

In

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The Industry Advocate: Brian Berry on how the political parties are lining up on housing



The Climate Challenge: Meadfleet's strategies for winning on <u>biodiversity net gain</u>



Patrick Mooney: Gove isn't all we need – it's time to take the politics out of strategies for housebuilding

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 *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

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FROM THE EDITOR

Speaking at an industry event hosted by zinc supplier VMZinc recently, no less a person than the chair of the Lords' Built Environment Committee, Lord Moylan, admitted to attendees what they probably already knew. Namely that the realities of delivering on the Government's still extant target of 300,000 homes (or Labour's recently revealed target of 1.5 million new homes), puts it drastically at odds with its simultaneous environmental aims, such as nutrient neutrality, and net zero.

He went as far as to call the convergence of these aims, given their apparent conflict, being a "toxic interaction," and called for tough measures in order to make delivery more realistic. Part of the reason for the lack of synergy between the two goals was, he said, that Defra and the Department of Levelling Up were "totally non-functional" in terms of working together on housing delivery.

Something of a cheerleader for housebuilders, Moylan castigated the quickly imposed nutrient neutrality requirements for sites as compromising our national goals, in the face of population challenges, but also hinted that a large part of his objections to such targets were based on the fact that they originated from EU laws.

The Built Environment Committee explicitly addressed this conflict between delivery numbers and green goals in its recent report, 'The impact of environmental regulations on development,' which said that "both policies should be achievable in a mutually reinforcing way." But it attacked the Government by saying the Committee's inquiry "has found that this has been hampered and sometimes completely blocked by lack of co-ordination in policy-making and haphazard and unbalanced implementation."

Recognising that both housing delivery and delivering on green aims were going to be critical in the next General Election, Moylan pointed out even the Lib Dems are split, with a 'Young Liberals' faction rebelling against its elders after they abandoned their 380,000 homes target.

In terms of the Tories' 300K housing target, (which was apparently never in doubt) Moylan said that the Committee was proposing an approach that would be predicated on making the targets a legal requirement, rather than just an 'aspiration.' However, he would not reveal a possible ball-park figure, when questioned by *Housebuilder & Developer* at the VMZinc event.

Are Lord Moylan's comments, given his influence in the party, a sign of a major Tory reappraisal of its environmental aims, with the temptations of tax cuts towards the Election campaign hoving into view? It does seem like there's a general softening on the green agenda, with PM Rishi Sunak's recent pushing back heat pump targets, in a direct message to hard-pressed consumers telling them they won't be forced to replace gas boilers.

This even makes Boris Johnson's green 'successes' i.e. COP26 in Glasgow, and the £5,000 heat pumps grant his Government introduced, look a shade or two brighter. Raising this to £7,500 as Sunak has just done, seems a relatively minor gesture given that the ban on new gas boilers has been pushed back 10 years to 2035. Confusingly, the Government has also told the industry it still plans to install 600,000 heat pumps per year by 2028 in a briefing paper. In a similar way to the swift recall of nutrient neutrality regulations, it's time to get real.

James Parker

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Construction professionals concerned about industry greenwash, survey finds

Misleading or inaccurate sustainability claims by firms selling to the construction sector are a concern for professionals, according to a new report, while most respondents said they would pay more for products with verified claims for eco credentials.

An industry survey by Futurebuild and the Anti-Greenwash Charter of 430 professionals across the construction sector, 'Greenwashing: What's true, what's not, and does it matter?' found that 88% saw greenwashing as a "problem" currently. Architects made up the largest segment (11.6%), followed by academics, 'sustainability managers,' and engineers.

Half of the respondents said they had been in "face to face interactions with someone telling them a more positive version of events than was verifiable," in terms of the eco performance claims made for products or services.

The report said that sustainability messages were often "more generous than companies were willing to commit to," and one verbatim quote from respondents said that manufacturers were not the only source of questionable claims: "net zero carbon' is the biggest claim we see for developers at the moment, and when their embodied carbon rates are published, they are often higher than LETI/UKGBC/GLA targets." The respondents said that the least trusted 'eco' marketing phrases were 'carbon neutral' and 'environmentally friendly.'

The report said the industry needed a "universal term" to enable informed decisions, so they were "not open to interpretation and misuse." Currently, it said, with "no nationally agreed standards of vocabulary," professionals were "relying on individual interpretation which can vary wildly."

The Futurebuild/Anti-Greenwash Charter report said there could be "huge consequences for a brand's reputation" of engaging in greenwash, although 56% of respondents admitted they did not have a "verified published green claims policy" in their organisation. 57% had however become "more rigorous in asking for evidence" from suppliers," and 49% were using Environmental Product Declarations for that purpose.

A resounding 72% of respondents said they'd pay more for a product which was from a company "investing in providing greater evidence for sustainable claims." The Anti-Greenwash Charter is a leading body providing accountability and transparency on claims for eco performance and criteria such as embodied carbon.

Martin Hurn, event director at Futurebuild, commented: "Green claims must be substantiated by evidence," however he added that Futurebuild "understands the complexities businesses face in marketing their products."

CEO of Redrow announced as co-chair of Future Homes Standard Implementation Board

Matthew Pratt, the CEO of leading housebuilder, Redrow, has been appointed as co-chair of the Future Homes Standard (FHS) Implementation Board. Alongside Catherine Adams, director of Building Systems and Net Zero at DLUHC, Matthew will lead the board, bringing together housebuilders and industry partners to anticipate, identify and monitor key issues and actions required to deliver the Future Homes Standard 2025.

Over the next three years the Board will focus on driving greater collaboration across the sector to meet climate and environmental goals, with water efficiency improvements, biodiversity net gain and improving sustainability metrics, the key priorities alongside the successful delivery of the FHS.

The Future Homes Standard 2025 (FHS) represents a significant and early milestone in England's pathway to net zero, with substantial implications for how new homes are built. Successful implementation is therefore critical both for the homebuilding sector and more widely Government and Society. Beal Homes secures planning approval to complete £210m development



Regional housebuilder Beal Homes has secured full planning permission to complete a £210m development in one of Yorkshire's fastest-growing towns.

The planning approval from East Riding of Yorkshire Council is for 600 homes, giving the green light for Beal to continue to deliver The Greenways in Goole.

The Greenways is Beal's largest-ever development, ultimately extending to 806 properties, and will become the biggest housing scheme in the East Yorkshire town for decades.

The Greenways development is set on a 73-acre site equivalent to almost 50 football pitches off Rawcliffe Road and is a key element of an ongoing wave of investment in Goole, including a £200m-plus rail village being developed by Siemens Mobility and a worldwide distribution hub for FTSE 100 company Croda, which are creating hundreds of highly-skilled jobs in the town.

Chris Murphy, land director at Beal said: "The Greenways has transformed the quality and variety of housing in Goole, providing luxury, contemporary homes for local residents as well as attracting new people to the town. As the largest single development in our company's history, securing full planning permission for the remainder of The Greenways marks another significant milestone in our delivery of this long-term scheme."





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8 INDUSTRY NEWS

SME firm Spitfire Homes gets planning for 300+ units in Midlands clutch of schemes



Midlands-based homebuilder Spitfire Homes has secured planning permission for 371 homes across the Midlands.

Leading the plans is a 280-home scheme in Radcliffe-on-Trent, Nottinghamshire, along with a further 61 properties located at a former Sandvik HQ in Halesowen, Dudley, and a collection of 30 new homes in the Worcestershire village of Crowle.

Ben Leather, managing director at Spitfire Homes, says the process of securing planning permission was an extremely difficult and drawn-out process: "Despite our recent planning success, as an SME housebuilder we experience significant struggles with the current planning system on a daily basis – something that is felt throughout the industry."

"Reserved Matters permission for one of these developments took almost 12 months to secure, despite being an allocated site in the Local Plan with Outline Permission already in place, and no objections from any statutory consultees. Another development on a brownfield site was challenged by unjustified design and highways requests, whilst staffing changes within the planning department further slowed the process which took over a year."

"These are just some recent examples of how the current system prevents housebuilders from delivering homes that are needed in strategic locations within acceptable timeframes."

Housing Secretary Michael Gove recently set out new measures that he hopes will unblock the planning system and enable the building of more homes in the right places where there is local consent.

Developers will be asked to contribute more through fees, to help support a higher-quality, more efficient planning service, but Ben Leather said the changes "don't go far enough to provide a deliverable mix of homes, of all tenures, to solve England's housing crisis."

The Hill Group signs deal for 111 affordable homes



Oxford City Council has announced the acquisition of 111 much-needed affordable homes from award-winning housebuilder The Hill Group at Oxford North's Canalside development.

The new homes, part of the first 317 energy-efficient new homes that Hill is delivering at Canalside, will bring vital affordable housing to Oxford, which currently ranks among the most unaffordable places to live in the UK. Of the 111 homes, 89 will be made available for social rent and 22 on a shared ownership basis. Hill secured detailed planning permission at Canalside in September 2022 and commenced work on



the new homes in January 2023, with the first homes due to complete in the spring of 2024.

Homes at Canalside will have a strong emphasis on sustainability, going above and beyond Oxford City Council's progressive environmental targets thanks to a range of low-carbon features, including air-source heat pumps, photovoltaic panels, and green roofs. The development will also feature a range of water consumption reduction measures, electric car charging points, and "ample" cycle storage.

As part of the wider Oxford North development, Canalside will help deliver a minimum 5% biodiversity net gain, "ensuring residents and nature can thrive in harmony." Homes are designed around a large landscaped communal park with play areas, meadow grassland, and an activity lawn. Extensive tree planting is planned across the site, including the introduction of a new orchard. Additionally, an intricate network of pedestrian and cycle paths will be integrated into the development, promoting active lifestyles and sustainable modes of transportation.

Andy Hill OBE, group chief executive Officer of The Hill Group, commented: "Canalside at Oxford North represents a landmark residential development for the City, and we are delighted to agree on the delivery of the project's affordable housing to Oxford City Council. This agreement ensures local people will have access to sustainable, well-designed homes on an affordable basis, built to the high standards for which The Hill Group is renowned."

Councillor Linda Smith, cabinet member for Housing at Oxford City Council, said: "Providing sustainable and affordable homes is one of our key priorities as a council. This agreement is a major boost, enabling us to provide 89 homes at genuinely affordable social rent and helping another 22 households to home ownership."

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Avant Homes West Yorkshire strengthens commercial team with senior appointment



Housebuilder Avant Homes West Yorkshire has strengthened its commercial team with two senior appointments.

Chris Penn and Mark Lyon join as commercial director and commercial manager respectively, and will both play a pivotal role in supporting the firm's "multi tenure regional expansion strategy."

With 26 years' experience in housebuilding, Chris Penn is managing the regional commercial team while being intrinsic to delivering the business's private rented sector (PRS) activity. He previously held senior positions at Countryside, Keepmoat Homes and Barratt Homes.

Mark Lyon, who joins from quoted developer Taylor Wimpey, has 29 years' experience in the housebuilding industry. He is responsible for helping manage the business's day-to-day commercial function.

Avant Homes West Yorkshire currently has nine live developments ranging from Wakefield to Waverley with "many more due to start as the business continues to implement its growth plans," commented Avant Homes.

The Avant Homes Group currently operates across the Midlands, north of England and Scotland from nine regional operating businesses.

At present, the housebuilder employs more than 600 people, and has ambitions to grow further across its existing regions and beyond, creating communities and providing employment opportunities for many in the localities.

Kier Property secures planning at Egham



Kier Property has secured committee planning consent for its proposed residential scheme in Egham (with resolution to grant, subject to the section 106 agreement).

Kier purchased the existing office building in February 2021 along with the adjacent car parking from Mayfair Capital Investment Management.

The property, located on Station Road, sits on a 0.43-acre site and is known as 'Nexus'. The detached building was originally multi-let, arranged over the ground and two upper floors, totalling



11,577 ft². Kier's proposals will see the building demolished, and 58 apartments built over five floors, with ground floor retail space.

Leigh Thomas, group managing director at Kier Property commented: "I am delighted that Runnymede Borough Council has approved our proposals. Our plans will see much-needed homes developed in the area and aligns with Kier Property's strategy of regenerating underutilised land and buildings, replacing them with highly sustainable homes and structures that help generate new jobs and create communities for the future."

Avant Homes creates two regional offices

Avant Homes has continued to lay the foundations of future growth by moving from its Stirling office and establishing two new offices located in Edinburgh and Glasgow.

The new Avant East Scotland business is based at Edinburgh Park, South Gyle, with its new sister region, Avant West Scotland, to be located in Glasgow from this coming January.

By creating two regional offices, the housebuilder will be better placed to bring forward its plans to deliver much needed housing for Scottish communities at all price points.

Avant East Scotland is being led by newly appointed managing director, Iain Allison, who was previously managing director of Bellway Homes' Scotland East division.

Jim Wilkinson is heading up the new West Scotland business as its managing director. He joins from Persimmon, where he was in a senior finance role for more than 20 years.

At present, Avant East Scotland and Avant West Scotland have five and six live developments respectively. These range from Dundee to Stewarton and will deliver a total of 394 homes with a combined gross development value of £117m.

Avant Homes East Scotland and West Scotland are part of the Avant Homes Group which currently also operates across the north of England and the Midlands. Following the creation of the new east and west Scotland regions, the housebuilder now has nine operating businesses. LEAK DETECTION SPECIALISTS LTD

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Brian Berry, CEO of the Federation of Master Builders

WHO WILL WIN THE HOUSING RACE – AND CAPTURE THE IMAGINATION OF THE PUBLIC? HOUSING IS AN EASY WIN

COMMENT

HOUSING BENEFITS POLITICIANS

Brian Berry of FMB looks at the political manoeuvrings on housing as we approach the General Election buildup



Dooking back at my article from this time last year, it's astonishing how far we've come, and what has changed. At this point in 2022, I was welcoming in the Truss administration, in the hope that her ambitious plans and bold ideas would lead to something positive. We all know how that turned out. But here we are again, in the latter stages of the year with everyone gearing up for a General Election, likely to be a year or so from now.

So, we are unlikely to see any firm action in the coming year on housing, with the most significant changes coming the Levelling Up and Regeneration Bill, which at the time of writing is in the Lords, facing opposition, particularly on environmental grounds. But while the politicians debate, industry is just after a little bit of certainty, and a modicum of ambition so we can get spades in the ground.

REVISITING THE RESHUFFLES

We had heard rumblings that a reshuffle was on the cards ahead of party conferences and in early September we saw two very different approaches. The Prime Minister, committed to a very small changing of the guard, appointing a close ally to the Energy Department, in the wake of the departing Ben Wallace MP from defence. The industry breathed a collective sigh of relief when the scale of the reshuffle was understood. We can only cope with so many new Ministers in a matter of years, and six housing Ministers in one year was quite enough!

Labour on the other hand prepared for an election. Keir Starmer lined up his closest allies, pushing the Party back to centre ground that defined the Blair and Brown era. Of note for our industry was of course the Shadow Deputy Prime Minister, among other titles, Angela Rayner MP taking top spot in the Shadow levelling Up, Housing and Communities Team. It's still early days, but within her first week she set out her plans for nutrient neutrality to counter the Government's measures in this area. This will have many developers nervous, even if well intentioned – thousands of homes are being held up because of the current rules.

WHO WILL WIN THE POLITICAL RACE ON HOUSING IN 2024?

So, who will win the housing race and capture the imagination of the public? Housing is an easy win; it will create jobs, boost productivity and enable vital growth – which is the driving ambition for both Starmer and Sunak. On top of this, there is an entire generation crying out for new homes as they're stuck in cramped rental accommodation, shelling out thousands to landlords, which could be going to mortgage repayments.

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I've set out in this column numerous times what the Government, and by extension the Conservative Party, can do to help the nation's smaller house builders, they are part of the solution to delivering more homes and need to be helped to do so. In the run up to the Election let's see if the traditional Conservative voting bloc in the South of England sways the Conservatives away from housing.

But on the other side, the Labour Party has ambitious plans for social housing, this is certainly needed, and if done well, could unlock opportunities for SME builders. Social housing can provide a long-term pipeline of work, which is especially helpful for bottom lines when the market dips. But there must be a focus on the private sector, there simply aren't enough homes and this will only exacerbate issues with productivity and growth. It would also leave the younger generations even further alienated from political decision makers.

So, both of the main parties have



time to set out their plans. With money tight and fiscal planning from both the Chancellor, Jeremy Hunt and his Labour counterpart Rachel Reeves aligning with this reality, housing offers a very good return on investment for a Government of any colour. The private sector will pick up the tab, and only minimal financial input is required from public coffers to achieve that vital growth. Hopefully, both sides will see, and seize, this opportunity in next year's Election campaign.

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Patrick Mooney

DO WE ACTUALLY NEED A HOUSING SECRETARY?

Patrick Mooney, housing consultant and news editor of Housing, Management & Maintenance magazine asked the question, do we need a national body to control house building rather than an ever changing Housing Secretary?



The prospect of removing responsibility for a policy area as important as housing from a cabinet level post would normally provoke a very strong reaction from myself and many others working in the industry.

But recent interventions from Michael Gove in the planning and house building areas has got many people thinking the unthinkable – and being prepared to contemplate radical change as the only way the country will adopt and implement the kind of policies and strategies that are so badly needed.

If we are to get anywhere close to building the volume of new houses required, then top of the 'must have' list is surely a bold and properly resourced, but carefully thought out plan, probably with a rolling 10 to 15 year timetable for delivery. To give this idea the best chance of success, responsibility may need to be given to a national body with wide-ranging powers and a hefty budget, freed up from political interference and the general election cycle which often produces stop start decision making and a money tap that gets turned on and off at the whim of HM Treasury.

For the last 13 years we have seen a succession of housing ministers come and go with a bewildering regularity. Secretaries of State have changed with less frequency, but none of them has really stayed long enough to see through plans with any consistency.

Mr Gove has exhibited more stickability but it's not clear if the development brief has benefitted from this.

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A POLLUTER'S CHARTER?

His latest initiative (delivered jointly with the Environment Secretary Therese Coffey) has attracted fierce criticism from many quarters. In an amendment tabled to the Levelling Up bill, the Government wanted to order local authorities to ignore nutrient pollution from new housing developments in ecologically sensitive areas in England.

The Government claimed this 'build anywhere charter' would unlock land for at least an extra 100,000 new homes a year to be built, helping to deliver on its longstanding commitment to build 300,000 new homes a year.

The strong level of opposition it generated saw the amendment being defeated in the House of Lords. It remains to be seen how the Government will respond and whether it tries to get the change through in another way. Even if it can get Parliamentary approval, it is unlikely to have the desired impact on the building of new homes before the next general election (sometime within the next 15 months).

But we also need to consider why such a controversial measure is even necessary?

According to the Local Government Association, land for more than 2.6 million homes has already been allocated in Local Plans and nine of every ten planning applications are being approved.

Councillor Darren Rodwell, housing spokesperson for the Local Government Association, said: "Councils are committed to working with government and developers to build the housing the country needs."

However, he added: "Local council planning departments face significant challenges in recruitment and retention and we need a comprehensive planning skills strategy to address this, which should be urgently brought forward."

SIGNIFICANT CONCERNS VOICED

We also have significant concerns that the proposed Infrastructure Levy will result in fewer, not more, affordable homes delivered, will expose councils to excessive levels of financial risks, and be increasingly burdensome and complex for local authorities to implement and manage.

In a polite but firmly worded reprimand to Gove and his cabinet colleagues, Mr Rodwell said: "National, top-down algorithms and formulas can never be



a substitute for local knowledge and decision-making by those who know their areas best. We have been clear that councils and communities are best placed to decide how to build the right homes in the right places in their local areas, with the right infrastructure."

Returning to the proposed u-turn on banning nutrients from ecologically sensitive areas, this initiative appears to run completely counter to another recent housing policy statement made by the same Michael Gove.

In his plan to build a better Britain, the Housing Secretary announced that he wanted to see many more homes built in the right places. He argued that it's better to build in existing cities and towns and on ex-industrial brownfield sites than on green fields and in green belts.

He also pointed out that it's good to do so at high densities, which use land sparingly and can produce "productive, creative and attractive" places to live, like Paris, Edinburgh, New York and Barcelona.

This focus on concentrating the building of new homes in existing towns and cities surely runs counter to the idea of building 100,000 new homes a year in ecologically sensitive areas. It also appears to pander to the NIMBYist residents of suburban and rural England.

Meanwhile Mr Gove's department recently handed back approximately £1.9bn to the Treasury, much of this was originally intended to be spent on new homes. This could have made a significant dent in the homelessness numbers and those waiting on local authority waiting lists.

A BETTER APPROACH IS POSSIBLE

Even among his supporters, there are fears the proposed rule changes to discharges of polluting nutrients would have caused problems.

Sam Hall, the director of the Conservative Environment Network, said: "Conservative environmentalists support both home ownership and environmental stewardship. The limited options for housebuilders to offset nutrient pollution from new homes meant that nutrient neutrality rules were acting as a de facto block on much-needed housing."

"A better approach for both nature recovery and housing supply is possible, and so the government was right to seek an alternative. The Government's mitigation measures, which will avoid additional nutrient pollution entering rivers until 2030 when water treatment works will have been upgraded, are welcome."

"It is disappointing, however, that the Government chose to exempt housebuilding's nutrient pollution from the habitats regulations, rather than seek a holistic reform with developers paying proportionally for their pollution."

Others have pointed out that the costs of removing nutrients and phosphates would fall on the public purse rather than on housebuilders. Altogether, it is clear the situation has become a bit of a mess.

Hence the need for a non-political organisation to be set up with the mandate and powers to deliver large numbers of new houses across the country, in places where people want to live but without ruining the countryside.

It is likely that housing generally and where new housing is to be built will be a red hot topic during the general election. It is to be hoped that the politicians do not box themselves in by making ridiculous manifesto commitments that are impossible to deliver on.

I suspect the Punch and Judy style of British politics will provide all the evidence necessary to justify the setting up of a housing delivery organisation. Of course if we get such a body, then it might also be accompanied by calls for the Housing Secretary role to be wound up, or for its focus to shift to other parts of its brief, like tackling homelessness or unscrupulous private sector landlords.

IN HIS PLAN TO BUILD A BETTER BRITAIN, THE HOUSING SECRETARY ANNOUNCED THAT HE WANTED TO SEE MANY MORE HOMES BUILT IN THE RIGHT PLACES



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THE CLIMATE CHALLENGE

Winning strategies for biodiversity net gain



David King, managing director of Meadfleet



Samantha Hursey, Meadfleet operations director and ecologist



Engaging communities and the next generation in biodiversity is crucial to the success of BNG

With the legal requirement to bring biodiversity net gain into developments imminent, David King of award-winning open space management company Meadfleet explores the options and challenges for housebuilders.

Though the official introduction of the requirement to deliver biodiversity net gain (BNG) on developments has been pushed back to January, it is already embedded in policy and local plans, and housebuilders are looking for the right solutions to successfully meet the new requirements. With many unanswered questions circulating, and key details yet to be provided, developers are reviewing the challenges and the solutions available.

In 2024 it becomes mandatory under The Environment Act 2021 that all future planning applications of nine units and over must produce at least a 10% uplift in biodiversity – with the aim of creating a strategic nature recovery plan that leaves the natural environment in a better condition.

However, as there will always be a loss of biodiversity from construction, housebuilders will have three BNG compliance options. (It is likely that a combination of these solutions will be required to achieve the necessary gains):

- providing onsite net gain within the development
- offsite solutions
- the purchase of statutory credits from Natural England.

BNG COMPLEXITIES

Developers cannot pick whichever option suits them for each new scheme. The legislation stipulates a hierarchy of options, with onsite solutions the primary option, then offsite, and finally the purchase of statutory credits as a last resort. It will need to be demonstrated that a solution is unachievable before moving to the next option.

With onsite net gain the primary solution, most future developments will incorporate more extensive and complex habitats within their green infrastructure, requiring suitable long-term management. This has its own challenges depending on the scale of open space available, and the impact this has on the developable land.

The marketplace for the purchase of offsite units generated by third party landowners is unclear, with no formal central database and the Natural England Biodiversity Net Gain Register being used purely for registering a development's allocated offsite units. This has created a minefield for developers regarding availability, location, suitability, and cost when having to progress with this option.

It is unlikely there will be local offsite units available for all requirements from the outset. Buying and selling units across local planning authority (LPA) boundaries will be inevitable which will increase costs as penalties are incurred when units are outside the LPA. The availability of 'high distinctiveness' habitat units and watercourse units is also likely to be a challenge. Alternatively, there is an option for housebuilders to buy offsite land to generate the required credits and appoint a suitable management organisation to deliver the biodiversity improvements over the 30-year period.

The statutory biodiversity credit scheme aims to ensure that the pace of development in England is not impacted by the new legislation, offering a costly last resort solution. With prices starting at £42,000 plus VAT per credit, is this a viable solution even in the short term?

The additional requirements are certainly a challenge for developers and will impact the viability and speed of

FROM 2024 ALL FUTURE PLANNING APPLICATIONS OF NINE UNITS AND OVER MUST PRODUCE AT LEAST A 10% UPLIFT IN BIODIVERSITY



Zaptec EV Chargers: Quick Installation, Quality Hardware, Cost-Efficient, Excellent Safety

With the public's swift uptake of electric vehicles (EVs) and governmental regulations making EV chargers mandatory for new builds in England and Scotland, developers and builders are having to navigate the rapidly growing electric car charger market. With a wide choice of manufacturers to choose from that have an attractive price tag, not all meet the required standards or offer support for development projects.

Of the legitimate options on the market, many tick some boxes, but not all. Sifting through products online, learning new terminology and technologies is hard and time consuming. So we have made your job easier buy introducing an AC home charger which has already been chosen as a favourite by 6 of the UK's biggest housing developers, because, well, it's a perfect fit!

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Zaptec currently offer two charge points, the Zaptec Go and the Zaptec Pro. The Zaptec Go is perfect for fast and simple home installations while the Pro is oriented toward large site installations, specifically apartments and workplaces. Last year, the Zaptec Go was internationally recognised as the winner of the 2022 Red Dot Design Award for Best Product Design. It is available in 6 colours which customers can easily purchase from Amazon and is competitively priced based on volume. The Zaptec Pro on the other hand provides an excellent end user experience for apartments with parking, where government grants are available to help with the costs. It has patented technology to ensure the car receives the maximum available power.

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Zaptec have been producing charging points since 2016 and have supplied over 250,000 units with a reliability rate of 99.7%. The AC home charger Go, weighs just 1.3kg while packing all the features you would expect from a next-generation charging solution. One being Wi-Fi and 4G SIM connectivity making them simple to commission and provide software updates even in unoccupied properties . All Zaptec chargers are designed, engineered and manufactured in Norway, so the company has total control over its quality while also being able to react and adapt its hardware and software to any UK-specific requirements. No need to worry about the cold though, the Zaptec Go has already been proven to work in the bitter chill of the Arctic Circle!

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The Zaptec Go was developed to be quick and easy to install, saving time and money – particularly in large developments making it a favourite amongst installers. This is one of the most important considerations for many developers and builders, who are seeking to streamline adherence to new legislation and meet their requirements without additional hassle. Zaptec UK hold substantial stock in the UK, minimising national lead times to help developers hit their deadlines.

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In summary, Zaptec offer developers two high-quality, safe and cost effective solutions for both houses and apartments. The Zaptec Pro and Zaptec Go combine quick and easy installation with award winning design that customers and users will appreciate. To top it all off, Zaptec was voted the safest EV charger with the best technology in 2022 by the NAF (Norwegian Automobile Federation).







housing developments, with small and medium sized developers likely to be most affected.

A SOLUTION

Through our discussions with developers, we've been able to highlight the pros and cons of different BNG solutions, both at a high level and in detail. For example, the purchase of adjacent land for onsite offsetting might seem a straightforward solution, but it comes with challenges. Should it have public access and what implications does this bring in terms of increased maintenance costs? Also, the effect of additional areas on baseline calculations must be considered.

There is also the question of long-term funding of on and offsite solutions. We are involved in projects with a range of scenarios, including resident contribution and commuted sum solutions, or a mix of the two.

Meadfleet already applies many of the BNG principles on the 300+ developments we manage across England and Wales. We have the inhouse expertise to review detailed ecological assessments and calculations and provide feedback, and to undertake the monitoring and adaptive management techniques required to ensure habitat targets are met over the 30-year period.

LIFETIME MANAGEMENT

There are understandable concerns in the housebuilding market regarding the long-term responsibility of a 30-year covenant, and selecting the right management model to entrust with the new requirements.

There is a need for a lifetime management solution that can take

on the liability and complexity of the requirements involved. There are already many aspects of open space management that require specialist expertise including play areas, woodlands, and SuDS. With members of the public accessing open spaces, risks must be carefully managed. With the addition of BNG and the crucial role the legislation will play in providing spaces for nature, it is vital that these areas are managed by experienced open space experts.

Self-management may seem to offer more choice and input, but the reality is often complex systems resulting in higher charges, inactivity, and confusion. Directors are burdened with legal and administrative issues including enforcement action which could leave them liable. This casts doubt as to whether the resident management model can ensure the successful delivery of BNG.

A lifetime management model with in-house expertise to manage all aspects of open space features objectively and responsibly, over the long-term, is designed to ensure a developer's legacy is protected and risks minimised. Developers should look for long-standing organisations with a proven reputation for excellence and expertise and the inhouse specialist knowledge required. This approach also helps reduce customer costs and provides clear lines of accountability.

MINDSETS

Historically, open spaces contained formal mown grass areas and ornamental shrub beds, but now we are seeing the addition of features such as wildflower meadows and wildlife-friendly SuDS. These require a different management approach to ensure they successfully achieve their intended purpose; however this can lead to queries as to why areas have been left 'unmanaged,' and suggestions that this should result in reduced costs to customers.

Education and engagement are crucial to alter perceptions of what open spaces will look like. Over recent years we've been voluntarily improving our open spaces for biodiversity and engaging customers and communities in this journey. Our wildlife-focused campaigns and partnerships with biodiversity charities have been important tools in achieving this.

Demonstrating how biodiverse open spaces will enrich the local environment to prospective purchasers from the beginning of the customer journey is key to the ongoing mindset towards open space delivery. Examples include information leaflets to ensure early engagement, customer newsletters, and resources to fully engage with residents for the lifetime of the development.

FINAL THOUGHTS

The benefit that biodiversity net gain will have to the current climate and biodiversity crisis is exponential, and aligning the industry with the Government's BNG targets will more firmly place sustainability at the centre of future development.

Through a collaborative solution-based approach and the positive promotion of the initiatives in projects, we can help create a future where customers seek to live in a biodiverse neighbourhood, and where developers are applauded for providing it.

David King is managing director of Meadfleet

THE MARKETPLACE FOR THE PURCHASE OF OFFSITE UNITS GENERATED BY THIRD PARTY LANDOWNERS IS UNCLEAR, WITH NO FORMAL CENTRAL DATABASE EXISTING















New look for open space management company



Meadfleet is delighted to announce a fresh new image and website. Established in 1995, Meadfleet are synonymous with sustainable open space management, excellent customer service and community engagement. As they

approach their 30th year anniversary, Meadfleet felt it was time to refresh their branding and website to reflect the organisation's history and the principles by which they operate. With Biodiversity Net Gain law coming in January 2024, an experienced, long-term approach to open space management will be more vital than ever. Meadfleet are looking forward to supporting developers through these changes and continuing to provide a sustainable legacy of open spaces across England and Wales.

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PROJECT REPORT

A natural remedy



Chaucer Mews, a linear scheme of high quality new homes in the in-demand village of Attenborough, near Nottingham, has removed a blot on the landscape next to a popular local nature reserve. James Parker speaks to Cameron Homes about what was a highly successful project for the developer. haucer Mews is a collection of luxury standard new build homes on the edge of the picturesque village of Attenborough, five miles south west of the centre of Nottingham in the Broxtowe borough. The development was completed in 2021 with 20, three, four and five-bedroom homes, but faced a range of challenges in this constrained but desirable site.

The Attenborough Nature Reserve surrounds the southern part of the village, and is a popular, 226 hectare attraction which includes the River Trent and a variety of areas of water including a former gravel pit which fed the cement works that Cameron Homes' new development replaces. The reserve is across the railway line from the site, extending 226 hectares, and including cycle paths, walking trails, bird habitats and fishing, and hosts numerous events.

The new development sits between



playing fields to the north and the nature reserve, and extends the line of existing detached homes along the south side of Long Lane towards Beeston. It remedies one of this very attractive area's major drawbacks, namely the now-demolished Cemex cement works.

There are many benefits for buyers such as families, including trains running direct from Attenborough to London in under two hours. The linear site is however hemmed in by the railway line, one of the key constraints that Cameron Homes had to wrestle with. It is also in the historic part of the village, with a nearby conservation area containing with two listed dwellings plus a listed church.

THE BUSINESS CASE

Cameron Homes acquired the site in 2020, it was a "speculative opportunity that came to the open market," operations director Paul Morrissey tells *Housebuilder & Developer*. The opportunity came at the right time, as the business was looking to expand further into Nottingham and the East Midlands; traditionally it had built the majority of its homes in the Derby and Michelover regions.

There was also an extremely strong environmental case behind the project for Cameron Homes, in disposing of a major cement works which was an anomaly in an area greatly benefitting from nature. "Environmentally, it wasn't the greatest thing to have a cement factory in the middle of a residential area and next to a nature reserve," says Paul. The cement plant was a source of

The cement plant was a source of anger among local residents for many years due to the air pollution produced, which meant that the developer faced a smooth route to planning for an infill development of a small number of high quality homes that would mean no more cement production.

Cemex used to quarry the gravel and convey it over the railway tracks, but it was a derelict site once Cameron Homes acquired it with what Morrissey says was a "competitive" bid.

The site had some contamination, and Cemex were "keen to see it cleaned up," says Morrissey, which added further momentum to its being sold to a developer who would remedy the site environmentally. The old batching plant, mixers and conveyors had to be demolished and removed, and the whole place was "covered in concrete," he says.

Some of the structures were fairly tall due to the nature of the process, so were "something of an eyesore locally," he adds.

However commercially, the developer recognised there was a real need for family homes in this area, which led them to "push hard for this site, and bring our offer into the area." Morrissey asserts that there wasn't much competition for this THE ATTENBOROUGH NATURE RESERVE SURROUNDS THE SOUTH SIDE OF THE VILLAGE, A 226 HECTARE ATTRACTION



level of product locally; "there were a few of the plcs, but they weren't offering the same level of environment." As well as the quality of the location, the amenities were top notch, and local schools were good, all key features for attracting buyers.

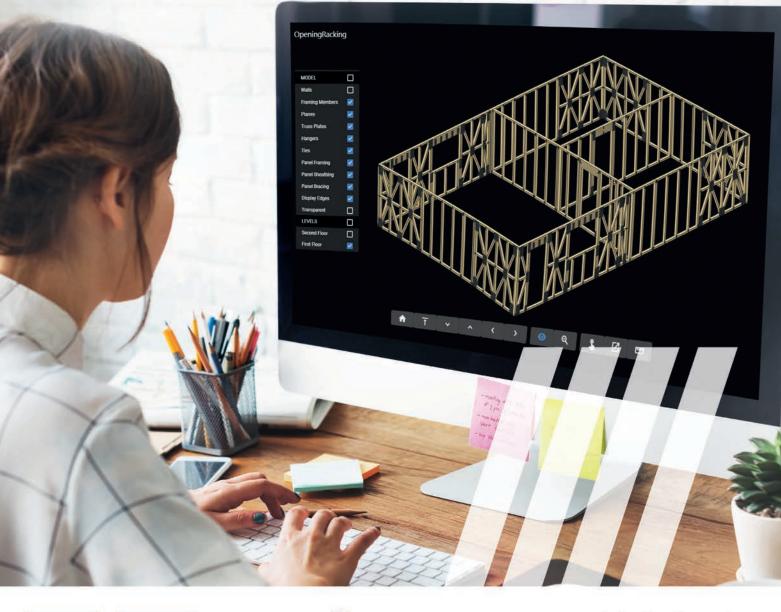
The demand was also spurred by the fact that there weren't a lot of four-five bedroom executive detached houses on the market locally, and what did come on "was selling relatively quickly." The mix of homes in this scheme was decided by the planning department to some extent, while the site didn't fall under a strategic local plan per se. As well as four and five-beds, Cameron Homes mixed in some three bed homes, based on its research of what would be most viable, "and we've been proven right," says Morrissey.

DESIGNING FOR THE DEMAND

The local vernacular in terms of nearby homes was fairly strong in terms of quality, which meant that the developers had to ensure their designs were up to scratch, to say the least. Adjacent to the new homes were "some really traditional, nice, sizeable existing properties," says Paul Morrissey, adding that the focus was to try and tie into these Arts and Craftsstyle properties in terms of aesthetics, including a carefully specified brick mix (Forterra Hampton Rural Blend). Further down the road were smaller homes, so Cameron Homes distributed the smaller three-beds at that end.

Morrissey says that designing their homes to fit these existing properties happily fit into Cameron Homes' existing portfolio well, "we felt it was a good fit for our standard product, but made a few tweaks to make sure it fit with what was further up the street," for example the type of tudor boarding or roughcast render chosen. Brick cill details and surrounds replicate those elsewhere in Long Lane, and the tudor boards "exactly replicate" some of those found elsewhere in the street. Doors are the '70s' style with the higher glazed panel, again reflecting others in the street. Porch details and bay window roofs are traditionally built by joiners, similar to many of those Cameron Homes has used on other schemes.

He says that with Building Regulations having progressively called for a higher performance design (although this scheme was pre the 2021 Part L uplift), this actually helped reinforce what Cameron Homes has gained a reputation for doing over the past few years, which is "building a solid property." Not being in a conservation area meant that the developers were able to specify PVCu window frames to gain an acceptable performance result as well as a reduced ongoing maintenance burden for the residents.



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CONSTRUCTION CONSTRAINTS

One of the reasons such a linear development, building on a single side of an existing through road, is unusual for Cameron Homes, are the challenges it places for the construction process itself, including for planned movements and traffic movements. "We basically created a haulage road at the front of the site," says Paul, "and tried to access everything from within the site until we got down to the last few plots, where we worked off the side of the road effectively." Just-intime materials management was needed, which, says Paul, so that the team only had material on site when they needed it. However this in itself was particularly difficult given that the scheme took place "at the tail end of Covid."

He laughs: "I remember my construction manager at the time looking at it and saying 'thanks'!" Paul says that while there weren't any major S278 highways works on this project, they had to create 20 dropped kerbs, "so we ended up reconstructing all of the footpath and the drainage in the carriageway." There had previously been localised flooding, and the Highways Authority asked the developers to improve and repair drainage as part of the project, which added extra time, as well as making the normal foul and stormwater connections to the mains for the new homes.

The demolition process was involved,

partly because the team had to work at night, and weren't allowed to begin until 12.45am on the final hoppers and towers remaining on the site. Permissions were required from Network Rail, because the demolition staff were working at height adjacent to the track, albeit when trains weren't running, and that was a "challenge in itself," says Morrissey.

Local residents enjoyed this nighttime spectacle: "Some were sitting out on the footpath with deckchairs and flasks, and there was a big cheer when the tower finally came down!" The whole process only took four hours using specialist machinery, and the team returned to cut up and remove the demolished structures the following week. "It's the first time in my career I've done that overnight," says Morrissey.

Along with the buildings, there were a lot of "unkept and unmanaged" Poplar trees along the railway that needed "some substantial work," and thereby entailed further co-operation with Network Rail including them taking a 'watching brief' over the developer's work. Some of the trees were removed during the overnight demolition to maximise the potential of the machinery and manpower at that stage. "It was busy for four hours!" says Morrissey.

There was hydrocarbon contamination in the ground from decades of cement lorries leaking oil, and this was a challenge to address, preventing it

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leaching into the water table. Boreholes made in the sandy soil identified the extent of the contamination, and part of the soil was excavated and removed, and the remaining groundwater was chemically treated to "neutralise" it, while the oil sitting on it was skimmed off using special equipment. The Environment Agency had to sign this off prior to construction starting, but not before Cameron Homes had inserted piles to protect part of the site following the disturbance caused to the soil.

Cameron Homes weren't fazed by this task, having done extensive decontamination on several sites previous to this one. They use external consultants due to the specialist nature of the work, but "tend to use local contractors who have good knowledge of the local environment officers," says Morrissey.

HOMES' SPECIFICATIONS

The 20 private sale units comprise three, four and five-bedroom homes, ranging from 1,156 ft² to 2,083 ft², with prices ranging between £425,000 to £635,000. Cameron Homes used its 'Home Sell' scheme, whereby it helps owners sell their existing homes in order to raise capital for the new purchase, to assist several buyers here.

Work started in November 2020 and locals were happy to see the cement works removed. The 20 plots went on sale in July 2021, shortly followed by a show home in August 2021, and the development is now at 100% occupancy with the last completion in April 2022.

The homes all offer spacious, light and airy living accommodation with energy efficient heating including programmable thermostats that allow customers to set heating schedules based on their daily routine, and what Cameron Homes calls "proper insulation and sealing" to ensure that heat is retained. There is also a zoning system that divides the home into different heating zones, allowing customers to control and use heating in spaces as required. The show home had a trial PV array on the roof, "just to get a handle on our own running costs and compare with other sites," Paul comments, adding that "obviously it works really well when homes have a high daytime use." Although PV was an option for buyers, in the event none chose to take it up at Chaucer Mews when the homes were released for sale.

Morrissey says: "For a housebuilder, it's difficult to upsell PV as you need to have them really early in the process; they need to be committed to the house financially and be mortgageable. It doesn't really work to sell it as an extra." Cameron Homes is however now selling a range of sustainable homes driven by the 2021 tightening of Part L, with PV and battery storage, plus various upgrades to the fabric of the building.

Some of the specifications did, for pragmatic reasons, see Chaucer Mews go beyond the Regs requirements. Due to noise from the railway, trickle vents were not an option, so an MVHR system was used to provide fresh air internally, plus acoustic glazing. In addition, waste water heat recovery was also installed, making the homes compliant with new Part L.

The homes have open plan kitchen/ diner/living spaces situated to the rear of the ground floor, and the rear gardens are accessed by French doors in the main, and some of the five-bed homes have bifolds. The latter also has two bedrooms with ensuites plus a family bathroom. The landscaped front gardens sit alongside paved driveways, and powered garage doors were offered as an extra.

The standard of internal finish is very high, befitting the customer demographic

DESPITE THE SITE BEING LONG AND THIN, "BECAUSE THEY'RE QUITE WIDE PLOTS, THEY DON'T FEEL THAT TIGHT"



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that Cameron Homes is serving here. For example, bathrooms have a choice of Porcelanosa tiling, ensuites come with double rain showers, and homes have downstairs guest cloakrooms.

The kitchens have laminate or stone work surfaces, depending on the home type, Neff or Zanussi appliances, and a separate utility area. And, backing up Cameron Homes' claim to build to "exacting standards," with "premium materials", all homes have a 10 year warranty.

GARDENS & LANDSCAPING

Despite the site being long and thin, says Paul Morrissey, "because they're quite wide plots, they didn't feel that tight." The planners required an acoustic treatment due to the railway noise, so there's a substantial 3.2 metre acoustic timber and steel fence all the way along the railway boundary. Because this was "semi-retaining," says Morrissey, it enabled the developers to elevate the gardens by around a metre to provide level external spaces for residents, rather than sloping down to the railway embankment. A further benefit was that the fence's visible height was reduced (in combination with the homes' height being set due to avoiding flood risk), so the view of the nature reserve behind was not as impeded as it could have been.

The homes needed to follow the line of the existing houses, but a further planning requirement was that people would be able to turn cars on the drives, so on the larger units they had to incorporate turning heads. "It worked out really well, the customers love it because they have private drives with enough space to turn." There's an additional new low wall all the way along Long Lane, and hedging and planting behind.

Due to the linear nature of the site, constrained by the railway, it wasn't possible to deliver the range of natural SuDS features for achieving surface water management that Cameron Homes has managed to provide at other, larger sites like Breedon On the Hill near Derby. Paul Morrissey sums up the challenge: "Natural SuDS features look great, but they take up a lot of room."

The new homes are linked to the nature reserve thanks to a retained pedestrian passageway beneath the railway, meaning that owners have the best of both worlds. This is a highly connected urban location (the train station is close by), but residents also have access to some very beautiful natural parkland.

CONCLUSION

As operations manager on this highly successful project, Paul Morrissey pays tribute to the close working between site manager Jeremy Goodwin and sale negotiator Tracey Sawbridge: "They were really joined up and worked together to bring this through."

Being a linear scheme, Morrissey admits Chaucer Mews offered an unusual challenge to the firm, however he says that its smooth progress has meant they "won't be afraid of doing more." These might be high-quality homes without the full set of eco 'bells and whistles,' but the overall impact is a transformation of this location. The project's 100% customer satisfaction score is the ultimate proof.



LEVATO MONOTM

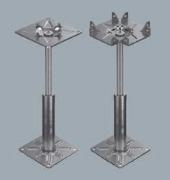
Raised access Porcelain paver system

With a vast choice of finishes available for any Design scheme, including larger formats and co-ordinating internal tiling, Levato Mono porcelain paver system is perfect for balconies, roof terraces, garden decks and piazzas. Key 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).

WWW.SURFACE360.CO.UK 0118 391 4120 | INFO@SURFACE360.CO.UK



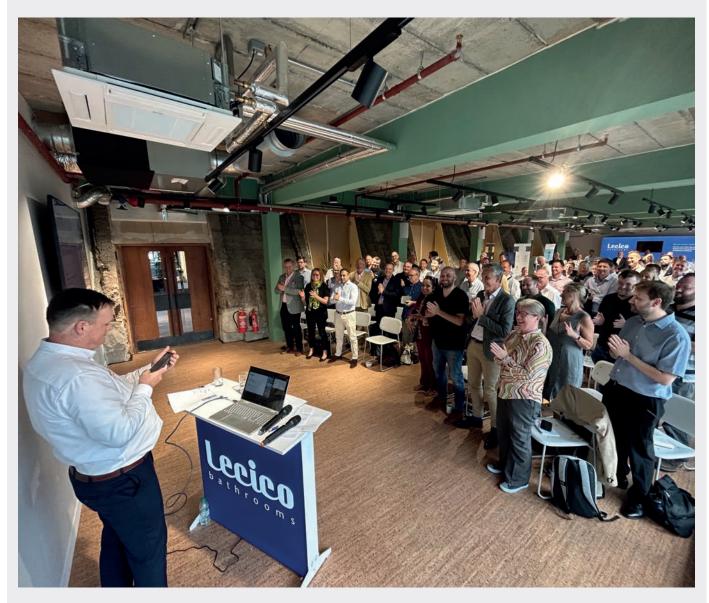




RSL New Class A1 Pedestals



A sustainable future for Lecico Bathrooms



ecico Bathrooms hosted their highly anticipated event, "The Future of Sustainable Bathrooms", at Sustainable Workspaces, County Hall, London on the 22nd of June 2023.

With a steadfast commitment to promoting sustainable products and environmental consciousness, Lecico Bathrooms organised the event to foster dialogue, share insights, and introduce new innovative products to inspire positive change within the bathroom industry. The event welcomed architects, interior designers, developers, contractors, retailers, and merchants interested in sustainable bathroom design.

"The Future of Sustainable Bathrooms" event captured the imagination of participants and provided a platform for professionals passionate about sustainability to delve into the latest advancements in sustainable bathroom solutions. Lecico Bathrooms introduced new and innovative concepts aimed at revolutionizing the way we approach sustainability in the bathrooms industry. The thought-provoking program featured panel discussions and interactive product demonstrations. The panel discussion offered insights from industry leaders and experts on sustainability within the bathrooms sector. The discussion explored new technology and innovation, circular bathrooms, water conservation, emerging trends, and the role of technology in reducing our environmental impact.

Lecico Bathrooms showcased their beautiful new range of Design Series sanitaryware and furniture, which incorporates water saving low-flush technology. Lecico Bathrooms also demonstrated Propelair, the world's lowest water-flush WC.

Additionally, the event unveiled a new exclusive UK partnership with Repeat Materials, a new cutting-edge sustainable range of bathroom panel solutions which sets new standards in sustainability and aesthetics. Repeat Materials are manufactured from up to 99% recycled materials and offer a truly circular solution as the products can be recycled and reused when a buildings life ends.

The product demonstrations showcased how water saving products and renewable materials can achieve sustainable objectives coupled with aesthetic beauty and comfort.

"The overwhelming success of 'The Future of Sustainable Bathrooms' event reinforces our belief that it is our responsibility to provide sustainable bathroom solutions as an imperative, to play our part in changing the world we live in through a more sustainable built environment" said Antony Thompson, Managing Director at Lecico Bathrooms.

As Lecico Bathrooms reflects on the event, it is already considering new and innovative future products and initiatives to further advance sustainability in the bathrooms sector. The company remains committed to pioneering sustainable solutions that enhance both the functionality and the aesthetic appeal of bathrooms solutions.

01234 244 030 www.lecico.co.uk

Designed to be combined - The new Zara and Layla ranges from Lecico Bathrooms Design Series



Well-designed bathroom is not just a physical space, but a sanctuary in which you start and end your day, each detail a reflection of what personifies you. Whether you choose to create a luxurious haven or a minimalistic escape, every aspect should contribute to creating a space that truly embodies and reflects your tastes and personality.

The new Zara and Layla ranges from Lecico Bathrooms Design Series allow you to discover endless possibilities of style fusion by mixing and matching. Unleash your creativity and elevate your bathroom space by seamlessly blending different design styles. Whether it's the juxtaposition of modern and traditional elements or the harmonious combination of minimalism and maximalism, the new Zara and Layla ranges provide the inspiration that will help you achieve a unique and personalised look.

Embrace the art of style fusion and create a space that reflects your individuality.

MIX, MATCH & MAKE A STATEMENT.

The new Zara range of sanitaryware and furniture offer sharp lines, architectural elegance, and geometric precision, while the curves of the new Layla range are soft and add a touch of fluidity and organic beauty. This combination creates a balance between sharp lines and graceful curves, resulting in a visually captivating and balanced bathroom design.

Both Zara and Layla ranges include furniture with modern and striking colour options. The ranges also contain a wide range of handles and worktops that can be paired to create a truly unique design. Layla freestanding washbasins can be paired with Italian marble, dark concrete, oak or slate grey worktops with 5 different colours available for handles in two design styles. The ranges also include vanity washbasins and a wide range of sanitaryware featuring wall hung, back-to-wall, close coupled and comfort height WC's.

ABOUT LECICO BATHROOMS:

Lecico Bathrooms are one of the world's largest manufacturers of sanitaryware, and export to over 50 countries worldwide. Lecico Bathrooms factories employ more than 6,000 people and have the capacity to produce more than 6.2 million pieces of sanitaryware per year. Lecico Bathrooms are number 2 supplier in the UK market, deliver exceptional quality, and are committed to offering market leading levels of customer service.





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SHOW PREVIEW

22 - 23 NOVEMBER EXCEL, LONDON

THE HOMES FRONT

In 2023, the UK's housing providers face increased obligations to simultaneously address a range of issues: improve housing standards and tackle disrepair, empower tenants, meet net zero targets, address building safety, and increase housing supply.

In the face of limited resources, it's more important than ever to collaborate and find common strategic goals in order to achieve more together.

HOMES UK and Unlock Net Zero Live, which takes place on 22-23 November at ExCeL, is an unmissable event for housing and asset management, development and sustainability professionals.

You'll get the opportunity to learn from 275+ speakers across six stages with 70+ hours of CPD accredited content covering the top issues.

HEALTHIER OUTCOMES: REDUCING CARBON WHILE TACKLING DAMP & MOULD

Awaab's Law – within The Social Housing Act – puts obligations on housing providers to take immediate action on dangerous hazards in homes including damp and mould. How can we improve the energy efficiency of homes whilst reducing damp and mould?

HIGH QUALITY HOMES FOR A BETTER QUALITY OF LIFE

While we need to accelerate the delivery of affordable housing supply, this cannot be done at the expense of housing quality. During this session we will look at how to design and build affordable homes that are suitable for the future.

HOW CAN WE PRIORITISE AFFORDABLE HOUSING DELIVERY DESPITE ECONOMIC UNCERTAINTY?

Housing providers are facing a plethora of economic pressures as a result of regulatory requirements, delivering net zero, and the need to build more homes whilst balancing asset management investments. How can we avoid trade-offs between investment in existing and new homes?

WORKING IN PARTNERSHIP TO DELIVER RETROFIT AT SCALE AND FOR ALL

There have been great examples of collaboration to deliver retrofit projects through the Social Housing Decarbonisation Fund, but further action is needed to enable long-term area-based retrofit collaboration. Join this session to understand how we can enable the mass roll out of retrofit activity by bringing together housing providers, local authorities and communities.

DEVELOPING A STRATEGIC APPROACH TO NEW BUILDING SAFETY REGULATION THAT EMPOWERS TENANTS & RESIDENTS

Learn how to navigate evolving building safety regulations and ensure remediation plans can be completed in a cost-effective and efficient way. Hear about engagement strategies that are helping to rebuild resident trust and gain clarity on remediation cost protections that could support leaseholders.

BUILDING CONFIDENCE IN THE PLANNING SYSTEM

This session will discuss the opportunities and challenges facing organisations using the existing developer contributions system. How can we solve the issues that are limiting the delivery of homes in the planning system?

NEW & INNOVATIVE FINANCE MODELS TO FUND NET ZERO

The up-front capital costs needed to decarbonise homes in the UK remain high. Join this session to explore the implications of the changing finance market, what lenders are looking for, and how ESG financing is pushing organisation's further on their commitments.

IS CO-PRODUCTION DELIVERING IMPROVED SERVICE DESIGN & AN ENHANCED TENANT-LANDLORD RELATIONSHIP?

Listening and learning from lived experience, at a time of extensive "othering," as highlighted in the Ombudsman's report, is a call to action for housing providers of all sizes. Join this session to understand how RPs can include the tenant experience when making key decisions through initiatives like co-production.

BEHIND THE WALLS: BRIDGING THE GAP BETWEEN PERCEPTION SURVEYS & TRANSACTIONAL DATA TO INCREASE TRANSPARENCY

Despite the introduction of Tenant Satisfaction Measures, there is not a consistent methodology for how social landlords collect and interpret tenant surveys. Discover best practice methods of analysing and presenting



data in a meaningful and transparent way for tenants and residents.

HOW TO BUILD & RETAIN A DIVERSE & SKILLED WORKFORCE THAT IS DRIVEN BY SOCIAL PURPOSE

This session will uncover ways to put social purpose at the heart of recruitment and staff development to address the sector's chronic talent shortage and its impact on services and tenants.

Plus, we'll also be showcasing over 150 exhibitors, which is a fantastic opportunity to meet your supply chain, gain industry updates and discover new solutions all under one roof. To help you navigate this, we are devising an improved innovation trail of not-to-miss highlights to help you get the most out of your time.

And finally, new for this year and in response to the skills crisis and calls for professionalism, we are introducing a jobs fair, and series of talks designed to help both leaders who are recruiting and talent. HOMES UK and Unlock Net Zero Live will become a place to facilitate the knowledge exchange and connections needed to attract high-quality diverse people to a career with purpose and to develop those already in the sector.

If you're involved in housing and asset management, development or

sustainability within the UK housing sector or a tenant or resident, then HOMES UK and Unlock Net Zero Live taking place on 22-23 November at ExCeL is a must attend for you!

Article submitted by HOMES UK



Claim your free* visitor pass for HOMES UK and Unlock Net Zero Live by scanning the QR Code

* Free to housing associations, local authorities, public sector, housebuilders, master developers, funders, architects, planners and BTR landlords, student accommodation, retirement living and extra-care providers. Fees will apply to other commercial organisations

Frameclad reveal new 'Premier Team' at Offsite Expo

Which 15 years of experience in designing and manufacturing a comprehensive range of steel framing systems, Frameclad has grown in strength and stature. Founder Mark Munns has been on a mission to recruit the best of the best to the business. A mission that has been very successful with three high-profile new signings in the last few weeks.

Following the arrival of Dan Payne, the new Regional Sales Manager for the South to the team last month, Frameclad's latest top talent was revealed at Offsite Expo. Steel frame specialists Paul Kent and Andrew Land had their first outing, joining Mark Munns and Joint Managing Directors Nik Teagle and Martin Jamieson and the rest of the Frameclad team at the event.

Now Frameclad's Regional Sales Manager for the Midlands, Paul has worked with some of the most prominent and well-established names in the light steel frame industry and will be well known to many. With an equally strong track record in the sector, Andrew Land joins Frameclad as Commercial and Estimating Manager.

Founder Mark Munns said: "Our business is going from strength to strength, and attracting the best talent is fundamental in this success. We pride ourselves on providing an agile and adept service that exceeds customer expectations, whether it's a small bespoke project or a complex build that requires our extensive experience and technical know-how."



As a leading BOPAS-accredited manufacturer of steel framing systems and components, Frameclad offers a complete package of services to customers. The business has invested significantly in state-of-the-art manufacturing technology and a 12 strong in-house design and engineering team that provides cost estimates within 10 days and detailed designs within one week. The precision steel roll-forming machinery produces one of the largest ranges of steel sections available in the UK today from a single manufacturer.

01384 401 114 www.frameclad.com

Taking an active role in passive fire protection



Insulation, drywall, and ceiling products distributor CCF is investing in both its product offering and technical expertise to better support its customers in meeting the new fire safety regulations. The extensive work that CCF has been doing has led to

the distributor securing a prestigious nomination at the Association of Specialist Fire Protection (ASFP) Awards 2023 in the 'highest engagement of the year' category. Members of CCF's technical team have also been working closely with the ASFP to improve their practical and technical knowledge of passive fire protection strategies. This includes the ongoing development of CCF's own competency frameworks and investment in dedicated fire safety training events for its colleagues and customers.

technicalteam@ccfltd.co.uk www.ccfltd.co.uk

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the digital issue includes interactive links to featured companies. Housebuilder & Developer also offers regular updates with the weekly Editor's Choice newsletter, sharing content curated by the editorial team and fortnightly newsletter, offering news on products, services and events.

subscribepage.com/hbd

New technical consultant for ISO Chemie



ISO Chemie has appointed a new technical consultant for east and central UK following continued expansion and growth. Charlotte Davidson, who has more than 15 years' experience in trade sales across the fire protection and wholesale market sectors, will be responsible for developing additional new business among window and doors

fabricators, installers and specifiers for the company's range of advanced sealing solutions. ISO Chemie specialises in the manufacturer of foam products from polyethylene (EPE), polypropylene (EPP) and polyurethane (PUR) using the latest production techniques. Its products are used for the fast and effective air tightness sealing of windows as well as other joint and gap sealing applications in the building, eco-build and construction sectors.

01207 56 68 67 www.iso-chemie.eu/en-GB/home

CCF'S carbon reporting tool recognised



The new carbon reporting tool that is currently being trialled by **CCF** is one of the key initiatives that has helped parent company Travis Perkins plc secure a prestigious award win. The Group has been presented with the 2023 Google Cloud Customer of the Year Award, Cross Industry in recognition of its commitment to net zero and its data-driven

approach to improving fleet efficiency and reducing carbon emissions for deliveries to customers. CCF's comprehensive carbon reporting tool provides information on the carbon emissions relating to the delivery of products to site for CCF customers. The tool is currently in its trial phase, and CCF is looking forward to expanding its capabilities.

technicalteam@ccfltd.co.uk www.ccfltd.co.uk

Glidevale Protect provides new solutions for solar roofs

Whith the recent update of the Building Regulations Part L and the use of solar photovoltaic panel (PV) systems on the rise, there is an ongoing need to reduce carbon emissions within new and existing homes. To meet demand, UK building materials producer Glidevale Protect has developed a comprehensive collection of membrane and ventilation products for use on all cold and warm pitched roofs where in-roof solar PV panels are being installed.

One new addition to the range is Protect A1 Solar, a heavy duty, type HR impermeable roofing underlay. The 145gsm membrane offers unrestricted use in wind uplift zones 1-5 at the maximum batten gauge of 345mm to BS 5534, suitable for use throughout the UK & Ireland. Together with Glidevale Protect's extensive choice of high and low level ventilation options, Protect A1 Solar offers one of a number of trusted solutions to reduce risk of condensation forming on the underside of in-roof solar PV panels. This can ensure that the correct ventilation strategy is in place, avoiding risk of rotting roof timbers. Due to its impermeable design and high resistance to water vapour transfer, Protect A1 Solar eliminates the need for a ventilated counter batten space above the membrane, saving labour time and material cost.

Other Glidevale Protect pitched roofing membranes such as vapour permeable, type LR underlays can also be used in conjunction with in-roof solar PV panels. The Glidevale Protect



Technical team offers complete guidance to aid specification via a full roof ventilation strategy and house type take off.

Matt Neary, Product Manager at Glidevale Protect said: "We are pleased to offer a complete range of membrane options which, when used in conjunction with our ventilation products, gives our customers a tried and tested product package where in-roof solar PV panels are used." More information can be found on the website or follow Glidevale Protect on LinkedIn.

info@glidevaleprotect.com glidevaleprotect.com



Introducing the brand new Rio flush fit door range.

The latest addition to REHAU's Rio Flush fit range comes the introduction of the Rio flush fit door system. This new door innovatively uses Rehau's deep bottom rail section, which was developed to complement the original window system, as a flush door sash. Available as a single open-out door and French doors. Both designed to provide a consistent aesthetic to homeowners wanting matching window and doors.







Flush fit doors...

- Complements the established Rio window system
- Fully compatible with the Total70 suite of ancillary profiles
- Dedicated hinges designed for the flush door system
- Full range of foil finishes, as well as any Ral colour using our in house spray facility
- Fully tested to PAS24 security standards





01933 227 233 info@astraseal.com | www.astraseal.co.uk 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.



SHOW PREVIEW

15 - 16 NOVEMBER OLYMPIA, LONDON

LONDON BUILD CALLING

The wait is nearly over for the UK's leading and award-winning construction show, London Build, to open doors to its most exciting edition yet.

London Build has been put together to be the ultimate platform to connect with seniorlevel decision-makers, buyers and influencers from the UK's entire built environment.

Discover how you can get involved in major construction projects across the country, learn of the latest innovation and win business as you network with thousands of contractors, architects, developers, housebuilders, housing associations, government, civil engineers and construction professionals over the two days at the show.

WHAT CAN YOU EXPECT AT LONDON BUILD?

As one of the sector's leading shows, London Build 2023 once again contains a wide variety of informative sessions and exhibition features, planned alongside some entertaining distractions for delegates.

• 500+ inspiring speakers across eight conference stages including Future of Construction, Digital Construction, Fire Safety, Sustainability, Diversity & Inclusion – and more

200+ hours of CPD training & masterclasses
350+ exhibitors showcasing the latest services, products and innovations transforming the industry

• 30,000+ registered visitors from contractors, architects, civil engineers, developers, local councils, house builders/associations and other construction professionals

• The UK's biggest Festival of Construction with DJs, musicians, live performances, celebrity guests, entertainment and competitions

Meet the Buyers with Procurement Teams exhibiting from top contractors including Laing O'Rourke, BAM, Skanska, Morgan Sindall, Costain, Bouygues and Balfour Beatty
Architect's Hub with project displays and 3D models of upcoming projects from leading architects across the UK including Broadway Malyan, BAM Design, Gensler, HLM Architects, PDP, TP Bennett and many more

· Government Hub facilitating meeting with

HS2, Transport for London, Skills for a Sustainable Skyline Taskforce and Connected Places Catapult

• Exclusive networking parties co-hosted with leading industry bodies

• What are thought to be the UK's largest networking events for Women in Construction and Diversity in Construction

• An inclusive Ambassador Programme supporting Women, Diversity, Sustainability and Mental Health in Construction.

FEEDBACK FROM EXHIBITORS & ATTENDEES SPEAKS FOR ITSELF

A range of firms have reported positive results from attending and exhibiting at London Build in recent years. Here are a selection of comments received:

"London Build is the best construction show in the UK to do business!" – Franchise Brands

"We attended a large number of trade shows in 2021 and 2022, London Build was the best performing show in both years by a considerable margin – The team at Oliver Kinross did a stellar job of hosting the event over two days and ensured that we got to see the best people in the construction space. These events provide us with a considerable ROI and will remain our 'must do' event for the foreseeable future." – Fonn

"That was the best show for us this year by far, great work! I appreciate your help and support and patience with members of the team. Personally, this is the flagship event of the year for us in the UK and your support is always noticed." – PlanRadar

"Having the opportunity to engage with such a diverse range of stakeholders was so energising and we are super grateful to have had the opportunity to get involved. Congrats on pulling off my favourite industry/trade show so far – we hope to see you there again next year!" – Natural Building Systems.

Article submitted by London Build



What are you waiting for? Register your free tickets today by scanning the QR Code:



Compact yet powerful MVHR available



Titon is excited to announce the expansion of its mechanical heat recovery range with the introduction of the new HRV4 Q Plus Range. This latest addition showcases Titon's commitment to delivering innovative and efficient ventilation solutions for residential applications. The HRV4 Q Plus Range brings impressive enhancements, maintaining a compact

size only 600mm wide whilst significantly boosting performance and efficiency. With an airflow up to 158 l/s (568 m³/h) at 100 Pa, this advanced MVHR ensures optimal indoor air quality. Additionally, the HRV4 Q Plus Range boasts a remarkably low Specific Fan Power, down to 0.38 W/l/s, demonstrating Titon's dedication to energy efficiency and sustainability.

0800 970 4190 www.titon.com/biglittlemvhr

Zoning for efficiency



The Honeywell Home evohome[®] smart thermostat from **Resideo** works with wireless radiator valves to control temperatures in up to 12 heating zones. Homeowners can set the temperature for each radiator to flex which rooms are heated and to what temperature, avoiding unnecessary waste.

The evolome[®] smart weather feature monitors outside temperatures and communicates with the heating system to adjust the temperature accordingly, ensuring maximum energy efficiency. Built-in wi-fi also means that the evolome thermostat can be controlled through a smarthome voice assistant. Wireless installation allows evolome to be installed easily without altering existing pipework or disrupting décor.

www.resideo.com

Introducing UK Cylinders



UK Cylinders are proud to be at the heart of Bellway's innovative Energy House 2.0 project. As every heatpump system needs hot water storage the demand for innovative cylinder solutions will grow. The universally compatible Heatpump cylinders with optional integrated buffer offers a convenient all-in-one space saving package for

the developer and installer. With the widest range of hot water storage solutions in the UK there's a cylinder for every application. This includes off site manufactured Pre-Plumbed, Slimline, Horizontal & PV divertor integrated options. For more information and assistance on how to answer your Part L water storage questions please email your enquiry.

hbd@ukcylinders.co.uk ukcylinders.co.uk

Low Carbon Heat Panels



Ambion Heating, the manufacturer of innovative Low Carbon Heat Panel technology were selected as one of the heating technologies being tested as part of the Energy House 2.0 facility a collaborative project between the University of Salford, Barratt Developments, Bellway Homes and

Saint-Gobain to drive innovation and solutions to address domestic energy efficiency challenges. Oliver Baker, CEO at Ambion Heating, comments: "To have our Low Carbon Heat Panels as one of the technologies used in this flagship environmental project demonstrates their potential to become one of the key solutions to solving the UK's heating challenge."

0333 188 0633 www.ambionheating.com

Marmox showing off at the London Build Show

Armox, a leading British manufacturer of waterproofing and insulation solutions, will be attending this year's London Build Show at London Olympia on 15th & 16th November, where it will be previewing its versatile new Fireboard product alongside the company's well-established Multiboards on stand H52. The Marmox Stone Wool based product shares the unique Marmox honeycomb surface structure with its XPS forerunner, Multiboard, to create an A1 non-combustible certified render-backer which is fully waterproof. It can further be used internally across walls or ceilings to take a plaster finish, while providing sound decoupling and acoustic absorption



properties, as well as thermal insulation. The 600 x 1200mm Fireboards are available in thicknesses from 20mm up to 200 mm and with the polymer modified mortar honeycomb coating on one or both faces. With a nominal density of 150 kg/m³ the boards' core material offers a compressive strength of 90 kN/m², making it three times stronger than standard mineral wool, which significantly enhances their offer to the construction industry. The A1 non-combustible backer board for internal or external use can safely be used across masonry as well as timber or steel framing systems. The range has been tested to prove compliance with BS EN 1350-1 along with other testing completed by the BRE. Fireboard is lightweight and easy to cut. The range of the Marmox Multiboards will also be on display.

The event at Olympia has attracted over 300 exhibitors who will gather under the umbrella of the Festival of Construction. Visitors will be able to attend a wide range of seminars and CPD sessions, as well as visiting Marmox's stand to speak to its highly experienced technical team on the full range of Marmox's products and they will also have chance of winning a prize if they wish to enter a draw which will take place after the exhibition by having their photograph taken with the team and/or a Marmox product.

01634 835290 www.marmox.co.uk



ENERGY HOUSE 2.0 SPOTLIGHT

Putting future affordability to the test



One of the key challenges for the housebuilding industry is making green technologies affordable for the average homebuyer, and hightech solutions will only work if they can be applied easily, at scale. Jamie Bursnell of Bellway explains how the firm's Future Home test project is looking to find 'the Goldilocks zone' – the 'just right' balance between energy and cost efficiency in order to make the path to net zero one which everyone can follow. t Bellway, we recognise that climate change is one of the defining challenges in the modern world. With this in mind, we are committed to successfully reducing our carbon emissions through our 'Better with Bellway' strategy. As part of this commitment to sustainable practices, we have created an experimental eco house, The Future Home, within the unique Energy House 2.0 research project at the University of Salford.

The pioneering £16m project, which is part-funded by the European Regional Development Fund, is researching and testing, in tightly controlled conditions, new ways of powering, heating and insulating homes, making them more energy efficient and helping to meet new standards which require a significant reduction in carbon emissions for newbuild homes from 2025.

For Bellway, affordability and user-

THE SPECIALLY BUILT CHAMBER AT ENERGY HOUSE 2.0 WILL ENABLE THE TEAM TO CARRY OUT TESTING ON DIFFERENT COMPONENTS IN VARYING WEATHER CONDITIONS





THE RESULTS OF THIS PROJECT HAVE THE POTENTIAL TO CHANGE HOW WE BUILD HOMES – AND HOW WE LIVE IN THEM, AND THAT IS INCREDIBLY EXCITING!

friendliness are key issues to consider when discussing how our construction methods and techniques might change as we move towards net zero. These new homes have to be properties that families can both afford to buy and also run without in-depth technological know-how.

With many green innovations, we don't yet know how they will function for real families in real homes, or what their running costs will be. This is particularly important when energy costs have risen so significantly, as homeowners are being hit hard in the pockets. And this is where we hope The Future Home will provide invaluable insights.

The research taking place at Energy House 2.0 will explore how we can keep our homes cool in summer and warm in winter while minimising the impact on both the environment and the cost of living. We hope the results will help us to deliver more energy-efficient homes and to advise people on how to make best use of new technology to control energy usage and running costs.

A low-carbon home is not necessarily a home with lower running costs, and we are testing to find what I refer to as the 'Goldilocks zone'. This is the point where energy efficiency and cost efficiency meet in a place which is the best balance for the consumer and for the planet.

LEADING THE WAY ON CARBON

Bellway has invested significant resources and expertise in its Energy House 2.0 project, working with key partners and suppliers in delivering the project.

Carbon reduction is one of the main priorities of our 'Better with Bellway' sustainability strategy. The Energy House 2.0 research dovetails perfectly with this ethos and we are delighted to be working alongside other key players in the housebuilding industry to help lead the way towards carbon-reduction and creating energy-efficient homes of the future.

We first got involved in the project as part of our wider Carbon Reduction activity when we approached The University of Salford to help monitor one of our key carbon projects in the North East. As part of these discussions, we were invited to participate in the Energy House 2.0 project, which of course we were delighted to accept.

We started construction work on The Future Home – a two-storey threebedroom detached house – in July 2022 and finished building the property in December 2022. The research facility was launched in January 2023, with the first round of testing getting under way in February 2023.

The key benefits of this project include the unique opportunity to work with the

research team at the University of Salford, and respected industry partners including Barratt Developments and Saint-Gobain, at a world-leading test facility.

ACCELERATING INSIGHTS INTO GREEN TECHNOLOGIES

Time is of the essence when it comes to addressing the problem of climate change and the specially built chamber at Energy House 2.0 will enable the team to carry out testing on different components of the house in varying weather conditions, which would take years to replicate in the natural world.

Our Future Home is testing innovations in building materials, the effects of double and triple glazing, storing solar energy, recovering heat from wastewater, and how to make most efficient use of air source heat pumps. Mechanical ventilation is being trialled to control airflow and regulate temperatures.

Each of these elements are being monitored in both regular and extreme climates. The chamber can replicate any climate and temperature ranging from -20°C and +40°C, as well as recreating gale force winds, rain, snow, ice and solar radiation.

Usually, it would take months or years to collect the data needed to evaluate the performance of a new design or technology, but because researchers can precisely control the environment to within half a degree, they can gather that data in a few weeks. That means that accurate results can be achieved quickly and accelerates the innovation process.

REAL-WORLD SETTING, REAL-WORLD BENEFITS

What is also particularly beneficial for us at Bellway is that we are gaining results relating to new technologies in a house that we have built, so we are receiving data about products we are familiar with and are not relying on information from a third party.

There is no question that this is pioneering research and we have to praise our construction team at Bellway Manchester for rising to the challenge to build a fully working three-bedroom house inside the huge, enclosed chamber. Throughout the process, the team proved themselves to be both flexible and innovative as they fully embraced the project.

We were keen to harness internal expertise and our technical team brought a wealth of knowledge and experience to this project. Other than working as usual with external suppliers and subcontractors, we have attempted to use this experience to not only showcase the diverse talents of our employees but to provide them with the opportunity to test



Ventilation

Airtightness

Condensation Control Efficiency

Damp Proofing

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Accredited to ISO 14001 environmental standard When you're specifying building materials, transparency and trust in your supply chain counts. Whether it's construction and roofing membranes, ventilation or damp proofing solutions, reliance on technical data is key. For 40 years, we've been a partner that you can rely on. Turn to Glidevale Protect today Adherence to STA Advice Note 18 for external, reflective breather membranes for all the technical support you need.









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themselves and to develop and grow their own skills base, ready for the roll-out of new technologies beyond the Energy House 2.0 chamber.

In a similar way, we wanted to stay close to home when it came to the suppliers used for the project. Where feasible, we selected suppliers from existing relationships, then turned to companies who were identified as sustainable leaders.

We also focused, where possible, on fostering relationships with local suppliers and subcontractors in the Salford area, to reduce transport miles.

There are no full-time occupants in The Future Home because of the nature of some of the tests and the fact that security would be required to accommodate long-term residents. However, members of Bellway's technical team have stayed overnight and there should be opportunities for additional one-off stays in the future to provide further insights into life within the home.

THE UK'S FIRST ROOF-MOUNTED AIR SOURCE HEAT PUMP

Many of the technologies we are testing are due to be in common use in new homes by 2026. This project provides us with the chance to test their effectiveness and to create solutions to any challenges we encounter.

As part of this strategy, we have installed the country's first roof-mounted air source heat pump in The Future Home. This type of pump is expected to replace natural gas boilers in most homes, and such pumps are already installed in many new homes, where they are usually fitted to, or adjacent to, an exterior wall. However, this location can dominate the external appearance and take up valuable outdoor space.

In response to this, we engineered The Future Home to support the 200 kg air source heat pump installed within the roof space, as a much more aesthetically pleasing solution. A second unit will be fitted to an external wall to enable comparisons to be drawn.

We have worked closely with home heating manufacturer Worcester Bosch to prepare for this ground-breaking trial, with the company providing its Bosch 3400i Hydrotop Solution unit for the test project. Donaldsons Timber Systems stepped in to redesign the home's timber frame to accommodate the unit.

OTHER INNOVATIONS UNDER THE MICROSCOPE

The Future Home also features a mechanical ventilation heat recovery system, supplied by Titon which recycles and filters air from within the building.

UK Cylinders provided a heat pump and buffer combined cylinder to provide an efficient source of hot water.

The house has been constructed with double-glazed windows, which after being tested in different temperatures and weather conditions, will be replaced by triple-glazing – which will, in turn, be subjected to the same tests. These windows have been fabricated by New View Windows, with Eurocell providing the plastic system and Saint Gobain providing the glass.

A photovoltaic inverter with a battery system in the loft space, provided by

THIS PROJECT ALLOWS US TO TEST TECHNOLOGIES' EFFECTIVENESS; AS PART OF THIS STRATEGY, WE HAVE INSTALLED THE COUNTRY'S FIRST ROOF-MOUNTED AIR SOURCE HEAT PUMP

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Wonderwall, will store solar power for use when the household's need is greatest.

The loft and the walls of The Future Home have been fitted with enhanced insulation measuring 500 mm, which has been supplied by Knauf Insulation. By testing the home in extreme temperatures, we will learn what impact the insulation has on retaining heat inside the home and how it might help prevent excess heat from entering the property.

Resideo has installed its Honeywell Home evolome smart thermostat in the test property, which has nine rooms in total, 12 radiators and three underfloor heating zones. The innovative system was selected for its smart zoning technology, which uses radiator controllers to wirelessly measure and control temperatures for up to 12 individual zones within the house.

The underfloor heating has been supplied by WMS and the infrared wallmounted heating panels by Ambion Heating. The innovative heating system has a constant dynamic pulsing, rather than the traditional on/off approach used by other systems. This process dramatically reduces energy usage and maintains a room's temperature to within 0.1°C of its target, 24 hours a day.

The data we gain from Energy House 2.0 will enable us to find out how everyone can operate their homes more efficiently and comfortably, and how new technologies can assist our efforts in reducing carbon emissions by building more efficient homes.

TACKLING HEATING CHALLENGES

Since testing began on the project, there have of course been some challenges. The Bellway Future Home contains multiple electrical space heating options which will enable us to make comparisons of the energy use across the solutions in a controlled environment. Not only was it a challenge to incorporate multiple heating systems into the build, but there was, and remains, also the added complexity of fully understanding how to change from one solution to another. For instance, knowing the best way to reconfigure from underfloor heating to radiators. The Future Home also includes multiple energy saving and ventilation systems where similar challenges apply.

In the first round of testing, a whole series of measurements are being taken. Among these are the identification of how much heat is lost throughout the house by the use of thermal cameras, and the monitoring of airflow leakage from the building via blower door and a pulse test for comparison. This initial testing allows us to contrast theoretical design numbers and those measured as built – with initial testing based around identifying any potential performance gap between as designed and as built.

The products used in the construction of, and the daily running of, The Future Home are being tested as thoroughly and holistically as possible. We are measuring not only performance under a number of different conditions but are also keeping track of running costs across the varying scenarios and evaluating the userfriendliness of the technology, and the upfront cost of the products.

Initial results from the first round of testing are due to be released in the near future. The results of this project have the potential to change how we build homes – and how we live in them.

Jamie Bursnell is Bellway Group's technical and innovations manager

NOT ONLY WAS IT A CHALLENGE TO INCORPORATE MULTIPLE HEATING SYSTEMS, BUT THERE REMAINS THE ADDED COMPLEXITY OF FULLY UNDERSTANDING HOW TO CHANGE FROM ONE SOLUTION TO ANOTHER

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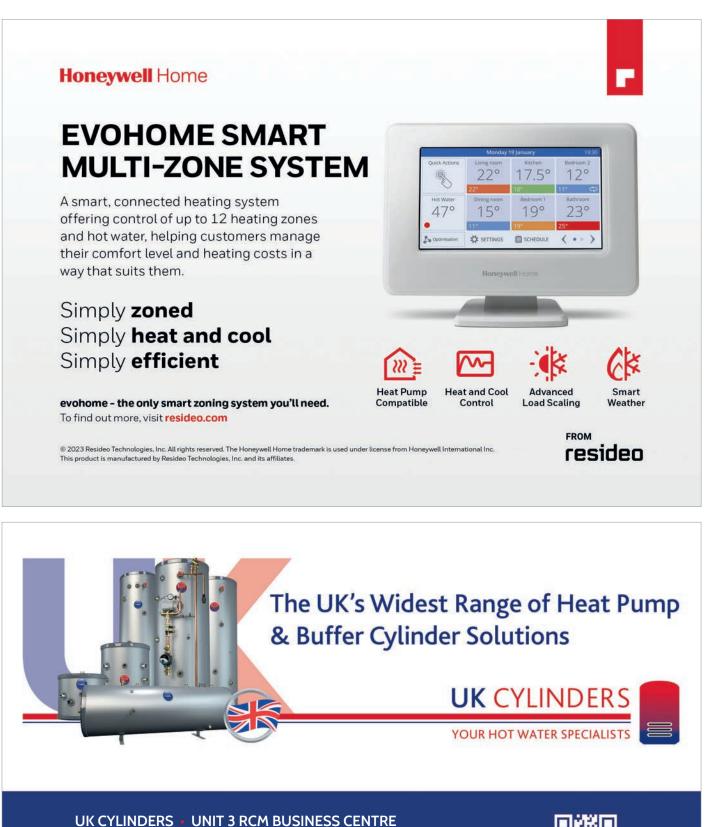
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8 NOVEMBER ROYAL LANCASTER HOTEL, LONDON THE BEST OF BRICK

This Brick Awards 2023 is placing a major focus on sustainability. The awards, which are organised by the Brick Development Association (BDA) and will be held in London's West End on 8 November, celebrate the best examples of clay brick in the built environment.

EVENT PREVIEW

This emphasis on sustainability reflects the serious intentions of British brick manufacturers to create a greener and more eco-friendly future, and highlights the positive sustainable initiatives which are now taking place within the industry. They are well represented in the shortlisted entries in the highly competitive five housing categories in this year's Brick Awards.

These are: Individual Housing Development; Small Housing Development; Medium Housing Development; Large Housing Development; and Housebuilder. The entries are notable for their geographical spread, from London and the south to the midlands, the north and to Scotland and Northern Ireland.

All these projects celebrate the timeless elegance and sustainable strength of clay brick. The Brick Development Association proudly advocates its use in construction because bricks' unbeatable benefits make them an ideal choice for any project.

Clay bricks offer exceptional structural integrity, providing a robust foundation for buildings and ensuring durability over time. Their thermal mass properties regulate indoor temperature, reducing energy consumption and contributing to a more sustainable environment. As energy bills continue to increase and threaten our standard of living, clay brick's thermal performance offers occupants peace of mind, keeping us warm in the winter and cool in the summer. That's not to mention the impact on our wellbeing of great acoustic insulation, and the potential to absorb humidity, helping to protect both the structure and the occupants.

Moreover, clay bricks are much lighter than concrete bricks, which means that they can be transported in a more environmentally friendly way, saving on fuel and road use and therefore reducing their overall carbon footprint. They also tend to be made locally, unlike concrete bricks, and that helps strengthen the local economy.

Beyond functionality, clay bricks bring aesthetic appeal to architectural designs with their natural colour variations and textures. This combination of strength and beauty has made clay bricks a favourite among architects, developers, and homeowners alike. From their durability and design versatility to their ecofriendly attributes, clay bricks continue to pave the way towards a sustainable and visually captivating built environment.

If the economic case for clay bricks is persuasive, so too is the sustainability and ecological argument. All major British brick manufacturers take their sustainability responsibilities extremely seriously, recycling energy and waste wherever possible and supporting the circular economy.

It is so important to celebrate best practice in the use of brick in the built environment. But it's also crucial to emphasise how investment in production processes currently being developed the UK's clay brick industry, such as renewable energy, carbon capture, biomass and hydrogen fuelling, will see further carbon reductions in clay brick production in the future.

The ceremony will take place on 8 November at the Royal Lancaster Hotel and will be hosted by TV personality and architect George Clarke.

Article submitted by BDA

For more information, please call 020 7323 7034 or visit:

WWW.BRICK.ORG.UK

To find out more about the awards night and tickets, email **GEORGESPRECKLEY@BRICK.ORG.UK**

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SUSTAINABILITY REFLECTS THE SERIOUS INTENT OF BRITISH MANUFACTURERS TO CREATE A GREENER AND MORE ECO-FRIENDLY FUTURE

Senior raises the bar at landmark



Senior Architectural Systems' PURe® aluminium windows and doors have been widely used across the new Perry Barr residential development in Birmingham, which is one of the city's largest ever housing and regeneration projects. Senior's unique PURe® aluminium system features a highlyefficient expanded polyurethane (PUR) thermal barrier, and the company was recently recognised with a King's Award for Enterprise for the successful development of the system and its commitment to innovation. The company's

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Neaco supplies decking for major development



Neaco supplied its Neatdek aluminium balcony decking for the Skyline Apartments, a mixed-use development from Wellbeck Land Leeds Ltd featuring 128 luxury apartments within a 16-storey block designed by Brewster Bye. Selected by Total Project Integration (TPI), Neatdek is renowned for its superb fire safety

credentials, high load-bearing capacity, rust-free durability and ease of installation. Many architects, contractors and consultants choose Neatdek for balconies as it is virtually maintenance-free, fully recyclable and compliant with all Building Regulations, including a Euroclass A fire safety rating required for residential buildings over 18 metres.

neaco.co.uk



Sto specified for new timber-frame housing development

More than 30 timber frame homes are benefiting from an external wall insulation system manufactured by Sto to help reduce heating costs and energy. Constructed by Westridge Construction for Hyde New Homes, the crescent-shaped development consists of 32 homes ranging from two to four bedrooms. Located in Saltdean, East Sussex, the art-deco inspired properties are located between the south coast and the South Downs National Park. The StoTherm Vario expanded polystyrene insulation (EPS) system, including Sto-Rotofix mini mechanical fixings, were specified and installed by Square 1 Architectural Solutions. Compared to rail systems, the Rotofix fixings require fewer components, the insulation boards can be installed more quickly, and Rotofix enables better levelling capabilities, as the fixings can easily be adjusted to provide a level surface prior to installing the rendered facade. The StoTherm Vario system was finished with StoSilco K silicone resin render, in white, to provide high water repellence and resistance to dirt build-up, as well as the growth of algae and fungus. To enable the render to be applied around the circular windows which feature throughout each property, a curved bead was also supplied by Sto to help form the neat render finish.

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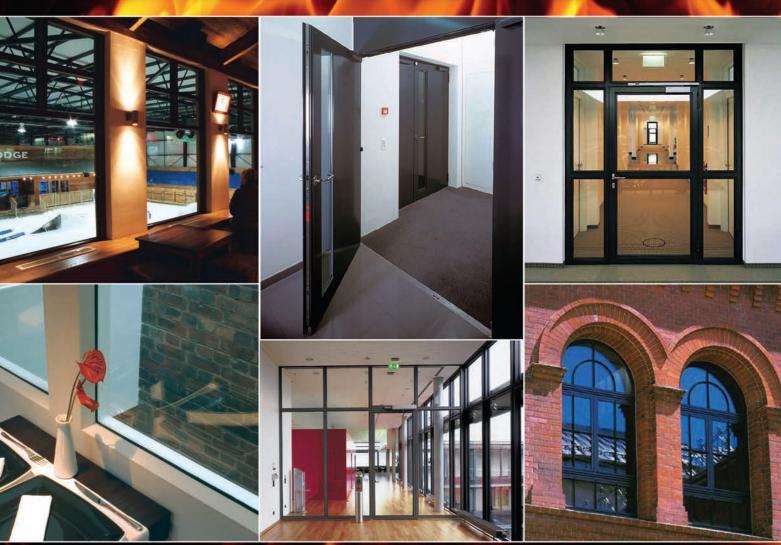
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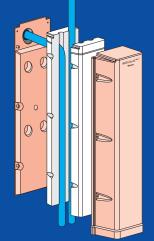
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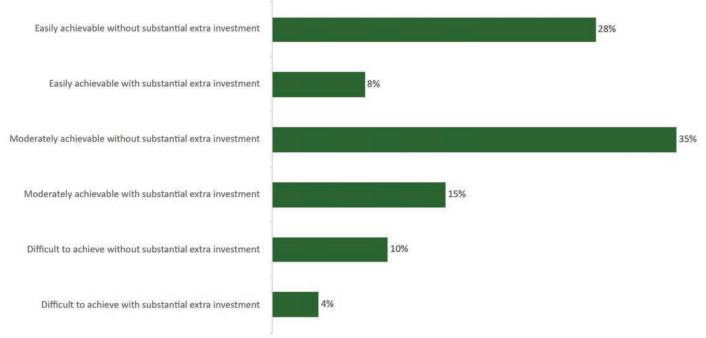
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APPROACHES TO WATER EFFICIENCY IN NEW HOMES

How achievable do you believe the 125 litres per person per day target of potable water is?



EXECUTIVE SUMMARY

The pressure is on to increase water efficiency as much as possible in new homes. This is driven by a combined set of challenges, particularly water shortages due to climate change and leaks, the rise in people working from home post-Covid, and the need to manage surface water on developments as effectively as possible. This has led to a progressive focus on efficiency in legislation in the form of the Building Regulations. The Chartered Institute of Water and Environmental

Management (CIWEM) reported that average household water use increased by around 20% during the peak of the pandemic. While this level has clearly reduced since the ending of restrictions, smart meter data has shown that water consumption is unlikely to return to pre-Covid levels, according to experts. As a result, the baseline assumptions for household usage will no longer be relevant in new calculations for developments.

Largely confined to Part G of the Building Regulations (covering Sanitation, Hot Water Safety and Water Efficiency), the water efficiency of products within overall home designs is perhaps less seen in the foreground than other aspects of sustainability and energy efficiency, but it requires a strong focus among design teams and builders to achieve the savings required.

The regulations cover water usage from appliances including WCs, wash basins, sinks, showers, baths, and white goods such as dishwashers and washing machines – all fall under the tighter requirements. However controls applied both internally and externally to the water supply entering the home are also part of the picture.

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Part G has been updated in recent years to tighten water efficiency in new developments – including a key update in 2015 which introduced the possibility of local authorities requiring a 110 litres per person per day limit on homes. Such a change places challenges on housebuilders, yet there are a range of solutions available to them. We wanted to find out whether housebuilders are in favour of such an approach, believe that the new regulations are inadequate, or have a different method. We also wanted to know the measures they were taking in this important but arguably overlooked area of sustainability.

However, while specification could be benchmarked as best practice, in the end of course user behaviour will determine the true water use in each dwelling. Industry association Water UK has done research that found a drastic mismatch between what homeowners think they use per day versus reality. The organisation said 46% of people thought their household used under 20 litres per person per day, when the true figure was closer to 142 litres. This suggests that the onus is on the industry to ensure that products and controls which will make the usage more future-proof are specified and installed. The 2015 update to Part G also included a promotion of a 'fittings-based' approach to ensuring compliance, using the usage data from manufacturers, versus the pre-existing 'water calculator' approach used in Building Regulations, which looks at the whole house. The fittings-based approach is key for both specifiers and manufacturers, and the Government, which is backing it as a means to provide clear information on water efficiency, based on individual products installed, and solutions such as applying removable flow restrictors to a property. There are issues however such as the necessary additional cost of flow restrictors, but also not meeting clients' expectations on performance when installing low-flow appliances.

With this being a crucial area for developers to grapple with, as well as a somewhat technical and niche area of sustainability, we decided to create an Industry Viewfinder specifically focused on gaining real world insights on how housebuilding is addressing the need for water saving in new homes. Including comments from respondents, it offers a unique insight into what housebuilders and developers believe is the right approach to water efficiency in new homes.

INTRODUCTION

The need for high performance on water efficiency in our new homes has never been more important – the postpandemic world and record rainfall mean that we have to ensure that our higher consumption is minimised by appliances and systems. The wider sustainability goals also include aims to reduce water usage, as countries like the UK become increasingly prone to drought as climate change worsens.

Water UK is the water industry's major trade association, and has been collaborating with the Government and its Future Homes Task Force (FHTF), to "map out the approach" to delivering the Future Homes Standard. Intended to be introduced in 2025, the standard will require new homes built to produce 75%-80% fewer carbon emissions than the current regulations.

The FHTF, convened by the Home Builders Federation, brings together housebuilders, utility providers, material suppliers, environmental groups, and the Government. It has looked at "all aspects of the housebuilding process and the performance of houses once built" says Water UK, who add that it has provided "substantial input about water consumption and surface water drainage in particular."

Water consumption is governed by Part G of the Building Regulations, two Approved Documents which offer either a calculation approach based on 'litres per person,' or a 'fittings approach' where each device in a home has a maximum volume or flow rate. The litres per person per day metric is the most commonly used method, but Water UK says that "it has flaws and doesn't guarantee that our new homes are actually water efficient."

Our Industry Viewfinder survey spoke to housebuilders (most at director level) and other professionals in the housebuilding sector, regarding the key issues they are dealing with on water Do you believe your customers will readily accept the new performance levels from the mandatory requirements (homes designed for 125 litres per person)?



efficiency. We looked at their awareness of the provisions of Part G, their views on its achievability, but also whether it is strong enough. Other survey questions included how they were achieving Part G, such as whether they were using the fittings-based approach, or opting for the whole-house water calculator method.

We also explored their issues around achieving water neutrality, which is a challenging goal required by some local authorities, meaning developments have been shown to not extract more potable water than existing levels, via using lower flow appliances and controls, but also offsetting. And we also asked respondents who was responsible for specification in their developments – housebuilders, architects, installers, engineers or others, across a range of product areas, and how customers were responding to the new approaches.

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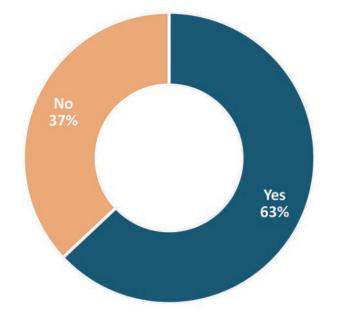


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PROBLEM ASSESSMENT

Do you think the 'optional' standard of 110 litres per person (to be mandated by local authority) in Part G would be better as a mandatory maximum usage limit?



A CONTEXT OF SHORTAGES

The UK relies on winter rainfall to restock our reservoirs, lakes and rivers, and last year was on record as the driest the country had experienced since 1995, as well as being the second hottest summer ever. The hot weather caused us to use more water (peak demand was at a 40% increase in some areas). Water companies had to find millions of extra litres per day for homes and businesses, and were forced to introduce hose pipe bans to manage demand.

Several hosepipe bans were still in place in November, despite intervening rain, but by the end of 2022, the year was the driest since 1976, with its famous summer heatwave. The extent of the drought meant the UK's underground aquifers, which contain the groundwater we rely on, took a substantial time to be recharged with water.

The water companies have been attempting to tackle water leaks for years, and have managed to reduce them by 11%, however they have an ambitious target to cut leaks by half by 2050. Companies have employed innovative measures such as drones and radar plus smart technologies, showing issues occurring in real time, to try and tackle the problems effectively. They also carry out home visits distributing water-saving devices and fixing leaks in homes.

Each water company has a 25-year water resource management plan to balance demand and supply, and mitigate the impact of future drought conditions. Large water resilience schemes are being pursued across the country to deal with the issues identified across catchments. However, with climate change posing huge threats to resilience, the companies issued a further 18 proposals in 2022 for "major cross-country projects" that would increase capacity by 15%. In 2023 so far, following the hottest June on record in the UK, drought has been reported in Devon, Cornwall and East Anglia, with a decline in reservoir and groundwater levels, as well as river flows in parts of England. The Government reckons that by 2050, the UK may need around four billion additional litres of water per day to meet future demand for public water supply, with experts warning that action on water resilience "must be taken now to determine how these significant needs will be met."

PART G

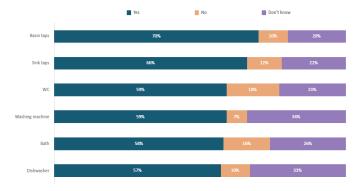
In addition to the tightening of energy requirements in Part L of the Building Regulations, there is a requirement for housebuilders to comply with Part G, specifically G2 concerning water efficiency. The base Part G water consumption requirement of 125 litres per person per day remains unchanged; however the 2015 update regulation optional requirement for tighter water efficiency of 110 litres per person per day has been introduced, and this can be enforced by local authorities.

Oddly enough, the LABC advises project teams that it's down to them to inform Building Control as to whether a scheme is being designed to the optional tighter levels. They say: "It's important that the person submitting the building regulation application informs the local authority Building Control department of this planning requirement."

As one example of key appliances affected, in order for showers to meet Part G2 in new builds in England they must have a maximum consumption or 'flow rate' of 10 litres per minute (predicated on meeting the standard 'notional' level of 125 litres per person per day). However the optional 110 litres per person per day means a possible 8 litres per minute can be enforced. In Wales, the regulations go further, requiring that average water usage does not exceed 110 litres per person per day for all new dwellings (and 125 litres in conversions).

The 2015 update to Approved Document Part G in England contained a range of changes impacting on water efficiency.

Do you believe your customers will tolerate the performance of products required from the optional target (110 litres/day per person)?



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The main changes were:

- The optional requirement for tighter water efficiency (Regulation 36).
- Introduction of a fittings-based approach (as an alternative to using the water efficiency calculator)
- Inclusion of the water efficiency calculator methodology, plus minor alterations from European efficiency labelling and amendments resulting from removal of references to the Code for Sustainable Homes
- Annex listing the relevant competent person selfcertification schemes has been deleted.

There was a further amendment to Part G2 in 2016, which requires a water efficiency calculation to be completed for new dwellings – where a shower will not be provided. However the fittings-based approach remains as an alternative to this method. As part of the 2015 'optional' requirement within Part G, a 'fixed factor' of water for outdoor use of 5 litres was introduced, which aligns with the old Code for Sustainable Homes requirement of 105 litres per person per day for internal use.

Our survey found a mixed picture in terms of awareness of the 'new' provisions within Part G, and whether it should have gone further in order to create a lower mandatory limit for water use per person. 57% said they were aware of the provisions, meaning a substantial 43% weren't, possibly suggesting a large amount of specification of water-saving products wasn't always carried out by them as developers but by subcontractors.

Reassuringly, 28% of our respondents believed that achieving the required 125 litres per person was 'easily achievable without substantial extra investment,' but 10% thought that it would be 'difficult to achieve without substantial extra investment.' And a small but fairly revealing minority (4%) even believed that achieving that mandatory level of water usage was difficult, even with substantial extra investment, suggesting that the slight changes in lifestyle required would be problematic for some buyers.

This was borne out in another finding in the survey, where 49% said they were specifying showers, WCs, baths, and sink and basin taps. However in terms of showers, for example, 22% were specified by an architect, 11% by a plumber and 13% by an engineer. When it came to control valves, figures for internal and external specifications were similar, with 42% of developers saying they were specifying internal control valves, 17% that an architect was, 11% an installer, and 7% engineer. For external control values, it was 43% developer, 17% architect, 11% installer, 6% engineer.

We asked our survey respondents whether Part G should have introduced a tougher framework on water usage, such as a mandatory 110 litres per person limit rather than an optional one for local authorities. Overall, they agreed that the Government should have gone further to limit water use – 30% said they "completely agreed," and 32% "slightly agreed." However, 9% said they "completely disagreed" with this notion. And a higher percentage (65% versus 37%) said that the optional standard should have been made a 'mandatory maximum' in Part G.

The audience was split on whether the Part G targets as they stand can be achieved by installing water controls alone on developments, without homeowners also committing to significant water savings too in their lifestyles. The survey found that 47% supported this notion, while 53% thought that customers would also have to be on board with a change in approach.

CUSTOMER ATTITUDES

The shift in water usage requires a shift in customer expectations in terms of what their appliances will deliver. However, the installation of water meters across the UK has already helped customers to understand the positive impact of such methods on their household bills, and increased engagement with their water use. This was borne out by our survey, which asked builders and developers 'Have water meters increased customers' engagement with water saving tech?' A conclusive 73% said that they had.

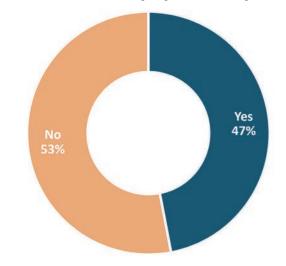
However, water meters are only thought to be installed in 60% of UK households, so if this is the key to customers accepting appliances with a lower flow rate, this needs to be dramatically increased in future. It has been rumoured that water companies supplying areas with a serious risk of water shortage are looking at forcing customers to install meters.

Despite the challenges, our surveyed readers reckoned that customers would generally 'readily accept' the new performance levels in appliances which result from the 125 litres per person mandatory requirement. The figures were 65% yes, 21% no for WCs, 65% yes and 20% no for baths, and slightly lower positives for showers (60% yes and 26% no), washing machines (56% yes, 14% no), and dishwashers (55% yes, 17% no), but there were higher 'don't know' figures in the washer categories.

Respondents seemed fairly optimistic their customers would even accept the tighter 110 litres per day performance, particularly with basin taps (70%), sink taps (66%), with WCs, washing machines, baths and dishwashers not far behind, with all four ranging from 57% to 59% of the votes. The slight difference perhaps reflects the arguably greater practical impact of WCs and washing machines on the daily lives of families, a key target market for developers.

A relatively small number of respondents (35% versus 65%) said they were exploring alternative ways of designing homes, specifically for reducing water use, such as smaller baths and communal washing facilities.

Can the Part G targets in new builds be achieved by developers installing water controls alone (without users committing to significant water saving too)?



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Lecico Bathrooms are one of the world's largest manufacturers of sanitaryware, number two supplier into the UK market, and export to over 50 countries worldwide. Lecico manufactures a range of internationally certified sanitaryware products sold both under Atlas Trade, Atlas Pro and Design Series brands. All Lecico Products are UKCA and WRAS approved where appropriate and are listed on the UK water label scheme.

Lecico's Design Series range specialises in products for hotels and residential sectors

The Lecico Design Series consists of families of bathroom solutions to suit all tastes and budgets, from contemporary to classic. As well as ceramics, the Lecico Design Series offers high quality pre-built furniture, brassware, baths, and shower trays and enclosures for any design conscious installation of bathroom products.

Lecico PLC t: 01234 244 030 e: orders@lecico.co.uk www.lecico.co.uk





CONCLUSION

Which the amount of airtime given to net zero over recent months, the place of water-saving in the context of increasing droughts and water issues across the country has been somewhat diminished in the order of priorities. However, this is clearly something which our readers have not fallen foul of, and they are focused on providing homeowners with the right compliant solutions in order to meet regulation but also futureproof homes for individuals and families.

Our survey of housebuilders showed that they were not only aware of Part G's tighter requirements, in a context of changing Building Regulations across the board, but also that they believe that it should have gone further. Perhaps surprisingly, we discovered that they believed the currently optional limit of 110 litres per person per day in Part G should have been made a mandatory requirement.

There were somewhat conflicting findings on the challenging task of establishing 'water neutrality' on developments, with most respondents thinking that it would mean substantial investment, while respondents also said that they had not found achieving it to be a struggle. Alternatively, the mandatory limit of 125 litres per person, said over a quarter of respondents, was easily achievable without major extra investment, good news for smaller builders.

Respondents were also split down the middle on the power of water controls to achieve the goals, without users helping by reducing their usage in the home. However they agreed that using water controls was helping to achieve the crucial engagement by homeowners with the realities of their water use which is needed in order to see developments even hit the mandatory requirements.

Are you aware of the provisions of Part G of the Building Regulations on water saving?"

OUR SURVEY FOUND A MIXED PICTURE IN TERMS OF AWARENESS OF THE 'NEW' PROVISIONS WITHIN PART G, AND WHETHER THE REGULATION SHOULD HAVE GONE FURTHER IN ORDER TO CREATE A LOWER MANDATORY LIMIT FOR WATER USE PER PERSON



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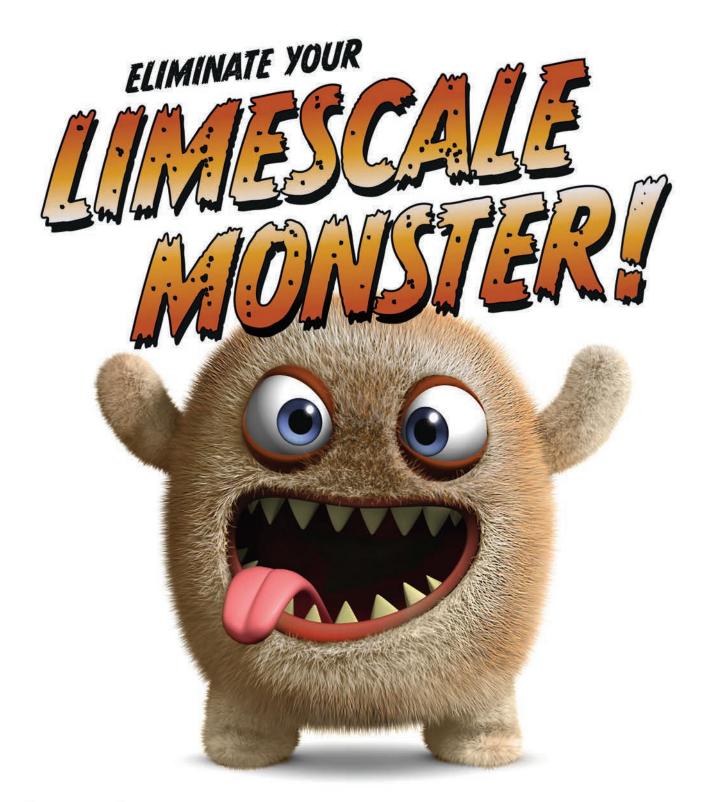


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City West Dublin development protected with Wraptite® airtightness

The superior airtightness and water resistance protection benefits of the Wraptite® external air barrier system from the **A. Proctor Group** is a key feature of an exciting new development at City West, Dublin, Ireland. The project development on behalf of Cairn Homes consists of over 400 residential units within nine apartment buildings ranging in height from one to nine storeys. The new homes form part of a wider mixed-use development, including retail, commercial, office units, residential amenity space, and open spaces along with services provisions to facilitate the development, including parking, The project's design was created by award-winning practice Reddy Architecture + Urbanism, and Platt & Reilly, one of the UK's and Ireland's leading partition and ceiling contractors, installed the Wraptite system. The Wraptite System is installed as an external air barrier and alternative to a traditional standard breather membrane. Wraptite is the only self-adhering vapour-permeable air barrier certified by the BBA and combines the essential properties of vapour permeability and airtightness in one self-adhering membrane. The self-adhered nature of Wraptite and its high level of water resistance and simplified detailing made it an ideal choice.

01250 872261 www.proctorgroup.com



Keylite helps housebuilders meet current regulations

Many housebuilders are opting to specify **Keylite Roof Windows (Keylite)** as their preferred supplier, due to the market-leading and innovative product solutions that come as standard. With several changes made to Building Regulations in England and Wales last year, including additions to 'Approved Document L: Conservation of fuel and power' and 'Approved Document F: Ventilation', housebuilders have been looking for products that take the headache out of compliance by ensuring they meet current requirements. The purpose of Part L is to ensure energy efficiency in buildings, with new and existing homes in England now being subject to higher building performance targets. When it comes to heat loss, one of the biggest issues for housebuilders is thermal bridging, which is an area of a building construction which has a significantly higher heat transfer (loss) than the surrounding materials. One example of where this would occur is with junctions around windows, including roof windows. Keylite has taken the lead in ensuring it removes the possibility of this occurring, ensuring its products are designed in such a way that housebuilders don't have to consider the 'gap'. These built-in features help eliminate thermal bridging, which reduces the risk of non-compliance and delivers a build that is closer to the expected energy performance.

01283 200 158 www.keyliteroofwindows.com

Yale Expede Window Bracket reduces site times

Ale has launched an innovative new window bracket which can reduce housebuilding programmes dramatically. The patented Yale Expede Window Bracket allows fabricators to fit fully glazed windows straight into the external timber wall panels at the factory during the production process, and then be delivered flat to the building site. This saves time and money, provides a consistent factory finish and creates significant savings for housebuilders.



TIME SAVINGS AND INCREASED SALES REVENUE The bracket offers increased productivity and a faster installation once the timber panels have been erected on site as the window is simply pushed out to the required distance and the final fix inserted to permanently hold in this position. Both internal and external trades can start immediately, as the build will be watertight within one day. This can reduce the overall programme by approximately three weeks, as well as reducing site costs.

INCREASED SAFETY

Paul Atkinson, Managing Director at Yale, comments: "For housebuilders, time is money, and our bracket speeds up the entire build programme and of course window installation. With the fully glazed window in place, wet trades can get onsite earlier, and buildings are more secure from the outset. It also reduces the risk of accidents linked to manual handling and working at heights. It's no wonder housebuilders are eagerly awaiting this new product."

SUSTAINABILITY

Timber can dramatically reduce the carbon footprint of a new build. Of all the main building materials, it is the most environmentally friendly, as it has the lowest energy consumption and the lowest carbon dioxide emissions.

Manufactured and tested in the UK, the Yale Expede window bracket has been subjected to loading in excess of 200kg in the



open position for over 72 hours and corrosion testing up to 240 hours. It is available in 50mm and 75mm variants and is covered by Yale's Lifetime Guarantee.

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TO THE NEW PART L – AND BEYOND!

New updates to the Building Regulations go some way to cutting emissions – but construction firms have the chance to go further, argues Nicola Harrison of Bereco



July 2023 was recently confirmed as the hottest month on record – and it's thought that it may be 120,000 years since an individual month was this warm. Although the UK hasn't quite basked in this warmth – in fact, we had the wettest June on record and July hasn't proved to be much drier – we've all seen the terrible images of wildfires in Hawaii and across the Mediterranean, and record temperatures in cities right around the world. Judging by these, if we weren't worried before, we should be now. Climate change is real, and it's getting more noticeable by the day.

Another statistic: according to recent analysis, the UK is eighth in a table of countries that have historically contributed the most to climate change. We aren't the worst – step forward the US, China and Russia – but we do bear a considerable amount of responsibility for the environmental state of the planet. Therefore, the onus is on us to act on that responsibility and work hard towards achieving carbon neutrality by 2050.

What does this mean for Britain's construction industry? Well, as most of the industry are aware, in 2022 the Government made changes to Building Regulations and announced a subsequent 12-month grace period to complete all work under the old regs. Under the title of The Future Homes and Building Standard, the swathe of regulations included new targets for carbon emissions; all new homes must produce at least 31% less carbon, while non-domestic new builds are pegged at least 27% less.

Part of the regulations focus on certain amendments to Approved Documents Part L (conservation of fuel and power) and Part F (ventilation). These changes apply to new, non-domestic buildings, plus existing non-domestic buildings, and new and existing housing.

In my sector, which centres on superior quality sustainable windows and doors, it is Part L that has the most relevance. Part L focuses closely on specific U-value requirements – the measure of how effective a material (for example a window or a door) is as an insulator. The lower the value the better the material is as an insulator.

Under the new regulations, the notional target of U-values on new-build properties for both windows and doors is now 1.2 W/m²k while the limited standard is 1.4 W/m²k. However, if you're replacing old doors and windows in existing dwellings, the requirement should now be 1.4 W/m²k or better. It's also worth noting that

IF WE WEREN'T WORRIED BEFORE, WE SHOULD BE NOW. CLIMATE CHANGE IS REAL, AND IT'S GETTING MORE NOTICEABLE BY THE DAY

doors must now have the same U-value requirement as windows, no matter the glazing content.

Interestingly, the regulations don't prescribe ways of achieving these targets, leaving it to the builder to decide how best to comply with them. Ultimately, the focus will be on making improvements to the fabric of the building by embracing high-performance and energy-efficient materials and technologies. Which, to be fair, many companies involved in the windows and doors market already do. Generally, U-values are far lower now than they were just five years ago – a combination of better technology and more awareness – but as a sector we could do even better.

At Bereco, sustainability is at the heart of everything we do. We try to make a difference, as opposed to just delivering it, by thinking about every aspect of our business, from obtaining our wood via sustainable forests to issues around packaging, transport, and supply chain ethics.

You won't be surprised to learn that we're passionate about spreading the good news about timber usage. Personally, I've seen how much timber products can benefit everyone, from the sustainable forests we purchase from to the builder able to access resources quicker with



faster labour times. I believe that timber is the best option and investment for windows and doors.

You might argue, 'she would say that,' and, of course, I recognise that timber is still seen as a premium product, so many construction firms use recycled PVCu or aluminium as a matter of course. But what else can we do as a sector?

We could start by looking at our premises. As we're trying to build sustainably, it would make sense that onsite accommodation is as energy efficient as possible. It might even be worth considering a move to offsite construction, which leads to less onsite waste and reduced impact of onsite activities including transportation and heavy use of machinery. A more sustainable policy towards the disposal of construction waste is another idea; by embedding sustainable principles into how we deal with waste, we're helping to reduce the disposal of waste overall – a significant contributor to emissions.

This embedded approach can also be extended to the issues of transportation and supply chains. With the former, considering a switch to more fuel-efficient vehicles, along with sourcing local materials, can reduce emissions associated with onsite and offsite movements. A supply chain can be made more sustainable by using recycled materials, while as far as possible not using plastic, and committing to small wins such as taking back and reusing timber pallets.

A sustainable approach requires a certain amount of thought and a level of commitment that may take some getting used to. However, in the long run, the benefits are worthwhile, and not just for the environment. Customers see the value of a greener approach to construction and, by all accounts, are happy to pay a little extra, even in tough times, to help us all keep our carbon footprint to a minimum. Watching Hawaiian and Greek islands burn is not a pleasant experience – yet such images just might be the wake-up call we all need if we are to change our approaches and survive global warming.

Nicola Harrison is managing director of Bereco



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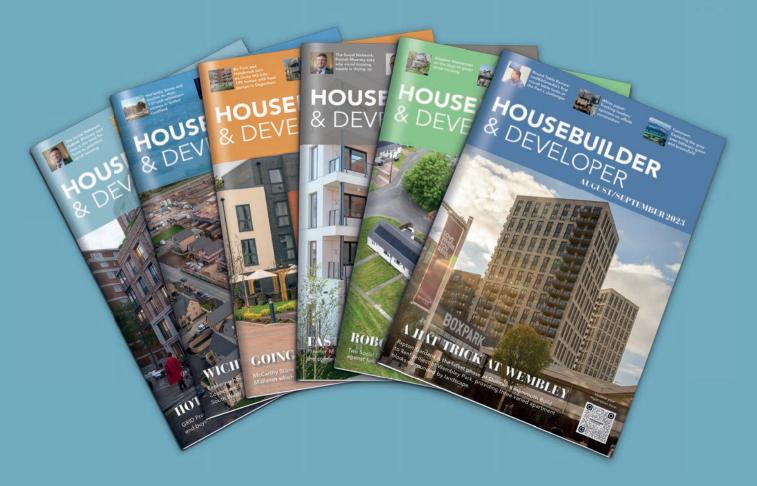
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Growing hardware sales demonstrate strength of commercial and social housing markets

arl F Groupco is commending an upturn in sales of its tilt & turn and reversible hardware ranges because of what it reveals about the industry more widely.

Julie Warner, Product Manager at Carl F Groupco, said: "Tilt & turn and reversible windows are popular in commercial and social housing settings. Increased sales of hardware for these types of windows mean more contracts are rolling out, which can only be good news for the industry."

Volume sales of Carl F Groupco's Roto ranges are particularly strong, in some cases up by over 60% year on year. Julie commented: "Many of our customers insist on only fitting Roto products because of the intelligent functionality their products offer."

The Roto NT Tilt and Turn Hardware system, for example, is suitable for timber, PVC-U and aluminium profiles of up to 150kg sash weight. The system can be used to achieve the most demanding security, operating convenience, durability and design requirements. A wide range of components and accessories makes custom window solutions possible, including additional security features to achieve PAS 24 accreditation and even the option for automation.

Roto's FRH UNI range of reversible window hardware has been designed with multi-storey

public, commercial and domestic buildings in mind. The sash and frame details are the same for all window variants, allowing styles to be fitted without changing profile routing and ensuring a uniform aesthetic appearance on all window styles. With additional security features the system can achieve PAS 24 and can also provide an emergency egress escape opening (providing building regulations are met).

Alongside the quality of the products, Carl F Groupco customers also benefit from the strength of the company's relationship with Roto. Carl F Groupco collaborates with the manufacturer on continuous product development, helping to give UK fabricators and installers the hardware features they need. The Roto and Carl F Groupco teams support fabricators through their hardware transition as well as specification, testing, software set up and production optimisation.

As Julie highlights, increased sales of hardware for commercial and social housing projects are a good reason to be encouraged. But it's clear that fabricators and installers choose Carl F Groupco as their hardware supplier because of the value-added benefits on offer.

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GreenBlue Urban's revolutionary solution



GreenBlue Urban is proud to announce the launch of SuDSPod, a groundbreaking and cost-effective solution that addresses a multitude of challenges associated with stormwater management. SuDSPod represents a remarkable leap forward, introducing a

versatile and advanced approach to stormwater attenuation that not only benefits new developments but can also be SuDSPod offers an innovative approach to on-plot attenuation, delivering unparalleled performance while tackling issues such as peak flow rates from roofs, complex designs, and combined sewer overflow (CSO) overspills. Seamlessly retrofitted to existing private, public housing, and service buildings.

01580 830800 www.greenblue.com

Reginox: The best just got better



Reginox UK is excited to be relaunching its legendary ceramic sink range – promising that the best just got even better! Reginox's ceramic sinks are made from premium material and guarantee the highest standard finish for each product. The newly relaunched RL301CW

Mk2 and RL304 CW Mk2 are beautiful sinks that combine a stunning high gloss appearance of vitreous China with contemporary design and are available in different bowl configurations such as 1.5 or single bowl with drainer. The legendary ceramic range now offers a new design contemporary drainer, more modern overflow design all adding even more appeal to this already stunning sink collection. The new ceramics will now carry the recognized and renowned Reginox brand logo on all models.

01260 280033 www.reginox.co.uk

The height of luxury with Keller



Classic styles are still very much on trend, and **Keller's** all-new Marbling Moods kitchen is a clear sign that this admiration is unlikely to disappear soon. This kitchen maintains modern utility, form, and function alongside its retro design. The suspended cabinets are easy to access and emphasise spaciousness and accessibility, while the island, shielded in marble,

features a sink for both classical style and pragmatic benefit. The Watford door blends well with the rest of the kitchen, thanks in particular to its handle-less design. The colours in this sophisticated set take inspiration from polished 20th century style. Elegant walnut tones synchronise with fashionable olive-green matt lacquer for a nostalgically retro aura.

www.kellerkitchens.com

No tanking required with a Kinedo cubicle



The British Standards Institute codes of practice state that all substrates should be waterproofed before tiling using a 'suitable proprietary tanking membrane system'. Adding a membrane to waterproof the area will help eliminate leaks and mitigate any possibility of damp and mould. One of the benefits of installing **Saniflo**'s Kinedo cubicles

is that this particular regulation doesn't apply. Thanks to the clever design of the units the assembly itself provides all the waterproofing required. Interior glass panels have a clever locating system that routes water to the inside edge of the tray and they are installed over upstands of the shower tray which ensures all water falls into the tray and towards the waste. This creates a watertight space that requires no tiles, no grout and no silicone.

020 8842 0033 kinedo.co.uk

HiB unveils its largest and most exciting launch yet

IB, a leading bathroom brand, is thrilled to announce its most significant product launch to date. Introducing a wide range of stunning new products to their already impressive lineup, HiB's latest collection includes the new Veles modular furniture range, stunning basins, the latest elegant mirrors and cabinets and guality brassware.

The cornerstone of HiB's latest launch is the Veles modular furniture range, which has been meticulously crafted to offer ample storage, useful sizing and beautiful finishes to suit a variety of bathrooms. For small spaces, the Veles Compact range offers stunning quality and finish in a reduced depth, whilst the Veles Standard range offers more storage and larger dimensions that are ideal for family bathrooms. This stunning new range pairs perfectly with the new Terra basins and countertops. Created from high quality mineral marble in four finishes, this tactile, durable and stunning basin and countertop combination enhances the complete look, offering an exceptional level of finish.

Along with the introduction of the Terra basin range, HiB has expanded its Basin category offering to include a whole host of new options, including the Opia and Dexter vessel basins and Cerys corner wall mounted basin, allowing customers to choose from a wider variety of designs to suit their desired look. Each basin seamlessly integrates with HiB Novum furniture ranges and other units to provide style and function, transforming daily routines into



moments of indulgence.

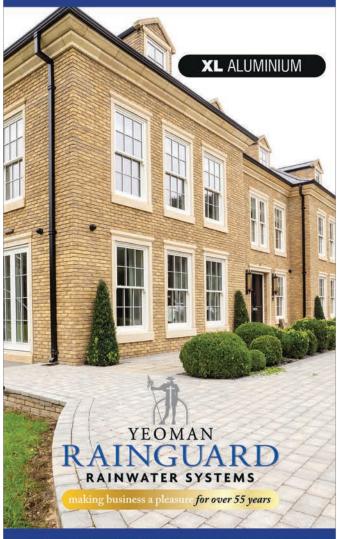
But that's not all, as HiB has also launched a selection of mirrors and cabinets, offering the latest bathroom technology, that blends contemporary style with practical solutions. The new Rubin and Alba illuminated mirrors include the latest heat pad technology, covering more than 75% of the mirror's surface, the feature reduces a greater area of condensation, further enhancing visibility.

HiB has been a pioneer in the bathroom

products for more than 30 years. With an unwavering commitment to innovation, quality and design, HiB has consistently pushed the boundaries of bathroom aesthetics and functionality. This latest launch is HiB's biggest yet, demonstrating the company's desire to bring new and exciting products to the market for customers across the UK, Ireland and the Middle East.

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Prevent costly water damage by tanking

Since 2018 it has been a requirement under British Standards BS5385-Part 1 that all wet areas – domestic and commercial – should be protected with an adequate tanking membrane prior to tiling. A tanking system (waterproof coating) – such as **BAL** Waterproof 1C – should be installed onto backgrounds before

tiling commences.

This is because tiles, adhesives and grouts themselves are not inherently waterproof and will allow water to pass through – potentially causing water damage, damp and foul odours to occur on the background or substrate. BAL Waterproof 1C is a ready-mixed waterproof coating that can be applied easily with a brush or trowel in only one coat. Crack-bridging up to 3 mm, it is a fast-track solution, with tiling possible in 2 hours.

Priming isn't needed on most substrates – including plasterboard. Where priming is needed – use BAL Primer 1C, quick drying one-coat primer.

Easy to apply straight out of the bucket, it provides coverage of up to 6 m² – perfect for any domestic shower, bathroom or wetroom. It also includes Fibre Strand Technology for improved strength.

01782 591100 www.bal-adhesives.com



JACKOBOARD® promotes cost and time-saving benefits

JACKOBOARD® from **BEWI** offers many benefits for installers of wetrooms and bathrooms. JACKOBOARD® is a waterproof, weight-loading and thermally insulating construction board for use in all types of tiling jobs.

Critically, because it is manufactured from 100% waterproof XPS, there is no need to tank wetrooms constructed using JACKOBOARD[®], either with a waterproof membrane or a paint-on solution. This saves the installer both time and money, since a separate tanking system is not required and only the joints where the boards meet need to be taped.

The NHBC Standard states that "backing surfaces may require protection from a suitable tanking system". "This guidance is completely correct," says Martin Harragan, Regional Sales Manager, "but it should not be interpreted to mean that if you are using an XPS backerboard, such as JACKOBOARD[®], you have to tank the entire substrate of your wetroom. The closed structure of an XPS board means that it is totally impossible for water to pass through it, in the way that it would through a fibre cement board for instance."

jackoboarduk@bewi.com www.jackon.co.uk

Mira Showers joins Future Homes Hub as an associate member

Mira Showers, one of the UK's leading showering manufacturers, proudly announces its association with the Future Homes Hub, a pioneering initiative dedicated to addressing climate and environmental challenges in the homebuilding sector. As the only shower company currently holding an associate membership, Mira Showers is taking a step forward to achieving water efficiency while ensuring an exceptional showering experience for consumers.

The Future Homes Hub, established in response to the Future Homes Task Force's call for collaborative efforts, aims to facilitate the creation of high-quality, sustainable homes and resilient communities that align with the UK government's net-zero and environmental targets. Committed to working together, Mira Showers, the newly acquired Recoup, waste-water heat recovery specialists, and the Future Homes Hub share common values and are focused on developing innovative solutions that benefit both consumers and the planet.

Founded in 1921, Mira Showers has a rich heritage of design, innovation, and commitment to its people and community. Mira Showers remains dedicated to providing solution-led products that meet the needs of its customers while prioritising sustainability. Likewise, Recoup also shares the same sustainability ethos and commitment to pioneering environmentally

friendly change.

By becoming an associate member of the Future Homes Hub, Mira Showers is taking a proactive role in driving water efficiency and sustainable showering practices. The company's expertise, gained from over 100 years in the industry, will contribute to the development of technical solutions for regulatory changes and the overcoming of barriers to successful implementation. Mira Showers will actively collaborate with the homebuilding sector, supply chain partners, and government organisations to drive industry-led proposals for current and future policy challenges.

Mira Showers' commitment to sustainability extends beyond its association with the Future Homes Hub. The company's dedication is outlined in its Environmental, Social, and Governance (ESG) Report, which provides detailed information on its sustainability practices and initiatives, including the innovation of sustainable products and efficient water usage, and waste reduction during the manufacturing process.

The Future Homes Hub operates as a nonprofit making company limited by guarantee, bringing together leading homebuilders and related organisations. With over 50 of the largest homebuilders already committed to the Hub's vision, it acts as a platform for knowledge sharing, collaboration, and overcoming



sector-wide challenges. While its immediate focus is on England, the Hub aims to extend its reach to other UK nations in the future, with strong interest already expressed from colleagues in Wales and Scotland.

Mira Showers' membership in the Future Homes Hub highlights the company's dedication to water efficiency and sustainability. By leveraging its expertise and collaborating with industry leaders, Mira Showers aims to deliver innovative showering solutions that enhance the consumer experience while conserving water resources.

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The tap that does it all



40 years of innovation – sustainable system solutions for wet areas

wheeli innovations have grown into an extensive product portfolio over the past 4 decades. Known for its premium quality precision-engineered waterproofing solutions, the visionary manufacturer offers secure product systems with the necessary certifications to comply with sustainable building.

Born out of necessity, Net zero has become a vital aim of the construction sector in recent years. Endorsing this shift wedi, as an EcoProfit operation for over 7 years, has been working tirelessly to support its clients in the responsible use of energy and environmental resources while inspiring creative, and at the same time, functional bathroom design. Recently celebrating its 40th anniversary, the brand places great emphasis on its identity.

EXPERIENCE: what began with a tileable XPS bath cladding in 1983, has developed into wealth of experience – that is unique to the XPS industry.

SYSTEM: right from the outset, product development was focused on interlocking product solutions that stand the test of time – this is known today as the wedi system. VISION: envisioning extraordinary, remarkable product solutions and developing them with practicality, versatility and functionality in mind – for advanced design of wet areas.

WHAT IF...

At the beginning, every wedi solution was a 'mental game'. The success of the brand lies in its daring approach, in the mentality of its people and ultimately, in its superior-quality versatile system solutions.

Barrier-free/accessible construction – floor level Fundo Shower Systems enable multigenerational use without any adaptation being required.

Assured longevity and protection – 100% waterproof reliable showers and bathrooms with high-quality seamless, recyclable surfaces eliminate the need for frequent, resource-intensive renovations.

Enhanced thermal insulation – wedi XPS



elements contribute to the thermal insulation of the building from the inside, improving heating systems' response time by up to a staggering 70%!

Versatile, 2in1 waterproofing and construction – a functional, tailored individual design achieved with 'off-the-shelf' 100% waterproof XPS elements.

Inevitably as sustainable requirements within the construction sector rise, waterproofing of wet areas is also facing stricter regulation. Rising issues and failures across bathroom, wet room and shower installations with water ingress and leaks, prompted NHBC to issue the technical guidance 9.2/06 in the area of substrates for tiling with special attention to tanking systems used beneath tiles.

Providing unrivalled peace of mind for everyone involved, wedi has an array of products to meet this new guidance. As part of the ARDEX family, the manufacturer can offer not only 100% waterproof and loadbearing (133kg/m²) tilebacker boards with all required certifications (CE, UKNI, UKCA) but also, compatible adhesives and grouts for direct tiling without the need of additional waterproofing - saving time, cost and labour whilst also cutting back on risks associated with additional installation steps.

info@wedi.co.uk www.wedi.co.uk

What if long-lasting quality also contributed to sustainability...

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UK NI Whether it be a shower enclosure or a full bathroom, if fully tanked with wedi, it is not only awarded with a wedi system warranty, but also a CE / UKCA or UKNI mark.

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Introducing Beko's award-winning AeroPerfect[™] range of built-in ovens

When the energy prices and the cost of living continuing to rise, housebuilders and providers of new homes are continuing to search for durable and energy-efficient products which not only complement the designs of their interiors, but also provide both short and long-term reassurance for buyers and renters.

Winner of 10 Which? Best Built-in Oven Awards, Beko's range of AeroPerfect[™] ovens, which all come with an 'A' rating for energy usage, have been designed with simplicity and energy-efficiency in mind to help save users time and money. In their AeroPerfect[™] built-in ovens, Beko, the UK's number one best-selling large home appliance brand, have developed and improved upon the all too familiar fan oven, creating the ultimate easy-to-use appliance to enhance any kitchen design and add value to homes on any new build development. This innovative technology takes built-in ovens to new heights of performance whilst retaining the competitive pricing synonymous with the Beko brand.

The technology allows a constant stream of airflow to be created within the oven, minimising temperature fluctuations to ensure food cooks quickly and evenly every time. When tested against models from a number of the brand's key competitors, Beko's AeroPerfect[™] ovens achieved the most even and consistent grilling performance by a significant margin.

The range offers 35% faster cooking and 40% more even cooking than previous fan ovens, with a 25% larger grill making it the ideal solution for larger families. The brand have also updated their aesthetic styling across the range, creating beautiful ovens to complement any modern kitchen design.

Beko's AeroPerfect[™] ovens sit within the customer-favourite brand's RecycledNet[®] range, featuring parts made from recycled fishing nets and industrial thread waste which have been transformed into high performance, thermally resistant materials. Beko's RecycledNet[®] ovens



reduce the embedded carbon footprint of the product, as well as the use of virgin plastic, demonstrating one of the ways in which the company are continually working to reduce their impact on the environment.

Beko's AeroPerfect[™] technology features in all single built-in ovens within the brand's contract range of appliances, from their entry level model through to the highest specification versions, meaning this innovative technology is accessible to all, whatever the project budget. Higher specification models within the range boast additional features for added functionality and flexibility, such as Beko's 2-in-1 Split&Cook[®] technology which allows two different dishes to be cooked at the same time at different temperatures, and a built-in air fryer feature, new for 2023, which negates the need for additional countertop-cluttering appliances.

Beko's simple-to-install ovens further benefit from an easily removable glass door and the brand's SimplySteam™ technology,



both designed to enable the appliance to be easily cleaned.

An extended 10-year parts guarantee, available on selected products within Beko's contract range, demonstrates the company's confidence in the longevity of its appliances. In addition to an extended 5-year labour guarantee, the parts guarantee enables registered products to be repaired for up to 10 years, prolonging the life span of the appliance. With sustainability being front of mind for housebuilders, developers and build-to-rent operators, as well as homeowners and renters increasingly aspiring to lead more sustainable lifestyles, encouraging the repair rather than replacement of products aligns with these ambitions, helping to minimise wastage and support the circular economy.

Beko's range of AeroPerfect[™] ovens form part of a carefully selected contract range of appliances available specifically for new housing projects through Beko plc Appliance Partners, the company's dedicated contract supply division. Beko plc Appliance Partners provide a flexible end-to-end service, partnering with housebuilders, developers and build-to-rent operators to offer tailored solutions to suit a project's individual requirements. A dedicated Specification Manager is able to recommend the most suitable appliances for each project, offering expert advice and support throughout the purchase process.

Mike Beech, Specification Manager at Beko plc Appliance Partners said: "Beko's AeroPerfect™ range of ovens continue to prove popular with our partners. Aesthetically the appliances complement any modern, sleek kitchen design, and we know users love the technology which consistently provides perfect, quick and even cooking results. We are delighted to be able to offer a selection of affordable Beko ovens featuring this marketleading technology, with options available to suit all project budgets."

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

TAKE THE TIME OUT OF TEA

Boiling water taps have grown rapidly in popularity over the past decade; from being viewed as an unnecessary luxury they are now increasingly a household essential for many homeowners. Quooker UK & Ireland's Stephen Johnson looks at how changing lifestyles have fed into this trend

e live in a world where people want things delivered at speed. As a generation, we are inherently less patient than we used to be, increasingly unwilling to wait or compromise. Therefore, the primary thing consumers are looking for in their new homes is convenience; this is never truer than in the kitchen. What will be one of the most used appliances, a hot water tap delivers boiling water on demand. On average, we spend four months of our lives waiting for the kettle to boil. Not so with a boiling water tap, which delivers the exact amount of boiling water needed instantly, giving precious time back to consumers to get on with their busy lives.

Concerns around safety used to be a significant factor in dissuading people to invest in a boiling water tap. However, with constant innovation, boiling water taps on the market today are completely safe to use. With user-friendly, in-built safety mechanisms that make it virtually impossible to turn on boiling water by accident, they are ideal for families with small children or those with restricted mobility.

There has also been a significant consumer shift towards more sustainable and eco-conscious consumption. The UK household uses an average of 360 single use plastic bottles per year. To combat this, in addition to the hot, cold and boiling water functions, some brands are turning their attention to new water modes. Some now include accessories that can be added to any existing tap to deliver filtered, chilled and sparkling water from one source. Saving consumers time and counter space, the immediacy of super chilled and sparkling water can be enjoyed without having to wait or waste water. Furthermore, one canister of CO₂ can yield up to 60 litres of carbonated water which significantly reduces the need for single-use plastic bottles.

With sustainability increasingly at the



forefront of consumer purchase decisions, it has never been more important to find creative solutions to the problem of wasted water. Taps that can deliver sparkling and chilled water dramatically reduce this figure, providing a more long-term sustainable alternative. Given new builds have more stringent environmental standards to adhere to, appliances that can save electricity and water are essential.

Furthermore, with a boiling water tap, the consumer also saves water and electricity. When the user dispenses water from a boiling water tap, they use the exact amount of water they need, unlike a kettle whereby more water is boiled than needed. Or how often is a kettle re-boiled because the water has cooled down, wasting yet more energy. Boiling water taps have tanks which store water at high temperatures under pressure. This technology keeps the water hot without needing to use much energy at all. Think of it as an electrically powered flask, from which no energy can escape.

Boiling water taps can use very little electricity and give impressive energy saving results; some units take very little energy (as little as 10 watts) to maintain the water at 110°C. Water only begins to boil in the unit when the tap is turned on and the temperature of the outflowing water drops to 100°C. While the water is coming out of the tap, fresh water immediately flows into the tank to replace the exact amount extracted ready for the next use.

Boiling water taps are also relatively easy to install. There must be access to a 13 amp power socket as well as waste, hot and cold-water supply. These services need to be within 50 cm of the intended install location below worktop height and fully accessible. There is a minimum hot and cold-water pressure of 2 bars, with some tanks only requiring a cold-water supply. Ample under-sink space is needed for the tank and additional accessories.

New-build kitchens that incorporate boiling water taps add tangible value to a property. The significant consumer demand for these appliances proves the extra desirability of properties that are having them installed.

Stephen Johnson is managing director of Quooker UK & Ireland





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SHOWERING SUSTAINABLY

Darren Washbrook of Mira Showers says water-efficient smart showers are key to helping customers pursue ethical consumerism, and explains the options

ater scarcity is an increasingly concerning issue. Once seen as a challenge primarily faced by other countries, water scarcity has now been recognised as a global issue that impacts every continent, including Europe. In every annual risk report since 2012, the World Economic Forum has included the water crisis as one of the five most pressing risks to the global economy. Approximately half of the global population lives in areas with severe water scarcity for at least one month of the year, with half a billion people facing year-long water scarcity. While the UK is not among the most severely impacted regions, it is not immune to the challenges posed by water scarcity.

Despite the UK's reputation as an inclement country, our groundwater and surface water supply levels are dwindling year-on-year. The trend of hotter, drier summers in recent years results in Britain being seriously water stressed, meaning that our demand for clean, accessible water exceeds the supply. Without solutions, this problem will only worsen. In the foreword to the Government's Plan for Water, the Secretary of State for Environment, Food and Rural Affairs, Thérèse Coffey and the Minister for Environmental Quality and Resilience, Rebecca Pow, state that the UK uses about 14 billion litres of water per day and will need four billion more by 2050. Therefore, change is needed now.

More than half of the freshwater abstracted in the UK is for household use. According to Water UK, the average British resident uses 153 litres of water a day through showers, toilets, dishwashers, washing machines and garden watering. As this figure accounts for just one resident, the figure for a household of four people is approximately 612 litres. Therefore, as we create new-build properties, it is essential that we create water efficient homes.

THE REGULATORY LANDSCAPE

Additionally, with the rising cost of energy and requirement to reduce carbon emissions, it will be highly practical for new houses to have efficient appliances to reduce consumption. The



significance of this is emphasised by the government's introduction of Parts F, L, O and S (nicknamed 'FLOS') to the Building Regulations in June 2022. These groundbreaking reforms are a stepping stone to the Future Homes Standard; anticipating that newly built homes will have 75-80% fewer carbon emissions than those built to current energy efficiency standards.

SAP ratings are highly useful for developers in marketing their properties, as it is essential for establishing an energy cost based on the construction of the home, its heating system, internal lighting and any renewable technologies installed. Assessors will not only look at big ticket items such as insulation and glazing, they will also assess space, heating, and water heating. It means appliances such as showers and new technologies, such as Waste Water Heat Recovery Systems (WWHRS), can have a significant impact.

Under Approved Document G of the Building Regulations, 'reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water' in new-builds. Additionally, the potential consumption of wholesome water (i.e safe drinking water) by persons occupying a new dwelling must not exceed 125 litres per person per day.

WATER SAVING TECHNOLOGIES

To comply with the Building Regulations' requirements for new-build properties and catalyse wider change in the construction industry, it is imperative that manufacturers produce eco-friendly products which implement water saving technologies.

Bathroom product manufacturers should incorporate Design for Environment processes into their product development to ensure innovation within the industry. Taking a pragmatic approach to water usage, showering products can be specifically designed for the new build sector, which save up to 292,000 litres over five years with average use. Additionally, sustainability should not mean compromising on the shower experience, as customer satisfaction remains central to the product design.

Furthermore, the introduction of cutting-edge digital showers offers consumers the capability to monitor water usage data via the shower dashboard. This also enables push notifications containing valuable hints and tips aimed at conserving water. Such innovation facilitates a greater awareness of water consumption and efficiency, ultimately prompting a more conscientious and prudent approach to water use.

These products should serve as inspiration for the wider market to continually innovate and consider sustainability when designing new products. To create a wide-reaching impact, sustainable product design should not only focus on the efficiency of the product in-use, it should also assess the product's carbon footprint and the sustainability of its materials, as well as looking at ways of testing sustainably and minimising waste.

Such initiatives will will only create positive change within the construction industry, and help to establish a new benchmark for water conservation. They also benefit occupiers who will be able to save on utility bills, and pursue the ethical consumerism which is now an important concern for many buyers.

Darren Washbrook is national sales manager at Mira Showers



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Multiboard shapes up for mini-mansion

The regional housebuilder undertaking the construction of a totally bespoke private house in Leicestershire has been introduced to the multiple benefits of Marmox Multiboards for the first time. The developer of the exclusive property commented: "This house has been designed to exceed the standards of Part L to the Building Regulations as well as offering luxury accommodation with high class finishes. There is mineral wool insulation within the bespoke timber frame, and then multi-foil insulation across the inner face, with the Marmox Multiboard as the third layer internally, which also serves as a render backer board within the swimming pool suite. "The build is consuming hundreds of the 600 x 2500mm and 1200 x 2400mm boards in thicknesses of 20mm and 12.5mm. Then also in the steam room we have made use of the 20mm thick 600 x 1250mm Curved version of the Multiboard to build seating and to form an arch in the ceiling so that condensation will run off to the side rather than dripping on the occupants. The contractors had never seen Multiboard before, but have found it light to handle, easy to cut and fix with stainless steel screws using the special washers, and are impressed with the further benefits - in particular the good insulation values. They will definitely be using it again."

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Stelrad launches new electric radiator series



The new Electric Series from **Stelrad** includes a dozen or so different models with a number of sizes of each model available, with standard radiators for any room along with a selection of towel rails specifically targeted at bathrooms and en-suites. As well as offering effective, functional heating in the home, as you would expect from

Stelrad, the radiators in the Electric Series are aesthetically appealing and provide attractive options for the décor in the home and come with a fiveyear warranty on the heating parts and a two-year warranty on the electric components. The Stelrad Electric Series provides a range of exciting new options where direct electric heating is the chosen option for a home.

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EnviroVent expands its range



EnviroVent has released two new and improved Decentralised Mechanical Extract Ventilation (dMEV) units, which are SAP 10 compliant and meet the latest Building Regulation requirements. The ECO dMEV+ range, includes the ECO dMEV+ and ECO dMEV+LC. Both are SAP 10 listed, which means they meet the

requirements of Approved Document L, Conservation of fuel and power, Volume 1: Dwellings, 2021 edition incorporating 2023 amendments. The two fan ranges offer housebuilders and developers a constant volume, continuously running fans with an intermittent control option for the LC version. These decentralised extract fan solutions have been designed to achieve the lowest power, noise, running costs and installed performance.

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OPTIMISE LAYOUTS FOR WOODBURNER EFFICIENCY

When it comes to specifying woodburning stoves, the 'eco-equation' doesn't stop at the appliance's efficiency rating, says Calvin May of HETAS. He explains how the layout of a room itself can be a game-changer, and delves into how to pair strategic appliance selection with optimal room placement

odern homes are designed to be energy-efficient and are more air-tight than those of yesteryear – resulting in less of the necessary ventilation being available for solid fuel burning. Despite this, a wood-burning stove can still be a viable heating option in new builds or redeveloped properties – but only when specifying the right appliance for the space; and then positioning it in the optimum place for effective heating.

CHOOSING AN APPLIANCE

Traditional or convector open fires are not recommended in new build properties due to their low efficiency (37% and 60%, respectively) and impact this may have on the building's overall energy efficiency. Freestanding or inset room heaters using solid fuel, including wood pellets, are ideal for maximum efficiency, with the added advantage of modern stoves producing around 90% fewer emissions than an open fireplace.

As of January 2022, the UK took significant steps to improve the sustainability and efficiency of solid fuel appliances. Under the new Ecodesign legislation, all new stoves and fireplaces must meet stricter efficiency and emission limits, including those for particulate matter (PM), organic gaseous compounds (OGC), carbon monoxide (CO), and nitrogen dioxide (NO₂). Ecodesign rules complement existing air quality requirements for smoke control areas (SCA); however with SCA conditions being more stringent for particulates, it's crucial to check with the relevant local authority or HETAS for any additional guidelines.

In line with ongoing government strategies to promote cleaner air and to better support consumer decisions in the purchase of environmentally responsible products, the HETAS 'Cleaner Choice Approval Scheme' offers a comprehensive register of those appliances meeting



THE POSITIONING OF A SOLID FUEL STOVE IN A ROOM IS CRUCIAL FOR OPTIMUM EFFICIENCY, SAFETY AND HEAT DISTRIBUTION

the most stringent performance limits for particulate emissions, with verified improvements of over 50% against the most robust requirements within the UK for particulates, and which appliances can be installed and operated within UK smoke control areas.

Having said that, do take advice from approved retailers and/or a registered heating engineer to make sure the appliance meets the necessary conditions required when burning the required fuel. Accurate sizing is also critical when choosing a heating appliance. Oversizing to fit a larger recess can lead to operating the stove outside of the manufacturer's prescribed guidelines, which increases the risks of incomplete combustion and flue blockages, as well as increasing the overall operational costs for the user.

ROOM PLACEMENT CONSIDERATIONS

The positioning of a solid fuel stove in a room is crucial for optimum efficiency, safety and heat distribution. The ideal location is, generally, centrally within the room or home, where it can radiate heat evenly across the space. Placing the stove against an interior wall can assist in retaining warmth, while positioning it too close to an exterior wall may result in heat loss (particularly for restorations) however this is less of a concern with new builds where modern wall cavities and insulation work hard to retain heat within the building.

It's essential to consider the flue design; a more straightforward, vertical flue is generally more optimal than a complex, angled one and will provide better flue draught to disperse products of combustion effectively. This makes

IT'S ESSENTIAL TO CONSIDER THE FLUE DESIGN; A MORE STRAIGHTFORWARD, VERTICAL FLUE IS GENERALLY MORE OPTIMAL THAN A COMPLEX, ANGLED ONE

it easier for engineers to service and maintain the appliance against the relevant servicing schedules.

Underfloor heating (UFH) is a popular choice for new builds or restoration projects – but this can also influence the position of the stove. The additional weight and heat of a stove, as well as its hearth, could adversely affect the UFH system's pipes or cables, making these two systems generally incompatible. In these cases, the UFH manufacturer should be consulted to understand any limitations which the installation of a solid fuel stove may have.

Lastly, always observe all Building Regulations and clearance specifications from flammable materials to guarantee safe operation and ensure appliance manufacturer guidelines are followed at all times. A pre-installation survey carried out by a registered installer will help identify whether the proposed space maintains the safety of the installation when in use. Taking these factors into account can help maximise the efficiency and effectiveness of the appliance.



INSTALLATION

For those housebuilders and developers who aren't aware, the installation should be undertaken by a trained and registered installer who will verify that the works comply with Building Regulations and standards. This includes factoring in an adequate flue system, air vents and correctly fitting a carbon monoxide alarm in the designated location.

Once completed, a Certificate of Compliance is provided, demonstrating that the installation complies with Building Regs and notifying (in England & Wales) the Local Authority Building Control Department (LABC) of the work that has been undertaken. Failure to notify the local authority can be an offence resulting in enforcement action.

The inclusion of wood-burning stoves in new builds, when done correctly, marries tradition with modern sustainability. But from the new Ecodesign guidelines to Building Regs and Health & Safety, there is plenty to consider from both a legal and technical perspective. By consulting with certified installers and retailers, educated decisions about appliance type and placement can be made; and developers can confidently incorporate traditional heating in a responsible way for our homes of the future.

Calvin May is head of technical services for biomass and solid fuel body HETAS (Heating Equipment Testing and Approvals Scheme)





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THE SHORTCUT TO AN INCREASE IN PRESSURE

Many homes across the UK suffer from low water pressure, yet many consumers don't realise they have an issue, or have simply become accustomed to it. David Williamson of Wilo UK discusses the techniques and tools available to boost water pressure in homes to provide a better result

W nder UK regulation, households should be supplied with 0.7 bar – or more – of water pressure. In reality, the delivered water pressure will vary throughout the home, with some outlets exceeding the average, and some falling below it. This is generally due to where the water outlet is – a second floor shower head will be at risk of a much-reduced pressure than an identical ground floor counterpart.

In the case of insufficient flow rates or water pressure, developers and housebuilders must consider how to effectively boost water pressure while remaining cost-conscious on behalf of the tenant. This is vital in ensuring water pressure levels are stable across the property, allowing the homeowner to use multiple outlets simultaneously without fear of pressure dropping.

CAUSES OF LOW WATER PRESSURE

It is not uncommon to experience a sudden spike in temperature while showering – often as a result of someone else within the household flushing the toilet or running a tap. Similarly, in houses of multiple occupancy, or family homes, water pressure can be compromised at peak times such as early in the morning, when multiple water outlets may be required.

A further point to this is that modern housing has evolved too. In years gone by, homes may have only had one main bathroom and potentially a downstairs WC, so there was less opportunity for people to draw water at the same time. Now though, many homes are equipped with multiple bathrooms, utility rooms, ensuite bathrooms, allowing more people to use the water supply simultaneously.

Additionally, lowered mains water pressure may be exacerbating the problem. Normally, mains water that enters the domestic heating system will reach the home at 2 bar, but in densely populated areas, the pressure may be reduced due to increased demand. Water authorities are also under intense scrutiny to reduce leaks in their systems, and one way they are doing this is by reducing overall supply pressure.

To add to these issues, infrastructure and housing is continually increasing, while more people are working at home too. Housebuilding targets are well documented and talked about across the country, with around 233,000 new homes supplied in 2021/22, according to research and figures from the Government. With a target of 300,000 new homes to be built every year, there will inevitably be even more strain on our water supplies. This goes full circle back to affecting the water pressure being received.

IMPLICATIONS OF LOW WATER PRESSURE

In the first instance, low water pressure will inconvenience the homeowner. Combi boilers, for instance, may not fire up if there is low water pressure. Most modern combi boilers need a minimum of 1.3 bar of pressure, yet Ofwat only stipulates a minimum pressure of 0.7 bar at the property.

In the case of a shower, temperamental water pressure may tempt the user to stay in longer, turn the temperature knob up higher or leave it running in the hope it will heat up over time. So, comfort is compromised, time is wasted.

This problem runs even deeper in other areas of the home. Appliances such as dishwashers and washing machines now run on 'filling cycles' – designed to operate at certain pressures. If they do not receive the required pressure while the cycle is running, the machine needs to run for longer than necessary. Ofwat also warns that some modern heating appliances and showers will not work below certain pressure levels.

HOW TO RECTIFY LOW WATER PRESSURE & ASSOCIATED CHALLENGES

For homes where the water is supplied



IT IS NOT UNCOMMON TO EXPERIENCE A SUDDEN SPIKE IN TEMPERATURE WHILE SHOWERING

directly by the mains – and that's roughly 99% of the UK's housing stock, it is beneficial to use a water pressure booster to boost the water pressure within the system.

Sourcing a pressure booster, and thereby solving water pressure issues, is quite simple. A water booster can help deliver constant water pressure at all extraction points. The pressure sensor will detect a drop in the system's water pressure and instruct the pump to start. Once the pressure has been boosted, all outlets will benefit from constant water pressure. For the homeowner, because of the efficient hydraulics and as it works on demand, it means a water booster can be energy and cost efficient, while being quiet and compact. The inverter varies the speed of the motor, modulating the hydraulic performance according to the specific demand of the plumbing and heating system.

Meanwhile, these systems are quick and easy to install too, so it is not a big investment in terms of additional build time for developers. Water boosters are available in self-priming and non-selfpriming options, offering even more flexibility for installation and location of the system around the home and freeing up interior space.

ADAPTING TO THE CHANGING WAYS WE ARE USING WATER

It is important that housebuilders and developers consider the benefits of this water pressure boosting technology when designing and constructing buildings. The relatively cost-effective investment in a water pressure booster allows for significant benefits to the resident, improving their quality of life, and satisfaction with their properties.



THE WAY WE ARE USING HOMES AND WATER IS CHANGING

The way we are using homes and water is changing. With an increasing population, a growing number of homes and properties, changes to the way we work, there are many factors that mean there's a much-sharpened focus on utilities and services in our home.

Housebuilders and developers must

consider how to help the homeowner, protecting them from water pressure issues while also safeguarding their own reputation. One such remedy that is cost-effective is to have water boosting products specified from the start.

David Williamson is sales & marketing director at Wilo UK



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Vent-Axia's commitment to a Lo-Carbon Future



The H&V News Awards has shortlisted leading British ventilation manufacturer, **Vent-Axia**, within two categories in its 2023 awards. As well as being named as a double

finalist in the Domestic Ventilation Product of the Year category with its award-winning Lo-Carbon™ Multivent MEV Range and its award-winning Lo-Carbon PoziDry Pro™, the company's Heat Recovery Retrofit Solution has also reached the final in the Net Zero Impact category. The triple-award shortlisting illustrates Vent-Axia's commitment to offering its customers' more sustainable ventilation solutions, helping housebuilders and social housing providers meet their environmental goals.

0844 856 0590 www.vent-axia.com

Nuaire's iSense-Plus dMEV fan



The new iSense-Plus from **Nuaire** is a decentralised mechanical extract ventilation (dMEV) fan designed to provide Building Regulations compliant continuous background extract ventilation for new build residential properties. iSense-Plus has been introduced as a cost effective alternative to whole house mechanical

extract ventilation (MEV) systems. The new iSense-Plus dMEV has been designed for straightforward installation. It can be fitted to walls and ceilings for maximum design flexibility. It is available with wall and in-room installation kits which provide the installer with all the necessary parts to complete the dMEV installation. A digital control makes for easy set-up and commissioning, which ensures accuracy and helps reduce labour costs.

enquiries@nuaire.co.uk www.nuaire.co.uk/product-list-page/isense

Dulux unveils Sweet Embrace™



Dulux has announced its Colour of the Year for 2024, Sweet Embrace[™]. The colour is a delicate, optimistic and modern tone that is understated and comforting and brings a sense of stability and softness to a space. To complement Sweet Embrace[™], Dulux is also launching three

versatile colour palettes to provide self-builders with a wealth of colour inspiration when creating beautiful spaces. Please visit the Dulux website for more information.

0333 222 70 70 www.duluxtrade.co.uk



Panasonic delivers sustainable warmth



A new build bespoke property integrates cuttingedge green technology featuring the **Panasonic** 12kW Aquarea Monobloc air-to-water heat pump, alongside solar panels and a battery storage unit. The stunning property has achieved the most-efficient EPC rating possible (A-rated) thanks to its thoughtful specification. The Panasonic Aquarea T-Cap Mono-bloc is a single system to heat the home and produce hot water, thus

solving a variety of problems while allowing occupants to enjoy greater comfort. The Mono-bloc range can be simply connected to underfloor heating, radiators, or fan coil units. The range boasts high energy efficiency, is rated A+++ at 35°C and A++ at 55°C plus has a high SCOP capacity.

0808 2082115 www.aircon.panasonic.eu

A single source supplier, for maximum efficiency



With its extensive range of marketleading ventilation systems, **Domus Ventilation** is in the enviable position of providing customers with a single source for all their residential ventilation requirements. It takes a whole house approach to ventilation, with mechanical extract appliances,

ducting and accessories designed and third party tested for end-to-end system performance. A ventilation system designed and installed entirely from Domus Ventilation components makes for a highly efficient one, with smooth air flow and minimum energy usage.

domusventilation.co.uk

New ROCKWOOL® e-learning platform



ROCKWOOL has expanded its technical and specification support with the launch of ROCKWOOL Learning, a new e-learning platform that makes it easier for construction professionals to access learning resources and track personal development. Designed

for self-guided learning, the platform allows registered users to access experience-appropriate content and complete self-selected modules at their own pace. Learning progress is automatically tracked through the platform, giving users an accurate CPD record and removing the need to manually record the completion of eligible activities. ROCKWOOL Learning brings together the company's suite of learning and development resources into one place, making these readily accessible any time of day.

01656 862 621 www.rockwool.com/uk/advice-and-inspiration/learning

Siccus Mini makes light work of underfloor heating for retrofits

Uponor has launched the Siccus Mini underfloor heating system. An ideal solution for refurbishment projects due to its low-construction height of just 15mm, it is easy to install on an existing floor, allowing more properties to benefit from an energy efficient radiant heating system. Furthermore, its ultra-thin, close to floor design allows the Siccus Mini system to deliver 90% of the desired temperature in just 50 minutes. Installers will appreciate the hassle-free installation method of Uponor's Siccus Mini underfloor heating system. It can be undertaken by one trade professional and installed on top of an existing floor. The added benefit is that the new top surface can be laid immediately without having to factor in any screed drying times, which means the job can be completed quickly and easily. Once installed, the reliable Siccus Mini achieves a 34% higher heating capacity than conventional dry systems and uses 31% less heat energy than radiators. The system's proximity to the floor's surface means the system is fast to reach the desired temperature when compared to conventional dry systems, which need over three hours. The new Siccus Mini underfloor heating system is suitable for all flooring types including laminate, parquet, natural stone, tiles, vinyl and carpet.

01923 381212 www.uponor.com/en-gb/products/underfloor-heating-solutions/siccus-mini

Introducing Designer Contracts



Designer Contracts are one of the UK's largest flooring contractors and more. Speak to them about their stock plot and turnkey solutions featuring everything from flooring and window dressings to lighting and furniture options. Packages can be tailored to meet all budgets and house types. Increase property appeal and offer

added value to your house buyers today by including an incentive package. Since Designer Contracts started serving the new build market back in 1992 they have become a trusted partner to the construction industry.

01246 854577 www.designercontracts.com

LIFOS wins Environmental Initiative Award



The Lifos Fort solar PV battery storage system won the Plantworx Environment Initiative Award with a product that is set to help the construction industry transition to a diesel-free and low-carbon future. The award-winning product is set to significantly reduce the cost, noise and emissions of using a diesel generator on site, demonstrating a new era in sustainable

long-life solar PV and battery storage. The Fort is one of the most advanced all-in-one solar battery storage systems. With three models: 12kWh, 23kWh and 35kWh all providing an 11kVA output and supplied with 3.4kW of solar panels.

01952 200198 hello@lifos.co.uk



Helping further explain the upgrade and benefits of Diamond Matt

Following the recent news that **Dulux Trade** has reformulated its popular Diamond Matt product, the company has shared two exciting videos that will further explain the upgrade and the benefits. The first is a 'Behind The Scenes' interview with Hannah Beeke, R&D Team Leader at AkzoNobel. She explains more about the product's durability and improved sustainability credentials, as well as the Tested & Approved process and what it means for the industry. You can find the video here: www.youtube.com/watch?v=8AW4gMn_MOw

In the second video, AkzoNobel's Duncan Lochhead (Commercial Sustainability Manager at Dulux Decorator Centre) and Peter Howard (Sustainability & CSR Lead) discuss what the new Diamond Matt will mean for architects and specifiers. They talk about why Dulux Trade Diamond Matt has been upgraded and the benefits it offers, including the importance of sustainability and why it was placed front and centre when updating the Diamond Matt formula. They also delve in deeper to explain what sets the new Diamond Matt apart. You can find the video here: www.youtube.com/watch?v=D9El9cFycrE

0333 222 7070 www.duluxtrade.co.uk/diamondmatt

Furlong Flooring unveiled exciting new products and innovations at the Harrogate Flooring Show 2023

UK-based family business specialising in flooring solutions, is thrilled to announce its participation in the highly anticipated Harrogate Flooring Show, that took place on the 17-19th September 2023 at the Harrogate Convention Centre.

With an impressive display of must-see flooring innovations and market-leading features, Furlong's stands were hubs of excitement for visiting retailers and industry professionals.

As part of its commitment to delivering cutting-edge flooring options, Furlong Flooring introduced two new ranges to their esteemed Beyond Wool 100% recycled yarn collection: Stanton and Callanish, available in both pattern and plain designs. These ranges feature the revolutionary Combi-bac, an award-winning backing material that offers a flexible yet robust



alternative to traditional carpet backings in the market. With a 2-Ply pile construction, widths available in 4 and 5 meters, a 10-year warranty, and the added benefits of being moth-proof and bleach cleanable, Stanton and Callanish are set to impress discerning customers.

Adding to the excitement, Furlong Flooring proudly launched its new EcoSense range, featuring the Enchantment collection made with 100% recycled Polyester yarn. Enchantment currently comprises two qualities: Elite, and Luxe, each designed to exude elegance and sophistication. These carpets also boast Combi-bac backing, ensuring they are sturdy yet adaptable. Like the other ranges, Enchantment comes in widths of 4 and 5 metres, is moth-proof, bleach cleanable, and serves as an eco-friendly flooring option.

In keeping with their commitment to sustainability, Furlong Flooring introduced Avondale, an EcoSense range crafted from 100% recycled Polypropylene. Available in both Plain and Heathers variations, Avondale features a 2-Ply yarn construction, comes in widths of 4 and 5 meters, and offers the same advantages of being moth-proof, bleach cleanable, and backed by a 7-year warranty. This range showcases Furlong Flooring's dedication to providing eco-conscious flooring solutions without compromising on quality or performance.

Additionally, the company's latest innovation



in hard flooring technology manifests as Endura, an engineered vinyl floor. This revolutionary product stands at the forefront of next-generation rigid vinyl flooring solutions. Notably, Endura boasts 100% waterproof capability and exceptional stability, surpassing SPC equivalents by an impressive 25%. Furlong Flooring is delighted to bring this cutting-edge product to the market, providing its customers with unmatched quality and performance.

Visitors to the Harrogate Flooring Show were encouraged to visit Furlong Flooring's stands to witness the impressive range of new products and to explore how these innovative flooring solutions can add value to their businesses.

For more information visit Furlong Flooring or contact a member of the Furlong Flooring team to discuss requirements for your next project.

01322 628 700 www.furlongflooring.com

New cap for joint & joist adhesive



EGGER UK is introducing a new twist action cap for its Joint & Joist Adhesive, to provide an easier and more precise application, whilst reducing glue wastage. EGGER's Joint & Joist Adhesive is used for bonding board joints, bonding boards to joists and sealing edges of EGGER particleboards. It must be used as part of EGGER's Advanced Structural Flooring System for housebuilders to receive the manufacturer's

Lifetime Guarantee. EGGER has listened to customer feedback and has implemented changes to the cap to improve the adhesive application. The new twist action cap has been designed to achieve a perfect 5 mm bead of adhesive on joints, whilst the size of the cap allows adhesive to reach directly into the groove and shoulder of EGGER's tongue and groove joints.

01434 602191 www.egger.com

Solis Air Brick scores an awards hattrick!



Following its success at 2022's London Construction Awards, the Solis Air Brick™ from **Domus Ventilation** has added a further two accolades to its collection having recently won the Best External Product at the Housebuilder Product Awards and Innovation of the Year at

the Wales Property Awards. The Solis Air Brick may be a seemingly simple product, but its ability to provide a cost-effective means of compliance with the revised Building Regulations Fire Safety Approved Document B has made it an extremely popular one amongst customers, and award schemes! The Solis Air Brick was one of the first to market that was able to meet these more stringent requirements, and ensure compliance.

vent.info@domusventilation.co.uk domusventilation.co.uk



Accessing the performance benefits of Magply

The task of adding an extra floor to an apartment building in the heart of Brighton has seen the 12 mm version of IPP Ltd.'s **Magply** boards employed in a variety of applications, both internally and externally: highlighting the well proven MOS product's fire performance, weather resistance and overall economic benefits. The local branch of Jewson has supplied Godfrey Investments with 295 sheets of the 12 mm boards for use in the construction of a parapet around the new roof terraces being created atop the three-storey structure. Then more of the boards are being used inside the quartet of luxury apartments. With a Class 1 fire rating and backed by BBA Agrement certification, Magply MOS boards present a fire-safe and environmentally friendly alternative to conventional plywood or OSB products. Additionally, the unique production process keeps the chloride content to just 0.01%, enhancing both stability and long-term durability.

Vertical opportunities

with creative structural integrity



Offering our support Planted buttressing retaining wall Betoatlas dry-build solutions

A 4 metre high stone wall dating back to medieval times needed to be stabilised as part of a re-development of an old school site to form a doctor's surgery car park. Visit our NEW website: www.grasscrete.com/sherburn-in-elmet to view this case study.



Putting customers first with £5m investment programme



civils & Lintels, one of the UK's largest steel lintel distributors, is making life easier for housebuilders across the country by opening four regional distribution hubs.

Civils & Lintels has committed more than £5 million to create four regional lintel distribution hubs – including new yards in Nottinghamshire and the South East.

This fresh investment increases capacity and ensures that the business always has £30m* plus of stock available to meet any needs customers may have - further enhancing service levels to the UK residential sector. Lintels will be available at high volumes and on time wherever in the country you are and with the great service that customers have come to expect.

A new facility has been set up at Kirkby-in-Ashfield and a further site in Erith converted solely to a Lintels platform - alongside investment in sites at Bolton and Westbury in Wiltshire - with all sites offering an impressive range of stock. As a specialist lintels supplier, the Civils & Lintels teams are focussed on delivering not only excellent customer service, but the broadest depth of products from all key manufacturers so can assure customers that the products will be delivered on time and in full.

RELIABLE SUPPLIER

Civils & Lintels works with its many regional and national housebuilder customers to develop tailored delivery schedules and provide help and advice on the selection of the best lintels for each development. The lintels hubs can also offer plot-banded deliveries if requested. This provides housebuilders with the reliability they need to complete a build programme.

BESPOKE FABRICATION

In addition to the technical knowledge that the teams have, Civils & Lintels will supply bespoke fabrication services through sister company Harvey Steel Lintels.



So, if the customers need something unique or extra heavy duty such as bespoke lintels or arches for a specialist project, Civils & Lintels will manufacture it for them without it leading to costly delays in the build as they offer shorter lead times than major competitors.

CUSTOMER COMMITMENT

Phil Sheldon, Head of Residential from Civils & Lintels, said: "This investment reflects the ambition that Civils & Lintels has as a business in the UK housing sector.

"We are already the largest distributor of steel lintels in the country and this investment will not only mean that we can continue to offer the best products, but we can also be even more efficient and flexible with our service proposition ensuring our customer commitment is exceeded.

"Customers can rest assured that, as standards change to match legislation, Civils & Lintels continues to be at the forefront by ensuring that new products are stocked - for example, for Part L, thermally insulated lintels are available in volume.

"We also have a wider associated vertical product offering such as Lintel soffit cladding, wind posts, cavity trays, masonry support and roof windows. These are all available from Civils & Lintels to help ensure that our customers can get all they need for their project or build stage directly and conveniently from us."

Civils & Lintels is dedicated to servicing the construction industry and are proud partners of all the major manufacturers including Birtley, Catnic, IG, Keystone & Naylor.

To view all Civils & Lintels products, please visit their website.

marketing@huwsgray.co.uk www.civilsandlintels.co.uk/lintels







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GO BEYOND[®] TECHNICAL SUPPORT 0

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