surfaces keep cabinet surfaces dirt-free and easy to clean. To help designers, VitrA has developed the Root Configurator. This online tool allows users to experiment with various styles, colour finishes and sizes to find the perfect bathroom design. In addition to the washbasin units, the tool includes the taps and additional storage units available to enable users to design their whole bathroom space. The Root Configurator can be accessed here VitrA Root Configurator.

01235 750990 rootconfigurator.vitra.co.uk/uk



MAKING **BATHROOMS** BEAUTIFUL

Enjoy the ambient glow of Arcane or the soft curves of **Cassini** in your next bathroom design. For more information about new ranges and **HiB's** dedicated Contracts department, scan

















#### Industrial loft doors from Hörmann UK

Combining large, glazed panels with high quality slim steel profiles, industrial loft style doors from Hörmann UK offer specifiers and consumers endless opportunities to create modern doors and room screening for a feeling of space and light. The loft door range is an internal glazed door system which has been developed in response to the growing trend for slimline, heritage-style doors and screening in the interior design market. The range will be exhibited for the first time in the UK on the Hörmann stand during the FIT Show. The loft doors can be designed as single or double leaf options and can be either hinged or sliding. The addition of side elements and transoms means that large opening spaces can be created to provide an unobstructive view between living areas. Two slim glazing bead options are available. An angled version with exposed screw heads creates a traditional industrial look, whilst a narrow, angled 15mm bead without exposed screw heads provides a more modern, sleek and elegant appearance. Glazing is available in either Clear or Clear white, with the steel profiles supplied in RAL 9005 Jet black matt as standard, five preferred colours including Traffic white and Anthracite grey or RAL colours of choice. Textured and pearl-effect finishes together with the addition of handles and fittings from the Hörmann black.edition provides further opportunity for creativity and style.

01530 516868 hormann.co.uk



#### Carpet Recycling UK has 80% sector engagement

80% of the Carpet and Textile Flooring Sector engages with Carpet Recycling UK, focussing on design for recycling and repurposing textile flooring waste. Carpet Recycling UK is an independent not for profit membership association and is the only organisation dedicated to helping the UK carpet and textile flooring sector become more sustainable. Working with the whole supply chain, it helps foster strategic collaborations and networking to develop viable solutions for carpet and other textile flooring waste such as carpet tiles, rugs and underlay. Carpet Recycling UK's membership now includes around 80% of the manufacturers and distributors placing product onto the UK market who are taking voluntary producer responsibility ahead of any policy changes. Core Members are Balsan, Betap, Brintons, Condor Group, Cormar, ege, Furlong Flooring, Gradus, Headlam Group, IVC Commercial, Likewise Floors, Milliken, Modulyss, Rawson Carpet Solutions, Shaw, Tarkett and Victoria Group. Through Carpet Recycling UK, the sector is becoming more aware of the Circular Economy and companies are helping their clients with sustainable product ranges, as well as with opportunities for segregating waste streams for reuse, recycling and treatment processes, where textile flooring waste is used as a resource.

0161 440 8325 carpetrecyclinguk.com



#### Beko announces 10 year parts guarantee on selected appliances

Beko plc Appliance Partners, the specialist division of Beko plc which offers bespoke home appliance solutions to housebuilders, build-to-rent providers, developers and contractors, has announced it is now offering a 10 year parts guarantee on selected products from its popular Beko range. The extended guarantee, available on selected products in addition to any 1 or 2 year labour guarantees, extends the life cycle of appliances, encouraging consumers to repair rather than replace existing products. Vijay Bhardwaj, marketing director for Beko UK and Ireland, comments: "As the cost of living continues to rise, we are delighted to be able to provide such a strong parts guarantee, creating increased confidence in the quality and durability of Beko appliances." Beko plc Appliance Partners offer handpicked energy-efficient, technology-rich appliance solutions from their Beko and Grundig ranges, offering their partners flexible service options and access to a nationwide network of highly-trained service engineers. By encouraging consumers to repair rather than replace, Beko's extended warranty helps to minimise appliance wastage, reducing the impact on the environment and supporting those wishing to lead a more sustainable lifestyle.

appliancepartners@beko.co.uk appliance-partners.bekoplc.com



#### FIREFLY's TITAN Lite selected to protect Lewisham roof spaces

Fully compatible products from the range of TBA FIREFLY™ have been chosen to compartmentalise roof voids between apartments and communal lobbies of a large apartment building in the London Borough of Lewisham, providing 120 minutes fire integrity protection as part of a wide ranging refurbishment programme carried out earlier this year. The contract has been led by the sector specialist construction company, Mulalley & Co. with CLM Fireproofing carrying out the installation of the TITAN Lite™ 120:60 barrier system, in combination with Collaroll and the use of ancillary products from the FIREFLY™ range. CLM Fireproofing was founded 30 years ago by Clive Miles and has established a reputation as a leader in the fields of both passive fire protection and fire-stopping; working in a variety of sectors on projects right across the UK. A regular user of the FIREFLY™ range, many of its operatives have attended courses at the company's premises in Rochdale to become trained FIREFLY™ installers. TITAN Lite™ 120:60 has been developed for use in vertical separation or compartmentation situations, offering 120 minutes integrity and 60 minutes insulation and is able to be sealed around penetrations. It is widely specified to form fire barriers within roof voids and floor voids in many different property types, including tower blocks and other HMOs.

01706 758817 www.tbafirefly.com

# FENCING SOLUTIONS THAT WILL STAND THE TEST OF TIME

All property developments require a fencing solution that is attractive, durable and low maintenance. Here, John Abernethie of Birkdale looks at why it's time to switch from traditional to more modern options.

hen specifying a fencing system, certain characteristics should be top priorities. Firstly: aesthetics. A visually attractive fencing solution will make a major contribution to the look and feel of a garden as well as the property's overall appeal.

The next is strength and resilience. As the effects of climate change accelerate, the UK is regularly experiencing strong winds as well as periods of heavy rainfall - it is crucial that a fencing system is equipped to deal with this.

Finally, a solution that is easy to install will help to ensure high-quality results. A fence that can be erected quickly and without significant labour, will also help to reduce associated costs. So, how do traditional fencing materials deliver in these areas?

#### **FENCE POSTS**

Traditionally there have been two key options to select from - concrete and timber. Timber is often viewed as the most visually pleasing thanks to its natural aesthetic. However, timber falls short when it comes to strength and durability due to timber treatments which stop being effective against rot.

Once a fence is installed, timber posts often react with the moisture in the soil and begin to rot at the base. The whole fencing structure will weaken, and become unable to withstand a strong gust of wind. Often this means timber posts are replaced every five to 10 years.

With this in mind many look to concrete instead. Although this might be considered an unattractive and bulky solution that can take a long time to transport and install, concrete is undoubtedly a stronger and more durable



option than timber. However, concrete still has other disadvantages.

The material is prone to chipping and hairline cracks that allow water ingress. This will eventually lead to the concrete post failing. Furthermore, from a sustainability perspective, concrete is incredibly damaging. In fact, cement, the key ingredient in concrete, is responsible for 4-8% of total global CO<sub>2</sub> emissions. Then, at the end of its working life, concrete has to be sent to landfill.

Thankfully, there are modern solutions that can harness the benefits of both timber and concrete - with none of the drawbacks. Galvanised steel is around 80% lighter than concrete, meaning an 8 ft post weighs just 7 kg. Conversely, a concrete post of the same size weighs

about 50 kg. As such, more galvanised steel posts can be transported to site in one van load - and safely installed with ease. This also enables the installation process to be faster, which ultimately lowers the overall cost of a project.

Housebuilders that specify galvanised steel can also rest assured that they are not compromising on strength. Many steel fence post solutions have been tested to withstand wind speeds of up to 110 mph. Furthermore, on top of the galvanising process these posts are often powder coated which improves the aesthetics and adds to the weather resistance of the steel, meaning it will not deteriorate, rot, split warp, crack or chip over time – offering the ultimate 'fit

### WHEN SPECIFYING A FENCING SYSTEM, CERTAIN CHARACTERISTICS SHOULD BE AT THE TOP OF THE LIST OF PRIORITIES



and forget' solution.

What's more, due to its impressive strength-to-weight ratio, galvanised steel solutions come in slim and unobtrusive



profiles helping to achieve a subtle look. They can also be powder coated to match almost any garden design and recycled at the end of their working life.

#### **FENCE PANELS**

Once a post has been selected, a panel must be specified. As with timber posts, timber panels have always been popular due to aesthetics, yet they carry the same performance flaws.

Composite panels are an excellent and lightweight alternative. They are hardwearing, durable and can recreate the look of timber. As they are also resistant to UV rays, insects and mould, meaning that composite panels will retain their appearance long-term and with zero maintenance.

In addition, they are available in a range of colours providing real design flexibility. It is also worthwhile selecting panels made from recycled materials or material by-products to ensure that they are the most sustainable option.

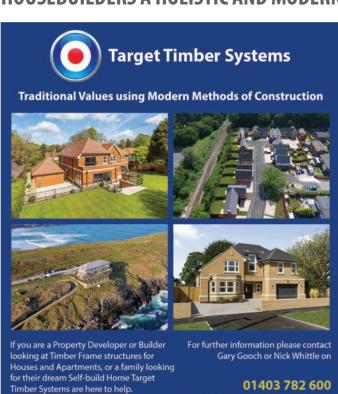
Together, composite panels and galvanised steel posts can offer housebuilders a holistic and modern fencing solution that will enhance a property's aesthetic, reduce environmental impact, and help to minimise overall project costs.

John Abernethie is CEO at Birkdale

## TOGETHER, COMPOSITE PANELS AND GALVANISED STEEL POSTS CAN OFFER HOUSEBUILDERS A HOLISTIC AND MODERN FENCING SOLUTION

info@targettimber.com

www.targettimber.com



Target Timber Systems Ltd, 29 High Street, Billingshurst, West Sussex RH14 9PP

#### Designer Contracts takes the floor



Designer Contracts, one of the UKs largest flooring contractors, has swept the floor with a raft of new and refreshed carpet, vinyl and LVT collections. The company has introduced a contemporary new vinyl with sustainable backing (Styletex Deluxe) and launched an additional contract carpet range (Designer Tweed). They have also added an 80/20 wool twist to its portfolio (Franklin Twist), another bleach cleanable carpet (Soft Charm) and has

refreshed its ever-popular Designer Knight Tile offer. As well as flooring, the company provides blinds and curtains, furniture and lighting and operates a show home interior design service division.

01246 854577 www.designercontracts.com

#### **Target Timber Systems chosen**



Target Timber Systems Ltd has been chosen to design, supply and construct timber frame systems for 20 new eco-focused homes in West Sussex. Their closed panel systems give outstanding levels of insulation and energy efficiency, achieving a

'U' value of 0.17 for an EPC-A or high B rating. The end-to-end packaged service includes structural calculations, NHBC certification, all internal partitions, all external panels, Steico engineered "I" beam floor joists, 22 mm Egger resin impregnated floor boards, roof trusses plus bracing and binders. All materials will be manufactured and delivered in just 8 weeks, and their team of specialist timber frame erectors will construct each 3 or 4-bedroom house, including the wall panels and roof trusses, in just a week.

01403 782 600 www.targettimber.com

custody certification.

We offer a professional service which

includes fully certified design & engineering,

supply and erect of factory insulated panels, engineered floor beams and floor deck, roof

trusses and bracing along with full chain of



Anti-slip, moisture resistant and hard wearing structural chipboard flooring that can be exposed to the elements for 60 days. Part of the EGGER Advanced Structural Flooring System, EGGER Protect is suitable for new build, refurbishment, renovation and timber frame construction projects.

For more information visit www.egger.com/protect.



### Fire Safety Signage: Your Building's Silent Hero



ire safety signs play a crucial role in the overall safety strategy of any building or facility, providing essential information and quidance in case of a fire-related emergency.

The devastation a fire can cause is unlimited; from property damage to loss of life, uncontrolled fires are something every property developer and manager dreads. Displaying the correct Fire Safety signage acts as a passive prevention tool and helps to inform people of the correct actions to take should a fire occur.

After an update in 2021, the punishment for breaching fire safety regulations has been made more severe, with fines able to be issued in unlimited amounts and responsible persons facing up to 2 years imprisonment. It's never



been more vital to make sure your site is 100% fire safe...

#### WHAT SIGNS DO YOU NEED?

There's a wide range of Fire Safety signs which are vital for making a building fire safe. Some key signs that should be displayed are:

- Fire Exit Signs assist in quickly guiding people to the closest emergency exit to allow a swift and orderly evacuation
- Fire Door Signs convey crucial information on the use and purpose of fire doors, helping to prevent the spread of fire and smoke throughout a building
- Fire Action Notices provide essential information on the steps occupants must take in case of a fire, including raising the alarm and safely evacuating the building
- Fire Equipment Signs indicate the location and type of fire extinguishers and other fire-fighting equipment available to use correctly and efficiently during a fire

SafetySigns4Less is one of the UK's leading sign specialists, and manufacture an extensive range of Fire Safety signs right here in the UK. Their team of experts are on hand to advise and recommend the best signs for any situation and can offer savings on bulk purchases.

If they don't have exactly what you want, they also offer a custom sign builder, where you can build your sign to suit your needs; with a range of sizes and materials available for temporary signage, or more bespoke materials for long-term usage.

#### 2023 LEGISLATION UPDATE FOR FLATS

As of January 2023, an update to Fire Safety Regulations was added within Fire Safety Approved Document B. This update requires all flats with a top storey over 11m above ground level to provide Wayfinding Signs on every floor.

This new range of signage is designed to help guide firefighters in the event of a fire, so they know what floor they're on, and how many flats are on each level and which direction they're in.

The new regulations state specific requirements regarding the letter and numeral height of the text on the signs, as well as how they should be positioned to best assist the fire service. (Appx. 15.13-15.16)

With these signs required in flats now, you need to be sure that what you buy is compliant the first time around...

SafetySigns4Less have a range of Wayfinding Signs readily available, and guarantee to manufacture your custom signs so that they comply with the strict legislation laid out in Approved Document B. Their team will manually check each custom sign order to ensure it complies, and advise you on any changes or amends to be compliant to what's listed in Approved Document B.

With over 2,000 5-star Trustpilot reviews, you can rely on SafetySigns4Less for all your signage needs without worry. So, check out what they have to offer at SafetySigns4Less.co.uk today and make your building fire safe.

0808 1699 147 SafetySigns4Less.co.uk



Discover our full range of quality, competitively priced products at www.eclisse.co.uk





# BY YOUR SIDE®

With almost half a century of experience, at Siderise we have the products and insight to enable you to create a beautiful building without compromising the passive fire safety of the external envelope.

Using data collected from hundreds of fire tests, and with the ingenuity of our technical team's vast experience and capability, we will work with you to develop the best solutions for the design of your building.

Our Integrity. Your Designs. Great Buildings.

Discover more at siderisebyyourside.com

